



Plan for Transformation

Year 3

Moving To Work (MTW)

Annual Plan FY2002

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INTRODUCTION

On January 6, 2000, the Board of Commissioners of the Chicago Housing Authority (CHA or Agency) approved the Agency's Plan for Transformation (Plan). The Plan called for sweeping changes in the administration and operation of the CHA. The Plan was subsequently approved by the U.S. Department of Housing and Urban Development (HUD) and incorporated into a Moving To Work (MTW) Demonstration Agreement, executed on February 6, 2000.

Appendix 1 of this document contains a general description of the MTW Program, its objectives, and the requirements placed on participating agencies. Appendix 1 also includes a list of all HUD required elements of an MTW Plan and each element's location within the Plan-Year 3. MTW provides the CHA with various regulatory freedoms and funding arrangements necessary to implement the Plan. Under the MTW Agreement, the Agency is required to produce an annual plan. This document represents the Agency's MTW Annual Plan for FY 2002 (Plan-Year 3). As with last year's submission, this year's Annual Plan marks a continuation of the original Plan and does not contain any significant deviations. Rather, it details the steps necessary to achieve the original Plan's stated goals.

PLAN-YEAR 2 ACCOMPLISHMENTS

In 2001, the Agency made significant strides towards implementing goals of the Plan. By December 31, 2001, the Agency expects to have:

Capital Program

- Completed the rehabilitation of 1,776 units, which includes 750 scattered site units and 1,026 units in senior buildings, as well as 54 new units in mixed income communities, bringing the total number of new or rehabilitated units for public housing residents to 2,914.
- Completed roof replacements at all senior buildings.
- Selected the developer for Horner Phase II and developed the Horner Phase II's master plan in conjunction with the Working Group.
- Completed the master plan for ABLA.
- Proceeded with eight properties in the Near North Redevelopment Area to produce 197 units of public housing within mixed-income communities of 776 families.
- Applied to the City of Chicago Department of Housing (DOH) and Illinois Housing Development Authority (IHDA) for funding to develop the first phases of Madden/Wells, Lakefront (Lake Park Crescent) and Drexel Boulevard (Jazz on the Boulevard) properties.
- Begun comprehensive planning and coordination with the City of Chicago for infrastructure improvements at Madden/Wells, Lakefront, Drexel, Horner, ABLA, Robert Taylor, Stateway and Rockwell Gardens developments.
- Moved public housing residents into a mixed income community at the Langston and consequently closed and started lease-up in at an adjacent public housing development, the Quincy.
- Developed a strategy for rehabilitation or redevelopment of Washington Park Low Rises.

- Established Working Groups at Bridgeport, Lowden, Wentworth, and Trumbull to assist in planning the rehabilitation of those developments.
- Selected development team and completed the master planning process with the Working Group and community representatives at Robert Taylor, Rockwell Gardens and Stateway Gardens.
- Received \$70 million in HOPE VI revitalization funding at Robert Taylor and Rockwell Gardens.

Relocation, Building Closures, and Demolition

- Developed and conducted Housing Choice Survey Clinics to assist residents to make informed choices about housing options during and after the redevelopment process. Over 12,500 families will attend the clinics by the end of 2001.
- Approved a Relocation Rights Contract that detailed the rights and responsibilities of leaseholders with initial occupancy dates after 10/1/99.
- Demolished 3,901 units in 2001, bringing the total number of units demolished to 7,327 since January 1, 2000.
- Relocated 806 families, of which 504 families moved from public housing to private housing under the Housing Choice Voucher Program.
- Developed and implemented the initial modules of a web-based Relocation Management and Tracking System, which will allow for the tracking of housing choice information, notices, and lease of the Relocation Contract.

Property Management

- Implemented new performance reports designed to assist asset managers to monitor key information on a monthly basis such as rent collections, work orders, vacancies, recertifications, and evictions.
- Prepared a new computer-generated monthly income/expense report that analyzes and compares each development's actual to budgeted expenses.
- Initiated a progressive enforcement procedure throughout all properties managed by private firms, including the loss of management fees for certain types of non-performance.
- Collected an average of 96% of the rent due each month.
- Reduced the backlog of outstanding work orders from 21,289 in June of 2000 to 6,296 in September of 2001. Also reduced the response times for addressing non-emergency work orders from 38 days to 14 days.
- Began work on a \$25 million "habitability initiative" to address urgent capital needs at various family properties.
- Completed an audit of work orders for all high-rise buildings.
- Completed an operational audit of four private management firms.

- Began quality control training for a newly established unit.
- Began quality control performance audits at properties.

Lease and Occupancy

- Implemented the Relocation Rights Contract. Prior to implementation, the Agency trained its' staff, private property managers, the Central Advisory Council (CAC) and residents on all relevant provisions of these important documents.
- Implemented a new lease, grievance procedure, pet policy, and admissions and occupancy policy.
- Completed the Community Service Requirement program guidelines, income disregard procedures and imputed welfare procedures.
- Conducted an assessment of the Occupancy Department in preparation for the privatizing of the management of the admissions function.

Human Capital Development

- Placed 491 residents in employment since January 2001.
- Implemented the Service Connector Program at all family properties.
- Developed performance measurement standards designed to ensure residents receive referrals to and assistance from service providers.
- Raised over \$12 million in new funds from private contributors and leveraged these resources to support numerous projects for residents in the new and existing communities.

Housing Choice Vouchers (Leased Housing)

- Received a high performer designation under Section 8 Management Assessment Program (SEMAP).
- Increased the Housing Choice Voucher Payment Standard from 40% of the median rent to 50% of the median rent.
- Created a new Quality Control unit to monitor program performance.
- Graduated 48 residents from the Family Self-Sufficiency Program.
- Conducted outreach to Latino residents to encourage residents to use Service Connector services.
- Began the Housing Choice Voucher Homeownership Program, allocating 200 vouchers a year to this project.
- Placed 442 voucher holders in opportunity areas.
- Maintained a 98% lease-up rate.

- Reintroduced the Gautreaux-style counseling program.

Law Enforcement

- Implemented, in partnership with the Chicago Police Department, a CHA domestic violence initiative.
- Reduced crime in public housing by 18%, greater than the 10% reduction City-wide.
- Provided at least one eight-hour shift of daily security coverage in all senior buildings.
- Increased the number of residents participating in the Chicago Area Policing Strategy (CAPS) program.
- Expanded the number of community activities designed to improve the relationship between residents and Officers.

MBE/WBE - Section 3

- Developed a new tracking system for MBE/WBE and Section 3 performance.
- Awarded 42% of all construction related contracts to MBE/WBE and Section 3 firms.

Agency Funding

- Developed a HUD-approved \$300 million Capital Program Revenue Bond structure.
- Adopted a balanced FY2001 Comprehensive Budget without the use of reserves.

Management Improvements

- Offered employee training initiatives.
- Implemented new EEO Dispute Resolution Procedures.
- Conducted Spanish language training for CHA staff.
- Created and implemented a new employee recruitment strategy.
- Hired a full-time Latino Liaison.
- Increased the number of Latino employees within CHA.
- Implemented a new “process-based” organizational structure to facilitate coordination and communication among the functional areas.
- Began an Employee Assistance Program.

- Developed an intranet web site for CHA employees to access shared applications such as a Budget Preparation System.
- Developed a new computerized help-desk system to improve the tracking of ITS related work orders and to provide improved help desk service delivery to CHA end users.
- Developed Risk Management strategic plan.
- Created quarterly financial reporting according to Generally Accepted Accounting Principles (GAAP).
- Completed an audit of small purchases (< \$100,000) for the Agency over the last two years.
- Completed a Comprehensive Annual Financial Report within 120 days of fiscal year-end.
- Created an Agency internal audit function and outsourced auditing services.
- Developed an on-line budget planning system.
- Developed a monthly cash flow forecasting model.
- Created a written Budget Policy and Procedures Manual for the Agency.
- Established a new cash management and banking services relationship.

HIGHLIGHTS OF THE PLAN-YEAR 3

In 2002, the Agency plans to:

Capital Program

- Rehabilitate and/or construct 6,220 units, which includes 4,500 senior units, 1,090 scattered site units, and 630 other family units.
- Implement energy efficiency measures in senior and family developments.
- Apply for up to three HOPE VI revitalization grants.
- Select a developer who will assist in structuring a financing package and other activities required to close on the first phase of ABLA's new development.
- Complete financial packaging and close on the first phases of redevelopment at three to six redevelopment sites, including Madden/Wells, Lakefront, Drexel, Horner and Stateway and potentially some additional smaller off-site developments.
- Present final or initial financing applications to DOH and IHDA for development in conjunction with all major CHA redevelopment sites, including Madden/Wells, Lakefront, Drexel, Horner, Stateway, ABLA, Robert Taylor, Rockwell and Cabrini Extension North.
- Choose a developer and begin planning for the first phase of Cabrini Extension North's on-site redevelopment.
- Implement a strategy for rehabilitation or redevelopment of Washington Park Low-rise sites.

- Explore initial planning strategies at several properties including Altgeld Murray, LeClaire Courts, Lathrop Homes, Dearborn Homes, Cabrini Row Houses, and Ickes Homes.
- Issue RFQs or RFPs for developers for several smaller properties, including Lawndale Complex.

Demolition, Building Closure, and Relocation

- Demolish over 4,317 units.
- Move 6,440 households, of which 991 will move from public housing to private housing under the Housing Choice Voucher Program.
- Fully implement the Relocation Tracking System. The system is a web-based database that will be used to track Leaseholder's Housing Choice Surveys and the Leaseholder throughout the Relocation Contract process.

Property Management

- Increase property budgets by 2%.
- Provide ongoing performance audits of properties by asset management and quality control units.
- Reduce non-emergency work order response time to under 2 days for seniors and under 5 days for families.
- Collect 98% of each months' rent roll.
- Bid and award new property management contracts.
- Complete urgent capital repairs under the habitability initiative.

Lease and Occupancy

- Implement new procedures for the Community Service Requirement to the extent required by law.
- Create guidelines for the Admissions Advisory Committees.
- Revise and privatize the functions of the admissions office.
- Revise the Admissions and Occupancy Policy to simplify the resident selection and assignment plan.
- Implement the imputed welfare and income disregard procedures.

Human Capital Development

- Place 750 residents in employment as part of a five-year goal of placing 3,000 residents in full-time permanent jobs.

- Track and measure the performance of the service connector model to ensure the satisfactory service delivery of social services to CHA residents.
- Develop a service plan for every leaseholder who is unemployed.
- Identify service gaps in each community and seek resources to fill gaps.
- Ensure all residents receive good neighbor counseling.
- Increase outside funding from private funders by \$10 million to support resident social services.
- Establish an endowment trust to raise funds for additional human capital initiatives.

Housing Choice Voucher (Leased Housing)

- Develop project-based Section 8 housing opportunities through participation in special joint initiatives, such as the Regional Housing Initiative.
- Maintain the target lease-up rate of over 98%.
- Improve the on-time completion of annual inspections to 95%.
- Expand the service connector program to Chicago's West side.
- Fully implement the Homeownership Program.
- Develop the Landlord/Tenant Mitigation Program.
- Continue to be a high performer under an MTW-modified SEMAP scoring system.

Law Enforcement

- Continue to reduce the level of crime in public housing.
- Reduce the number of victims of domestic violence through outreach to and education of victims.
- Increase the number of residents participating in the CAPS program.

Business Services

- Implement the new Section 3/MBE/WBE policy.
- Complete procurement procedures and implement the new Procurement Policy.

Agency Funding

- Access \$220 million in bond proceeds.
- Achieve a balanced budget without using operating reserves.
- Develop a financing plan for City/State portfolio.

Management Improvements

- Enhance the employee benefit program to support employee recruitment and retention objectives.
- Implement an employee recognition program.
- Revise the employee evaluation process.
- Expand the employee training program.
- Develop Technology Standards and Policies.
- Develop an Information Technology Plan for user departments which includes the current state assessment, recommendations for automation, suggested prioritization, phasing and budget estimates.
- Develop a strategy for the Geographic Information System implementation.
- Improve the quality and capacity of the CHA network to provide greater service to the CHA's end users.
- Continue to improve the CHA's automated support to system end users. This support would extend to application help-desk assistance and the desktop repair of end user computers.
- Develop a Business Continuity and Disaster Recovery Plan.
- Populate a central data warehouse to integrate all CHA data systems.

REQUESTS FOR CLARIFICATIONS AND WAIVERS

The CHA has identified a list of clarifications and waivers to the MTW Agreement that are necessary to meet this year's Plan goals. These items are included with Appendix 1.

PUBLIC PARTICIPATION

As required under the MTW Agreement, the Agency has provided residents and public with reasonable input into the development of its Annual Plan. The draft plan was released on September 1, 2001 and open for comment through September 30, 2001. A public hearing was held on September 18, 2001 at the City of Chicago's Harold Washington Public Library at 6 p.m. CHA executive staff also met with the Central Advisory Council to receive input on the Plan-Year 3. The CHA received a total of forty comments from eleven individuals and organizations including the Central Advisory Council. Appendix 2 lists all public comments received and CHA's response.

ORGANIZATION OF THE PLAN - YEAR 3

Just as with last year's document, this year's Annual Plan contains the following nine sections: Capital Program; Building Closures, Demolitions, and Relocation; Property Management; Human Capital Development; Occupancy; Housing Choice Voucher-Lease Housing Programs; Law Enforcement; Section 3 and MBE/WBE; and Agency Funding. For 2002, a new section, Management Improvements, was added.

SECTION I: CAPITAL PROGRAM

The Plan provides for the rehabilitation or new construction of approximately 25,000 public housing units over a ten-year period. About two-thirds of these units will involve the rehabilitation of existing public housing properties (primarily Senior Properties, Scattered Site properties, and some low-rise family properties). The remainder (primarily high-rise family properties and some low-rise family properties) will be redeveloped as mixed-income, mixed-financed properties. In these latter cases, redevelopment will be undertaken as part of a larger neighborhood revitalization effort and, as such, these efforts will involve a multitude of partners. These partners include CHA residents, the Gautreaux plaintiffs, the Receiver, the City of Chicago, the Chicago Board of Education, the Chicago Park District, the Chicago Transit Authority, potential funders, neighborhood leaders, and other business and civic groups.

OVERVIEW

At the conclusion of 2002, the Agency will complete the renovation or redevelopment of approximately 6,200 units, for a cumulative total of more than 9,100 of the projected 25,000 units. 2002 production levels are estimated at 4,500 senior units, 1,090 scattered site units and 630 other family units. Another 6,500 units are expected to be completed in 2003. Thus, a cumulative total of approximately 16,000 units, or 65% of the Plan total, will be completed by the end of 2003.

Table 1 shows the estimated 10-year projections of unit completions. The top portion of the chart shows the anticipated unit completion schedule for developments where either master plans have been completed and/or the decision has been made to rehabilitate the property. The bottom portion of the chart includes those developments where major planning decisions will be made in 2002-2003. These remaining developments will contribute approximately 2,844 units to the 25,000 total. In all, planning decisions have been made for 22,156 of the eventual 25,000 units to be addressed under the Plan.

Appendix 3 contains a detailed discussion of the status on each property, by category, with particular attention paid to construction activities scheduled for 2002 and 2003.

Table 1
Units to be rehabilitated or constructed (estimated delivery dates shown)

Category	1999 Plan for Transformation		Occupied 10/01/01	Project Status	Total Planned Units 10/01/01	Estimated Unit Completion											
	Existing Units 10/01/99	Occupied 10/01/99				2000 & Prior	2001	2002	2003	2004	2005	2006	2007	2008	2009		
I. Existing Commitments																	
Horner (1)	1,743	682	683	Developer selected; master planning underway.	824	553			120		75				76		
Cabrini North (2)	926	152	143	RFP for CHA site to be issued 4Q 2001.	705	44	32	81	80	105		75		96	96	96	
ABLA (3)	3,235	1,079	915	Master plan approved; RFP to be issued 4Q 2001.	1,463	329				189	189	0	252	252	252		
Wells/Madden/Darrow/Wells Ext. (1) (2) (4)	2,891	1,426	1,218	Master plan approved; multiple developers.	847			0	120	0	60	80	196	196	196		
Robert Taylor B HOPE VI (5)	Grant specifies off-site units		26	Master plan approved; multiple developers.	251	29	27						65	65	65		
Hilliard (6)	710	307	221	Master plan approved; developer selected.	305			153	152	0		0	0	0	0		
Washington Park - St. Edmunds	56	13	0	Developer selected.	14			14	0	0	0	0	0	0	0		
Lakefront (1) (2) (7)	0	0	0	Master plan approved; multiple developers.	441	90	16		124		35	35	47	47	47		
Subtotals	9,561	3,659	3,206		4,850	1,045	75	248	596	294	359	190	732	656	655		
II. Seniors	9,480	8,044	7,063	Rehabilitation underway.	9,480	0	1,026	4,500	3,954	0	0	0	0	0	0	0	0
III. Scattered Sites (8)	2,922	2,400	2,330	Rehabilitation underway.	2,776	0	750	1,090	936	0	0	0	0	0	0	0	0
IV. Non-202 Properties																	
Cabrini Ext.	18	18	18	Decision to rehabilitate.	18			0	0	11	7	0	0	0	0	0	0
Lake Parc Place	300	235	262	Decision to rehabilitate.	300			0	0	180	120	0	0	0	0	0	0
Lawndale Gardens	128	120	97	Decision to rehabilitate.	128			0	0	77	51	0	0	0	0	0	0
Bridgeport Homes	155	136	113	Rehabilitation underway.	120			0	120	0	0	0	0	0	0	0	0
Wentworth Gardens	422	386	325	Rehabilitation underway.	400			0	50	238	112	0	0	0	0	0	0
Lowden Homes	128	115	110	Rehabilitation underway.	128			0	128	0	0	0	0	0	0	0	0
Washington Park Lowrises (9)	488	226	178	Decision to rehabilitate some units.	173			62	62	49	0	0	0	0	0	0	0
Subtotal	1,639	1,236	1,103		1,267	0	0	360	568	339	0	0	0	0	0	0	0
V. 202 Properties																	
Category A																	
Trumbull	486	382	352	Rehabilitation underway.	486			0	22	343	121	0	0	0	0	0	0
Allgeld Gardens/Murray Homes	1,998	1,713	1,453	Decision to rehabilitate.	1,998			0	0	0	300	500	998	200	0	0	0
Subtotal	2,484	2,095	1,805		2,484	0	0	22	343	421	500	998	200	0	0	0	0
Category B																	
Rockwell Gardens	1,136	439	361	Master plan approved; developer selected.	260				0	90	85	85	0	0	0	0	0
Stateway Gardens	1,644	689	441	Master plan approved; developer selected.	439				106	111	111	111	0	0	0	0	0
Robert Taylor A & B	3,784	1,559	885	Master plan approved; developer selected.	600				0	93	18	123	122	122	122	122	122
Subtotal	6,564	2,687	1,687		1,299	0	0	0	106	294	214	319	122	122	122	122	122
Total all Categories	32,650	20,121	17,194		22,156	1,045	1,851	6,220	6,503	1,348	1,073	1,507	1,054	778	777		
Undecided Properties *					Unit Production 2002 - 2003												
IV. Lathrop Homes	925	747	638		TBD												
LeClaire Extensions	300	270	257		TBD												
Lawndale Complex	187	1	0		TBD												
V.A. Cabrini Rowhouses	586	466	462		TBD												
Harold Ickes Center	1,006	823	657		TBD												
Dearborn Homes	800	603	513		TBD												
V.B. 1230 North Burling	134	106	110		TBD												
Frances Cabrini Ext	597	474	446		TBD												
William Green Homes	968	550	519		TBD												
Washington Park Highrises	468	192	128		TBD												
Randolph Towers	155	137	134		TBD												
Subtotal	6,126	4,369	3,864		2,844	0	0	0	0	0	0	711	711	711	711	711	711
Cumulative Total	38,776	24,490	21,058		25,000	1,045	2,896	9,116	15,619	16,967	18,040	20,256	22,023	23,512	25,000		

* These are properties where the unit delivery has not been determined.

(1) Financial closings in 2002-2003 pending outcome of to-be-submitted applications for low income housing tax credits and other resources.

(2) Includes replacement housing developed on and off-site.

(3) Total replacement units for ABLA included 383 off-site units and 1,084 planned as part of the redevelopment of the ABLA site.

(4) 53 senior units with a preference for returning Madden Park & Wells residents are being developed using a non-public housing grant to complete the total of 900 units under the master plan.

(5) CHA received a HOPE VI grant for units which are not on the Robert Taylor B site. See unit delivery in category V.B. for total units and occupancy in 1999.

(6) Includes mixed income development on Lakefront and Drexel Boulevard sites, as well as scattered site replacement housing pursuant to the Lakefront Consent Decree.

(7) Hilliard master plan includes two designated Senior-Only buildings.

(8) Additional Scattered Site units were received fromGautreaux.

(9) Minimum replacement units for Washington Park, with final planning to be completed in 2002.

Decisions regarding which properties to rehabilitate versus redevelop, as well as the timing and sequencing of rehabilitation/redevelopment, are based on a number of factors. These factors include:

- Projects that already have funding or have existing redevelopment commitments,
- The availability of low-income tax credits and sources of non-public housing funding that can be leveraged,
- The need and potential for relocation resources,
- Existing property conditions, and
- Development capacity.

SITE SPECIFIC PLANNING PROCESSES

The planning processes for redevelopment and rehabilitation are outlined separately below.

Redevelopment

- **Establishment of Working Group.** While the composition of the working group may vary to accommodate the needs of a particular site, the model Working Group includes the Local Advisory Council (LAC) for the development, community stakeholders, the CHA, the Receiver (The Habitat Company), the Gautreaux plaintiffs' counsel and the Chicago Department of Housing and Department of Planning and Development. Under the current model, the residents have two representatives on the Working Groups. All other organizations and agencies have one representative. The Working Group for each site makes recommendations to the CHA and the Receiver that concern the selection of developers and Working Group members participate in the crafting of a site specific development proposal. (Community and resident outreach extends beyond the Working Groups. Developers are required to present the development proposal at various stages of completion to the community-at-large, and to send a representative to the regularly scheduled meetings of the LAC. During these meetings, the representative is expected to answer questions and provide updates to the LAC.) To facilitate resident input and participation, the CHA has committed \$1.2 million in technical assistance funds for resident groups participating in redevelopment activities. The CHA is distributing these funds according to an agreement between it and the CAC.
- **Selection of Master Developer.** The Working Group selects the development team for the site.
- **Development of Master Plan.** The development team, working with the Working Group, then prepares a Master Plan for the property.
- **Approval of Master Plan.** Each Master Plan is approved by the CHA's Board of Commissioners, which also allocates Agency funding to the project.
- **Pre-closing activities for each phase.** The pre-closing phase for mixed finance developments is extensive and can take from 1-2 years prior to the start of construction to complete. Components of the pre-closing phase include:
 - Coordination with the City for any infrastructure improvements.
 - Creation of project financing proposals and commitments and approvals from the City, HUD and other related entities to supply additional funding.

- Preparation of the land for the start of construction. This preparation includes addressing any title, survey or environmental issues that may exist.
 - Completion of planned unit and zoning requirements.
 - A financial “closing” wherein parties to the transaction record their commitments. Following the closing, construction may proceed on the site.
- **Implementation.** The development team is responsible for phases beginning at construction and ending with the leasing of units at the development. The team works closely with the Working Group and others on development and planning matters.

Rehabilitation

Rehabilitation requires a different planning approach than redevelopment. For example, CHA will not hire a developer or obtain private financing. Subject to future discussions with residents, the Agency anticipates all the rehabilitation working groups will include the site’s LAC President, an additional LAC site representative, two CHA representatives, the Department of Planning or designated city agency representative, and a community representative. The working group will have an advisory role in decisions made during the rehabilitation planning process.

NON-TRADITIONAL APPROACHES TO PUBLIC HOUSING DEVELOPMENT

Off-Site Request for Developments

Alongside the redevelopment of existing family public housing sites, the CHA will be seeking opportunities to place public housing in off-site developments. The agency is exploring a variety of means to accomplish this objective. These means include:

- Making loans to developers of mixed income properties on non-CHA land.
- Acquiring units from private developers.
- Identifying other ways of financing and sustaining public housing in mixed income situations.
- Financing the CHA units in conjunction with homeownership projects that use HomeStart, Tax Increment Funding (TIF), or other City of Chicago funding programs, land or other resources.

While the CHA’s preference is to work with private developers who will own and manage the units, some opportunities may require different arrangements. The CHA is interested in exploring alternative cost-effective ways to create housing for residents. To this end, the CHA will:

- Issue an off-site RFP or RFQ in the first quarter of 2002.
- Identify appropriate funding sources and developments for the proposed units.
- Work with developers to finalize details in 2002.
- Look to partner with DOH on issuing RFQs or RFPs in the future.

In all cases CHA will work with the Gautreaux plaintiffs and the Receiver to identify opportunities that meet Gautreaux consent decree requirements.

Project-Based Voucher Assistance

Under MTW, the Agency received a waiver of the statutory limit of 20% of Section 8 vouchers to be used for project-based assistance. Currently, there are plans to develop project-based programs to encourage regional cooperation and partnership through the Chicago Metropolitan area. The CHA is working with the City of Chicago, the Illinois Housing Development Authority and the housing authorities of DuPage, Cook, Lake and McHenry Counties to launch a Regional Housing Initiative which seeks to develop affordable rental opportunities near regional job centers for people eligible for vouchers. The plan requires a number of waivers from HUD to become effective, and significant collaboration among the housing authorities to be implemented. Target date for launch of the Regional Housing Initiative is first quarter of 2002.

Working with the City of Chicago, the CHA is also exploring the possibility of expanding its project-based assistance program to finance supportive housing for (1) relocating public housing families (2) younger adults with special needs currently living in CHA senior housing, and (3) potentially other housing types for which there is a critical shortage. The Agency would award vouchers for the development and operation of projects within the City of Chicago, as well as converting vouchers to fund supportive services at the projects where appropriate.

In total, the CHA may project-base up to 1,000 vouchers for these special supportive housing initiatives. These units will support the goals of the Plan by (1) deconcentrating and expanding economic opportunity for residents by locating housing near areas of high job growth across the region (2) creating housing with supportive services for relocating public housing families, and (3) by creating more diverse options for relocatees and other eligible participants under CHA's Section 8 Administrative Plan.

Local Leased Housing Proposal

The Agency's MTW Agreement grants flexibility to implement a housing voucher program that meets local needs. The program must achieve certain minimum standards and is therefore, subject to HUD's review and approval. Therefore, in accordance with the MTW Agreement, CHA's proposed Housing Choice Voucher Housing Program is included for HUD's review and approval as Appendix 4. Included in Appendix 1 are two requests for CHA's resident and project-based section 8 program. The first request would allow relocatees moving from public housing to section 8 to delay a possible increase in their rent contributions for up to two years from their move date. The second request seeks to change the recertification process for elderly and disabled voucher holders from an annual basis to once every three years.

ADDITIONAL REDEVELOPMENT CONSIDERATIONS

City/CHA Joint Planning

Because the Capital Program, particularly the portion of the program that involves mixed finance and mixed income redevelopment properties, will also transform neighborhoods and communities within which current CHA housing is located, close coordination between the CHA and all City Departments is essential to ensure implementation of the capital plan will be successful and smooth.

During 2001, various City departments increased their involvement in project management and oversight of the CHA properties involved in redevelopment. Some examples of this coordination and partnership with the City of Chicago include:

- Representatives of the Department of Housing and the Department of Planning and Development's participation in the Working Group at each site.
- Regular meetings occur with the Mayor's Office and City infrastructure departments to coordinate redevelopment schedules and management of infrastructure activities required for this redevelopment.
- Regular meetings with Housing, Planning and Development, Budget and other City Departments to allow for the identification of financial and other development resources. Moreover, these groups meet to plan and communicate other strategies necessary for redevelopment of CHA property.

The City has committed to provide infrastructure assistance to those sites that are part of "super blocks" and will be converted to mixed finance housing to connect these sites back to the surrounding neighborhood. Other City departments will work closely with the selected development teams to set aside properties for redevelopment, provide financial resources to the mixed finance developments, and will assist with the coordination of human and physical services to all CHA properties.

Accessibility

CHA continues to work with the City of Chicago and advocates of persons with disabilities to ensure appropriate accessibility measures are taken in all redevelopment properties.

Recently, the Mayor's Office for People with Disabilities (MOPD) agreed to review all CHA mixed income and rehabilitation projects for compliance with Federal as well as State and local accessibility laws prior to the construction of these projects. By establishing a one-stop review process, CHA anticipates better clarity and communications regarding requirements. In addition, the one-stop process will allow enhanced design review prior to construction. Additionally, the MOPD will continue to conduct briefings on Fair Housing and disability standards for new developers selected for CHA sites.

Environmental Issues

The National Environmental Policy Act (NEPA) places certain requirements on recipients of Federal funds. Under NEPA, recipients must conduct an environmental review to determine whether any action taken using Federal funds would have a significant adverse impact on the human environment. The Act encourages the modification of projects to limit such impacts. Historically, HUD had the responsibility for conducting such reviews for public housing authorities. However, regulations were amended which transferred the environmental review responsibility to local governments. Consequently, in 2001 the CHA reached an intergovernmental agreement with the Department of Environment (DOE) to assume the environmental review responsibility for all federally funded CHA projects. During 2002 and throughout the Plan, the DOE will assume responsibility for conducting the environmental reviews in accordance with 24 CFR pt. 58.

FINANCING INITIATIVES

In order to complete the mixed-finance component of the Capital Plan by 2009, the Agency will use a variety of funding sources. Many sources are only available during specific years of the Plan. Therefore, the CHA has created a long term funding strategy that includes the following:

- CHA has agreed to increase its per unit contribution to mixed finance properties from 2002-2005 in order to expedite the beginning phases of mixed finance/mixed income redevelopment projects.
- The City of Chicago agrees to this strategy and has agreed to identify and help secure additional funding from 2006-2009.
- In addition, the City, as part of its commitment to the goals of the Plan, agrees to help the CHA identify additional funding sources to ensure that the Plan will be completed in a timely manner.
- The City's resources could include, but are not limited to, tax increment financing, CDBG, HOME funds, bond proceeds secured by future City or CHA resources, and/or allocation of other City resources.
- The City will also work with the CHA to identify and pursue additional Federal and state funding to accomplish the goals of the Plan.

DISPOSITION

During 2002, several properties will begin redevelopment. Consequently, the CHA will be required to dispose of properties through a long-term lease or sale of its land. Actual disposition of property will be subject to site-specific redevelopment plans. As required under the Agency's MTW Agreement, a listing of potential property dispositions during 2002 is attached as Appendix 5.

Additionally, the Agency, from time to time, as part of its redevelopment activities, will dedicate or provide parcels to the City of Chicago for the creation of streets and right of ways. A list of potential street dispositions is included in Appendix 5.

CONVERSION PLAN UPDATE

CHA's Plan for Transformation and subsequent updates constitute a HUD-approved Conversion Plan under 24 CFR Part 971, ("Assessment of the reasonable revitalization potential of certain public housing required by law, know as the Section 202 cost test"). Approval is subject to annual updates, submitted as a part of the CHA's Annual MTW Plan. Categories 1, 2, 3, 4, and 5A properties are not subject to the Section 202 viability test. Of the properties in Category 5B, only Washington Park High-rises, Frances Cabrini Extension South, William Green Homes, and Stateway Gardens remain subject to the rule. Specific updates on these properties are listed in Appendix 6.

SECTION II: RELOCATION, BUILDING CLOSURES, AND DEMOLITION

This section of the Plan-Year 3 discusses planned relocation, building closure, and demolition activities in 2002.

RELOCATION RIGHTS CONTRACT AND ACCOMPANYING SERVICES

With the exception of many scattered site units, all households will need to be relocated at least once. To accommodate redevelopment or rehabilitation, many of the moves in Categories 2, 3, and 4 will simply involve transfers within the resident's same development. However, the Agency anticipates that approximately 6,000 families over five years will need to move temporarily to Section 8 housing to fully implement the Plan.

All lease-compliant residents in occupancy on October 1, 1999, have the right to return to a public housing unit following relocation/redevelopment. The relocation "return" rights of those families are established in the CHA Leaseholder Housing Choice and Relocation Rights Contract ("Relocation Rights Contract" or "Contract"), which is incorporated as an addendum to each resident's lease.

The Relocation Rights Contract sets forth in detail the manner in which relocation will occur, specific notice procedures, resident outreach initiatives such as relocation planning meetings, the CHA's obligations, and resident rights and duties. In addition to the specific requirements of the Contract, the CHA is providing related services to residents as needs are identified.

CHA began implementation of the Contract in March of 2001. On March 9, 2001, notices were sent to each resident notifying them that the Contract existed and that CHA intended to relocate them as part of the redevelopment process.

Relocation Contract Training

Prior to implementing the Contract, CHA trained its staff, property management firms, and CAC members on the relevant terms of the Contract. In conjunction with the dissemination of the Relocation Contract Notice, and at the request of the CAC, the CHA offered a modified version of the relocation training to the resident population. The CHA held over fifty Relocation Contract training sessions for residents of every family development. This training effort educated over 2,500 residents regarding their rights and obligations under the contract and provided a forum for discussion of the relocation process.

Notices

The Relocation Rights Contract provides that residents will receive reasonable notice of each step in the relocation process. From recertification to temporary move through permanent relocation, residents will be made aware of the relocation process, their rights and responsibilities, and the CHA's obligations under the Contract.

- Throughout 2001, the CHA has been working with property management firms to ensure that all relocation notices are served in a timely manner. 120/180-Day General Information Notices, designed to inform residents of the reason for building closure, communicate Uniform Relocation Act requirements, outline available CHA services, and provide notification of relocation planning meetings, have been served

at all buildings identified for closure in 2001. Ninety-day notices of actual relocation were served to residents at all buildings scheduled for closure in 2001, with the exception of Wells/Madden residents.

In addition to the General Information and 90 Day Notices, property management firms continue to distribute Right of Return Recertifications notices as required by the Relocation Rights Contract. These notices advise residents of their recertification appointments and determinations of their lease compliance.

- Through the remainder of 2001 and in 2002 CHA and property management firms will continue to ensure the timeliness of notice service. 120/180-Day General Information Notices and 90-Day Notices will be served to residents living in buildings scheduled to close in 2002. In addition, Right of Return Recertifications notices will continue to be distributed to affected residents.

Right of Return Recertifications

The Relocation Contract requires all covered residents to attend an Initial and Final Right of Return Recertification. The Initial Recertification is conducted prior to relocation, and the Final Recertification is conducted immediately preceding the offer of a new or rehabilitated unit. A routine recertification is an assessment of the resident continued eligibility. During recertification, the property manager updates the family composition, income and employment information, and lease compliance of each family. A Right of Return Recertification includes the signing of the new lease and receipt of the Relocation Rights Contract, which is incorporated as part of the resident's lease. At this time, the resident is also informed of a cured period for certain qualifying lease violations.

- In 2001, property management firms began their Initial Right of Return Recertification Process. This process included the signing of the new Lease and incorporation of the Relocation Rights Contract. All Initial Right of Return Recertifications will be completed by December 31, 2001.
- In 2002, property management firms will begin to conduct Final Right of Return Recertifications where new or rehabilitated units are scheduled to come on line. This process includes screening for property specific requirements where applicable. The property management firms will conduct Final Right of Return Recertifications as needed throughout the redevelopment process.

Housing Choice Survey Clinics

Prior to actually relocating, residents formally state a preference for where they wish to live temporarily (while their chosen site is being redeveloped) and/or permanently (their preferred, redeveloped site) via the CHA's Housing Choice Survey. The Housing Choice Survey was completed, previously, as part of the residents' annual re-examination (determination of continued eligibility). The CHA and resident leadership have since determined that the Housing Choice Survey should be separated from the re-examination interview and incorporated into a comprehensive workshop. This workshop has been designed to ensure that residents are making informed decisions regarding their future housing choices. The Housing Choice Survey Clinic was created as a vehicle to help residents make informed housing decisions based on values that are important to them.

- In 2001, CHA staff began conducting Housing Choice Survey Clinics and completed Clinics at all buildings scheduled for closure in 2001. The CHA has hired an outside contractor to conduct clinic training for residents in later phases.

- By March 1, 2002, Housing Choice Survey Clinics will have been conducted for all leaseholders in family developments and data from the surveys will be in the Relocation Management Tracking System.

Relocation Planning Meetings

The Relocation Rights Contract also provides that the CHA will conduct Relocation Planning meetings for all of the buildings scheduled for closure. This process begins with a meeting with LAC and building presidents of buildings to be closed. The next step is a Relocation planning meeting with the residents. Relocation Planning Meetings are designed to provide the resident with information regarding their relocation options, describe CHA and resident rights and responsibilities relative to relocation, and provide descriptions of available relocation services. Representatives from various departments and entities provide presentations which describe their services. Property Managers discuss lease compliance issues and inform residents of the number of units being prepared as relocation resources. Good Neighbor Counselors provide an overview of their services to assist families to sustain themselves. Transitional Counselors describe how they assist residents in their search for apartments with Section 8 Vouchers, and Relocation Services provides information pertaining to relocation expense assistance and physical move coordination. Various visual aids are utilized to illustrate relocation and redevelopment plans. These aids include computer presentations, videos, renderings, and other graphic display boards.

Counseling

In an effort to ensure residents are successful throughout the relocation process, the Agency provides the following comprehensive counseling services (described in detail in Section IV):

- Good Neighbor Counseling;
- Relocation Counseling;
- Mobility Counseling; and
- Gautreaux-style Counseling.

RELOCATION ACTIVITY

A total of 758 households were moved in 2000 and an additional 1,356 residents are expected to be moved in 2001. In 2002, the Agency expects to move a total of 6,440 households in senior, scattered sites, and family properties, as described below. Of this amount, an estimated 991 households will be relocated to Section 8 housing.

Seniors

As part of the senior rehabilitation program, the Agency must move seniors from their original unit to a new unit within the same building.

If vacant rehabilitated units remain after all the current occupants have received a newly rehabilitated unit, those vacant units will be filled according to the following priorities:

1. Seniors voluntarily choosing to move from other senior buildings undergoing rehabilitation will be first placed into newly rehabilitated units.
2. Seniors living in family developments that desire units in a senior building.

3. Seniors on the site based waiting lists at that site.

The CHA will complete the rehabilitation of 1,026 senior units in 2001. Approximately 550 seniors will move to a newly rehabilitated unit within their building. The remaining units will be filled according to the priority groups listed above. In 2002, the Agency intends to complete the rehabilitation of 4,500 senior units, beginning with vacancies at each building. As a consequence, 3,976 seniors will move to rehabilitated units in 2002.

To ensure that senior residents living in buildings to be rehabilitated will be moved in the least disruptive manner possible, the Agency will:

- Distribute notices to residents.
- Help each senior resident complete a pre-move survey, senior rehabilitation assessment, and an apartment inventory assessment.
- Identify residents in need of housekeeping services, assisting with the main move and the discarding of unwanted items.
- Identify residents with health problems.
- Identify residents in need of furniture and other basic household items.
- Code the unit according to quantity and weight of resident contents.
- Assist residents with a homeowner's inventory.
- Provide residents with lease compliance counseling.
- Make necessary referrals to case management or other social service agencies.

Further, through a grant from the Chicago Community Trust for \$300,000, H.O.M.E. (Housing Opportunity Maintenance Elderly) will provide supportive services. Working to support the service connectors, H.O.M.E. caseworkers will be responsible for the following:

- Meeting with each RSC to identify frail/elderly residents requiring individual assistance.
- Obtaining the list of residents in need of furniture and other household items.
- Developing and presenting workshops to residents on organizing, packing and decorating.
- Developing and administering sensitivity training to the professional moving company.
- Assisting residents in identifying what items they should keep with them (e.g., medication, jewelry or other valuables).
- Providing one-on-one assistance to residents on the day of the move.
- Participating in town hall meeting(s).

Scattered Sites

The CHA will complete the rehabilitation of 750 scattered site units (120 vacant) by the end of 2001 and an additional 1,090 units (220 vacant) in 2002. These units will require only modest rehabilitation. Many residents will be able to live in their unit during rehabilitation activities. However, some of the affected households will be relocated to temporary housing for a very short time and will return to their original unit within days or weeks.

CHA will fill non-community area units in accordance with the Relocation Rights Contract. CHA will fill community area units according to the Gautreaux Consent Decree.

Family

In 2001, the Agency expects to move a total of 806 families, of which 504 will relocate to Section 8 housing. The number of relocations was lower than anticipated due to (1) the Agency agreeing to refrain from the relocation of residents for several months while building closure plans were reviewed by resident groups and (2) the Agency restructured the right of return recertification process to include housing choice survey clinics. In 2002, and in keeping with the building closure activity described below, the Agency anticipates a total of 2,464 family moves in 2002, of which 991 are projected to move to Section 8 housing.

Table 2 shows the estimated relocation activity for 2001 and 2002.

Table 2
Total Moves (Transfers and Relocation) for 2001-2002 (Projection)

Family Developments	2001	2002
Make-Ready Units*	302	527
Section 8	454	791
Scattered Sites	0	340
New/Rehabilitated Units	0	606
Administrative/Emergency (moves into Section 8)	50	200
Total Family Moves	806	2,464

*Temporary moves within public housing.

Senior Developments	2001	2002
Rehabilitated Units	550	3,976
Section 8	0	0
Total Senior Moves	550	3,976
Total Family and Senior	1,356	6,440

RELOCATION CONTRACT TRACKING SYSTEM

In 2001, the Agency began developing a new Relocation Tracking System. This automated system is a web-based database which will track each leaseholder as they move through the redevelopment process. The tracking system helps management ensure that each resident is afforded all the protections contained within the Relocation Rights Contract. To date, two system modules have been completed and are in testing. The first module tracks Housing Choice Survey results and the second module tracks who has been tendered a notice under the Relocation Rights Contract. CHA continues to assess and improve the new system, make minor modifications to ensure ease of use, and train staff and property management firms on the system's use and function. The first release of the tracking system including Housing Choice Survey, notice tracking, and offer/lottery tracking, will occur in January 2002. The Agency expects the entire tracking system to be operable and fully implemented by December of 2002.

BUILDING CLOSURES

In 2001, the Agency conducted a long-term plan for the orderly closure of all buildings to be affected by redevelopment and reconstruction. A property-by-property listing of those building closures, from 2001 through 2002, is shown in Appendix 7.

DEMOLITION ACTIVITY

The Agency will demolish a total of 3,901 units in 2001. A total of 4,317 units will be demolished in 2002. A listing of the demolition actions that have occurred in 2001, along with planned demolitions through 2005, are included in Appendix 8. The timing of demolition is determined by each site's redevelopment schedule, HUD requirements, and resident safety.

SECTION III: PROPERTY MANAGEMENT

In keeping with the Plan, the CHA transferred all property management functions to third-party management entities (both private property management organizations and Resident Management Corporations) in early- to mid-2000. Since that time, the CHA has been aggressively building its asset management infrastructure - developing systems, hiring and training asset management staff, establishing new standards, etc. Most of these systems and procedures are expected to be firmly in place by the end of 2001. For 2002, the overall goal is to establish the nation's finest asset management program to monitor and administer private management contracts.

CHA supports RMC management of CHA properties. RMCs are held to the same standards of accountability; RMCs and private firms are required to enter into a uniform contract; and RMCs may form and compete when new procurements for private management are released.

This section of the Annual Plan reviews the major initiatives and property performance goals for property management in 2002.

PERFORMANCE AND FISCAL MONITORING/QUALITY CONTROL

In 2001, the Asset Management Division began more aggressively monitoring the performance of property managers. These steps included: physical walk downs and inspections of units (occupied and vacant); mid-year budget reviews of each property (comparing the annual budget plan to mid year performance and projected needs); and revised monthly financial reporting. In 2002, these steps will be enhanced with the addition of a fully functioning Quality Control unit and ongoing training of asset managers and the private property management firms. The quality control function is currently under development and will include audit or review processes. Training of asset managers in these audit systems and establishment of a quality control unit to back up asset management when additional expertise is required is critical to the Agency's success.

The management systems that will be included in the quality control function are:

- The occupancy (recertification) process;
- The work order process;
- The HQS inspection and response system;
- Each property's vacant unit make-ready process;
- The review of annual certified audits;
- Each property's collections program; and
- Each firm's ability to input quality data into the CHA's integrated management information system.

ALLOCATION OF PROPERTY BUDGETS

One of the major elements of the Plan has been the substantial increase in funding made available to operate the properties. In keeping with that trend, the budget allocations for 2002 are described below (amounts reflect combined rental income and subsidy). In all, the Agency is increasing the budgets for properties by 2% over 2001 levels.

Senior Properties

All senior properties will be assigned \$296 per unit monthly (PUM) in non-utility operating funding. Of this amount, at least \$22 PUM is to be targeted for security coverage so that each property has at least one 8-hour shift daily (most properties provide more than this, depending on property needs) and \$40 PUM for extraordinary maintenance items.

Family Properties

All family properties will be assigned at least \$316 PUM in non-utility funding, except in the case of deprogrammed units (vacant and awaiting demolition) or closed buildings, in which the funding will be \$175 PUM and \$25 PUM, respectively. As with the senior properties, this amount includes \$40 PUM for extraordinary maintenance items.

HABITABILITY INITIATIVE

In the 2nd and 3rd quarter of 2001, the Agency undertook an extensive planning process - one that included asset managers, development managers, private managers, resident leaders, and resident advocacy groups - to identify critical repair needs through CHA family properties. These are items that (1) impact resident habitability, (2) are not funded through the operating budget for each property, and (3) should be addressed now (rather than wait for modernization or redevelopment). The Agency will be allocating between \$20 million to \$30 million for this initiative. Work will begin in the 4th quarter of 2001 and will be completed in 2002.

PERFORMANCE GOALS

The Authority has made major strides in the past two years, first in stabilizing operations and second in improving basic property management performance indicators. Goals for 2002 are discussed below.

Rent Collections

Currently, rent collections total about 96% of the amount due each month. However, the agency still has large outstanding resident accounts receivables totaling in excess of \$1 million. For 2002, the goal is to collect 98% or more of the rent due each month, but also to reduce the outstanding receivables by one half.

Emergency Work Orders

Currently, about 99% of all emergency work orders are responded to within 24 hours. The goal for 2002 is to increase that percentage to 99.5%

Non-Emergency Work Orders

As of September 2001, the CHA had dropped the backlog of outstanding work orders to 6,296 (down from 21,289 in June 2000). With this drop in backlog has come a drop in average response times, from over 38 days in June of 2000 to 14 days in September 2001. For 2002, the goal is to respond to non-emergency work orders in an average of 2 working days for senior properties and 5 working days for family properties.

Annual Unit Inspections

In 2001, the Agency expects to conduct annual unit inspections on all units that were occupied during the year or were vacant and not exempt from inspection. For 2002, the goal again is 100%.

Annual Re-certifications

All households are required to be re-certified annually. In 2001, the Agency reduced the backlog of outstanding (late) re-certifications from 2,809 to 783 in September. The goal for 2002 is to have no outstanding recertifications by year-end.

Adjusted Vacancy Rate

Currently, the gross occupancy rate is 61%. The Agency is in the process of re-coding all units that should be exempted due to modernization, deprogramming, and other HUD-allowed exemptions. Following this coding exercise, the "adopted" vacancy rate will be 1-2%. Because nearly all vacant units are currently, and projected to be, reserved for modernization/redevelopment, the adjusted vacancy rate goal for 2002 is 1%.

Vacant Unit Turnaround Time

Because vacant units are, with rare exceptions, held for redevelopment or modernization, and therefore are not "turned" in the traditional sense, the Agency has not set a goal for vacant unit turnaround. This statistic will begin to be emphasized once buildings have been modernized/redeveloped and once relocation needs have been accommodated.

ENVIRONMENTAL

Lead

The Agency has worked closely with the Chicago Department of Public Health (CDPH) to identify lead-poisoned children and implement immediate corrective measures. The Agency also conducts outreach campaigns to distribute lead poisoning information and prevention techniques. In 2002, the CHA will continue its lead poisoning prevention and response activities.

Recycling

Utilizing joint purchase agreements between the Chicago Department of Environment and vendors, the Buy-Back Recycling Program for CHA residential and administrative buildings has collected over 350,000 pounds (through May 2001) of recycled materials, employing six CHA residents. The CHA will continue to provide comprehensive recycling at senior and family developments in 2002 and expand its recycling program in its administrative buildings.

Integrated Pest Management (IPM)

In partnership with the Safer Pest Control Project, the CHA implemented this program to reduce the use of harmful chemicals in controlling pests through training residents, management and maintenance staff in the safe and effective use of pesticides. Educational workshops continue to be held focusing on asthma and pest related issues, and providing materials that foster the use of techniques on a day-to-day basis.

SECTION IV: LEASE AND OCCUPANCY

This section of the Plan-Year 3 reviews the policy decisions and administrative actions to be taken surrounding leasing and occupancy and their impact on the number and composition of households served.

LEASING AND THE WAITING LIST

In 2002, the Agency does not expect to lease units from the general waiting lists for family or senior properties, as explained below.

Family Program

There are currently 33,328 households on the waiting list for family properties. Except in the scattered site program, where a consent decree requires that the Agency make 50% of all units available to community-area applicants, the Agency is not expecting to house any family in 2002 from the general waiting list. For properties that are being modernized or redeveloped, any units to be made available will generally be reserved this year for internal transfers, in accordance with the Relocation Rights Contract. Furthermore, for properties that have already been modernized or redeveloped, priority will be given to former occupants or internal transfers for any units that turn over.

Senior Program

In mid-2001, the Authority stopped filling vacant units in the senior buildings in order to facilitate rehabilitation of all senior buildings. Any units that turn over in the senior program this year will be held until renovation of the unit occurs. After rehabilitation, units will be filled with internal transfers, as a result of the rehabilitation program.

SENIOR DESIGNATED HOUSING PROGRAM

The Senior Designated Housing Program was approved by HUD in March of 2000. In accordance with that Plan, CHA will no longer admit non-elderly disabled into its senior buildings. Non-elderly disabled residents and applicants on the wait list may be eligible for a housing choice voucher or a CHA family unit. An update on the implementation of the Plan is in Appendix 9.

CHANGES IN NUMBER/COMPOSITION OF HOUSEHOLDS SERVED

As required under its MTW Agreement, the CHA must report on changes in the number and composition of households served.

- **Public Housing.** The total number of households served at the beginning of the year is expected to decrease by 991 due to families relocating to Section 8 housing. The agency expects an additional reduction of 2,000 leaseholders due to normal turn-over rate of 10% annually. The composition of these households is not expected to be substantially different from the composition of the general resident population.

- **Leased Housing.** The total number of households served at the beginning of the year is expected to increase by 2,491. This includes 991 families relocating from public housing and 1,500 from the general voucher allocation (see Section VI, Leased Housing). The composition of these households is not expected to be substantially different from the composition of existing voucher holders.

POLICIES AND PROCEDURES

Substantial changes were made to all major lease and occupancy policies in 2000. These included: the Admissions and Occupancy Policy, the Residential Lease Agreement, the Grievance Procedures, the Pet Policy, and the Relocation Rights Contract. A majority of the changes made in 2001 were to ensure CHA compliance with the Quality Housing and Work Responsibilities Act (QWHRA). In 2002, three new appendices will be added to the CHA Admissions and Occupancy Policy. These include newly created Community Service Requirements, Imputed Welfare Income Procedures and revised Income Disallowance (formerly Income Disregard) Procedures. These documents were subject to the same comment period as the Plan-Year 3 and will be implemented in 2002, to the extent required by law.

- **Community Service Requirement**

QHWRA mandates that all public housing authorities implement a community service program. Every public housing resident between the ages of 18 and 60 who does not meet the exemption criteria must contribute eight hours per month of community service. Failure to comply with the requirement by any non-exempt household member is grounds for the CHA to deny lease renewal.

- **Imputed Welfare Income**

QHWRA requires that public housing residents or Section 8 participants whose welfare grants were cut either for welfare fraud or for failure to comply with economic self-sufficiency requirements would not have their rent reduced in either the public housing or resident-based Section 8 programs.

- **Income Disallowance**

The CHA has drafted Procedures for the Disallowance of Certain Increases in Earned Income for Families that Reside in Public Housing (Income Disallowance) in accordance with State and Federal law. The goal of the income disallowance is to exclude earned income in accordance with Federal and State law to provide additional incentives to families who are on the road to economic self-sufficiency.

STATEMENT OF RENT POLICY

CHA will continue to use existing rent structures in 2002.

ADMISSIONS ADVISORY COMMITTEES

Due to the Agency's focus on implementation of the Relocation Rights Contract, the Admissions Advisory Committees were not implemented in 2001. In 2002, the CHA will create guidelines for these committees.

CITY-STATE PROPERTIES

The Agency has traditionally used the occupancy policies governing public housing program for its City-State program, even though the latter are governed by rules under the Section 8 program. A new lease and admissions and occupancy guidelines for the City-State properties will be released for a public comment period in the 4th quarter 2001 and implemented in 2002.

ADMISSIONS OFFICE

In light of the move towards a site-based waiting list system, and the relocation needs for the next several years, the Agency is currently undergoing an assessment of the role and structure of its central admissions office currently known as the Occupancy Department. Following this assessment, the Agency intends to privatize this function, which is expected to occur in 2002.

DECONCENTRATION

December 22, 2000 HUD Rule on the Deconcentration of Poverty

On December 22, 2000, HUD published a final rule to Deconcentrate Poverty and Promote Integration in Public Housing. The Rule requires public housing authorities to determine the average annual income of all family properties residing in non-exempt family developments. Exemptions include properties with less than 100 units, properties approved for demolition or conversion, and HUD approved mixed financing projects using HOPE VI or public housing funds approved prior to the date of the rule. Once the average income is determined, PHAs must establish their established income range (ERI). The ERI is the income range between 85 and 115 percent of the PHA wide average for covered developments. PHAs must create a deconcentration strategy for each development which falls outside the ERI. As part of the Plan, in 2000 the Agency created a deconcentration strategy for all family properties and the housing choice voucher program, which is summarized below.

CHA conducted the test in accordance with the Rule. See Appendix 10 for specific results. The Agency determined the average income of families living in the 23 non-exempted properties is \$9,045. Five properties fell below the ERI; Robert Taylor Homes A, Rockwell Gardens, and Stateway Gardens, Ickes Homes and Lathrop Homes. The Master Plans and a developer has been selected for the redevelopment of Stateway Gardens, Robert Taylor Homes and Rockwell Gardens. Robert Taylor Homes and Rockwell Gardens received HOPE VI Revitalization awards in 2001. Planning for the revitalization of both Lathrop Homes and Ickes will begin in 2002. Due to the comprehensive capital plan outlined in Section I of this document and originally approved by HUD on January 6, 2000, CHA should achieve deconcentration of incomes in all developments over time.

Scattered sites have an average income above the ERI. Admission criteria is governed by the Gautreaux court. The purpose of scattered sites is to promote deconcentration. No additional strategy is necessary.

Agency Deconcentration Strategy

The Agency's deconcentration strategy for public housing developments is summarized below. As a matter of policy, CHA promotes the deconcentration of low-income families and will continue to engage in activities to achieve it in both public housing and Section 8. The Agency's deconcentration strategy is outlined below.

- Through the redevelopment process, CHA will bring fundamental change to the type, density, and income mix of its family public housing sites. After redevelopment, these sites will be of a lower density and provide housing for a broad range of incomes that include public housing families.
- Once the right-of-return families are assisted, CHA intends to use income-targeting, preferences for working families, site-based waiting lists, and marketing strategies to attract new non-CHA families from various income ranges to foster deconcentration. The CHA's commitment to house right of return families may delay the length of time it may take to achieve the desired level of income mixing.
- In addition to the strategies outlined in Section VI, the Agency promotes deconcentration within the Housing Choice Voucher Program by providing two types of counseling (mobility and Gautreaux) and recruitment of landlords in low poverty neighborhoods.

Mobility Counseling - “Second Moves”

The Mobility Counseling Program assists families already living in Section 8 housing who voluntarily want to make a “second move” to an opportunity area. For the purpose of “second move” counseling, an opportunity area is a low-poverty area (defined as below 24% low-poverty rate) and an area with a low concentration of voucher holders. Counselors in the Mobility Counseling Program assist voucher holders with:

- Locating and visiting units; and
- Access to a security deposit loan fund.

As of August 2001, of the 906 families that have been counseled and leased a unit, 574 or 63% moved to low poverty areas. Three hundred eleven of those families moved from very high to very low poverty census tracts.

Gautreaux Counseling

The Gautreaux-style counseling program provides families living in public housing with assistance in making mobility moves to opportunity areas. For this program, an opportunity area is defined as a census tract in the City of Chicago with no more than 23.49% of families with income below the poverty level and no more than 30% African-American population. The maximum number of Housing Choice Vouchers allotted to this program is 500 for a two-year period. Program outreach to all CHA residents is scheduled for September 2001 and January 2002. Counseling includes:

- Fair Housing Training;
- Listing service/available rental units;
- Housing Search Techniques;
- Repairing bad credit, budgeting the family income;
- Presenting the Section 8 Program to a new landlord;
- Negotiating the rent;
- Mentoring families who successfully moved to housing in low-poverty neighborhoods; and
- Outreach and support to the family after the move.

Landlord Outreach

In 2001, the Agency increased its efforts to recruit new property owners (as well as maintain current owners) into the Housing Choice Voucher Program. The Landlord Outreach Program recruited 562 new landlords with 948 available units located in low-poverty areas during the contract year 2000-2001.

The Agency made the following programmatic changes to recruit landlords:

- HAP Payments under special circumstances, may be retroactive from the date of agreed contract rent.
- Increased FMR's.
- Rent payments will be issued weekly instead of twice a month.

Efforts made in 2001 will continue in 2002. These efforts include:

- Holding monthly workshops and community meetings;
- Sending out owner newsletters; and
- Presenting program requirements and opportunities for realtors, agents and apartment associations.
- Advertising in newspapers, on bulletin boards, and at trade organizations.
- Personal contacts are followed-up by outreach specialists making phone calls or personal visits.

SECTION V: HUMAN CAPITAL DEVELOPMENT

This section of the Plan-Year 3 discusses the Agency's human capital development initiatives. At the heart of these activities is the Service Connector Program, designed to help residents access services within the community.

SERVICE CONNECTOR PROGRAM

The CHA has allocated over \$8 million for the service connector program in 2002.

Seniors

First implemented in April 2000, the CHA operates a service connector program at each senior high-rise building. At 42 of these buildings, the program is operated by the Chicago Department on Aging (CDOA). At the remaining 16 buildings, the program is administered directly by the private management company. The program provides funds for a social service professional to service each building. Minimum qualifications include: a Bachelor's degree in Psychology, Social Work, or other related field and previous experience working with elderly populations.

In 2002, the Senior Service Connector program will be working towards the following goals:

- Reducing residents' sense of isolation;
- Creating the least restrictive setting possible;
- Improving residents' quality of life and sense of comfort in their homes;
- Increasing residents' satisfaction with services;
- Enhancing residents' ability to make well-informed decisions; and
- Enabling the successful transition to newly rehabilitated units.

These goals will be achieved through the following actions:

- Meeting regularly with the building presidents and on-site management staff;
- Offering each resident an opportunity to receive an individual service assessment, including an eligibility checklist application;
- Providing information and referrals for outside services;
- Organizing building-specific recreational and cultural activities; and
- Preparing monthly written reports of program performance and outcomes.

Families

The Agency has contracted with the City of Chicago Department of Human Services (CDHS) to oversee the Family Service Connector program. This program is designed to connect residents to services and ensure that they stay or become lease-compliant, employed and integrated into the community.

In 2001, CDHS issued a Request for Proposals for private or non-profit organizations to operate service connector programs at each family property. Awards were made to six contractors. Each contractor is required to provide at least one office at each development, staffed with service coordinators and resident service advocates who perform screenings and provide information and referrals to service providers. In addition, each contractor is required to have a social worker and case managers who work with extreme cases, as well as a supervisor to provide oversight and coordination with the other contractors.

The goals for 2002 are:

- Initiate contact with every CHA household;
- Complete a service plan for every household that requests one;
- Provide an appropriate referral for all households with service plans and for others requesting specific services;
- Assist families to become lease-compliant, where necessary; and
- Gather baseline data that CDHS will use to define performance measures.

WELL BEING CHECKS

During the City of Chicago Heat Emergencies, Well Being Checks are performed on all residents daily (for the frail and elderly, three times a day). Additionally, each senior building has a cooling center, which is also checked during the heat emergency to ensure proper cooling is maintained throughout the emergency.

SUMMER YOUTH EMPLOYMENT PROGRAM

The Summer Youth Employment Program for Summer 2001 has three major components that have connected over 1,000 CHA youth with summer employment as of August of 2001. In 2002, the Agency expects to meet or exceed 2001 participation levels.

Prologue: CHA/MOWD funded	315 youth
Mayor's Office - Chicago Public Schools	428 youth
Mayor's Office - Chicago Park District	74 youth
Mayor' Office - Gallery 37, Downtown	24 youth
Mayor's Office - Corporate Initiative	44 youth
MOWD Summer Employment	125 youth
Total	1,010 youth

ADULT EMPLOYMENT

The CHA is involved in an on-going collaboration with Mayor's Office of Work Development (MOWD), as well as other City and sister agencies, to place CHA residents in employment. The goal is to find 3,000 residents employment by 2005. Between July, 1999, and July, 2001, CHA residents have been placed through program initiatives in a total of 1,124 jobs. These numbers do not include residents who find employment without the assistance of a CHA-connected program.

Transitional Job Centers (ABLA & Hilliard/Ickes - Since July 1999)	666 placements
CARE Center (Cabrini - Since December 1999)	140 placements
Chicago Works - DOL Contract (Since January 2001)	130 placements
Section 3 Hiring - includes Property Manager Hiring (Since September 1999)	123 placements
MOWD Workforce Solutions (One-time initiatives)	65 placements
Total	1,124 placements

Another 750 residents will be placed in employment in 2002.

Additionally, in 2001, the CHA and City agencies worked on issues pertaining to data sharing to ensure that CHA residents' rights were protected while outside agencies tried to identify them to provide needed services. In 2002, CHA will have an automated mechanism in place to identify CHA residents who are placed in employment through non-CHA related MOWD initiatives.

THE GOOD NEIGHBOR PROGRAM

The Good Neighbor Program is a combination of classroom instruction and individual counseling sessions designed to prepare CHA residents for the redevelopment process. The program addresses residents affected by redevelopment life in their newly developed communities and by helping them make informed decisions about their lives. The activities and program content are designed to promote residents desiring to improve their personal, family and community living conditions as they transition into their new housing environment. The program requires residents to complete a self-assessment to help the service connector and the resident work together to set goals and direction during the upcoming year.

In 2002, five outside contractors/consulting firms will conduct the Good Neighbor Program training throughout all family developments. First priority will be given to developments scheduled for redevelopment or rehabilitation in 2002. All families in each development will be scheduled and attend Good Neighbor Sessions. The Good Neighbor curriculum has been revised to provide extended counseling on issues related to lease compliance and the relocation process. Approximately 90% (681) of the families who will be relocated in 2001 received Good Neighbor training this year.

ENSURING ACCESS FOR CHA RESIDENTS

In 2002, the Agency will continue to help residents access existing City services and special programs. The level of participation by CHA residents in the City's programs is closely monitored. In 2002, CHA will continue to assist in the marketing and recruitment of residents for a variety of City of Chicago Programs.

The CHA has facilitated and tracked the participation of residents in city programs for 2001:

- 1,900 CHA youth enrolled in Chicago Park District Programs.
- Little Kick Soccer recruited 344 residents ages 4 to 6.
- Family Zoo Intern Program recruited two residents to participate.
- All Academic Basketball Program provided technical assistance and identified 20 recipients who demonstrated outstanding athletic ability while maintaining a high GPA.
- Gang Rescue Basketball Tournament provided technical assistance to the Gang Rescue Foundation of Florida in conducting a basketball tournament in Cabrini.

- The Late Night Basketball Program assisted the park district with recruitment of 40 players from each of the four developments that participated in the program.
- The Soccer Program recruited 400 youth from Wentworth, Madden Park, Stateway, and Robert Taylor to participate.
- The Ice Skating Program recruited 120 youth from Wentworth and Wells to participate in a 4-week Ice Skating Program held at Johnny's House in Chicago.
- In conjunction with CDHS, the 8-14 year old resident camp recruited 50 youth to attend two sessions of camp.
- Camp Hasting, in conjunction with YMCA, recruited 70 youth to attend camp session.
- The Girl Scouts recruited 100 girls from seven developments to participate in youth building activities. These developments include Taylor, Wells, Ickes, Dearborn, and Hilliard Homes.

SPECIAL INITIATIVES

In 2002, the Agency will assist LAC Presidents with securing entertainment, stages, tents and interactive games and prizes for Fun Days activities at each of the family developments. In addition, there will be the Summer Food Program, Holiday Initiatives at Halloween, Thanksgiving (700 food baskets) and Christmas (500 food baskets and 5,000 toys) to feed needy residents during the holidays.

The CHA will continue the Summer Food Service Program in 2002. The program provides residents (18 years and younger) with breakfast and lunch during the summer months to ensure children receive the nutritional help required for proper physical development. As of July 2001, the program served 343,433 breakfasts and 562,460 lunches to residents.

Resident Leadership Development

The Agency maintains its commitment to resident participation in public housing by providing financial support to the Local Advisory Councils (LACs), the Central Advisory Council (CAC), and the Senior Housing Advisory Council (SHAC). These are duly elected bodies that represent the interests of the resident population living within the CHA.

Tenant Patrols

The Tenant Patrol Program, which was established in 1992, empowers residents of CHA to become actively involved in improving public safety conditions in their communities. The program serves as a mechanism for concerned individuals to establish group participation in creating and maintaining a secure living environment and is considered a national model for resident involvement in crime prevention. The Tenant Patrol Program is an integral part of the CHA's comprehensive security strategy. Tenant patrols work in partnership with property managers, Local Advisory Councils and the Chicago Alternative Policing Strategy (CAPS) Program.

In 2001, more than 1,100 residents volunteered each month to conduct more than 2,300 "walk-downs" at family and senior properties to help ensure that potential criminal and life threatening hazards were addressed. In addition, Tenant Patrol conducted Well-Being checks on senior and frail residents throughout all family developments. Tenant Patrol staff and volunteers also interfaced consistently with CAPS representatives to voice their concerns and resolve outstanding issues. In addition to reporting criminal activity, tenant patrols also recorded acts of vandalism and maintenance needs within the development, as well as reported to the management offices any apparent lease violations by residents.

The funding allocation to support continuation of the tenant patrol program is \$550,000.

Victim Assistance

The Victim Assistance Department provides support services in the form of court and landlord advocacy, short-term counseling sessions, social service, emergency food, shelter and clothing referrals, school and employer intervention, victims compensation assistance and transportation to residents who are victims of violent crimes occurring on CHA property. It also continues to participate on the Chicago Police Department Domestic Violence Subcommittee. As part of its ongoing service to victims of violent crimes and residents living in potentially threatening situations, the Department conducts a series of workshops on domestic violence issues resulting from and/or contributing to stressful relationships. As of July 31, 2001, 899 residents have been served. If the current trend of decreased crime continues at the CHA throughout 2002, significantly less residents will be served by this department.

Jobs Initiative for Persons with Disabilities

The International Association of Machinists for Administering Rehabilitation and Employment Services (IAM CARES) in partnership with CHA and the Charles A. Hayes Family Investment Center (FIC) received a grant from the U. S. Department of Education, Office of Special Education and Rehabilitative Services for a jobs initiative involving persons with disabilities. Under the Connections Project, IAM CARES and partners propose to identify individuals with disabilities who are residents of the CHA to improve and expand their economic opportunities through assessment, personal effectiveness training, and support service provision, affordable transportation options, skill development, job placement and career advancement. The Connections Project will process the referral applications of 600 CHA residents aged 16-64 from the targeted population over the five-year grant period. Although the program was scheduled to begin in January of 2001, full implementation is not expected until October of 2001. Wells/Madden Park was selected as the pilot site. The program will gradually be expanded to other CHA developments to meet its project goal.

FUNDRAISING PARTNERSHIPS

As of October 15, 2001, over \$8.1 million in new funds and leveraged resources were secured by the CHA. These funds were received from various sources including private foundations, state and federal government agencies, and corporations. These funds will support projects such as safer pest control in CHA buildings, resident relocation services, the communication strategy, college scholarships for CHA residents, furniture for senior buildings and parks and playgrounds in various CHA communities.

In addition, in support of the CHA's Plan for Transformation, over \$4 million in other private funds were committed to programs and projects in CHA communities through partnerships with local organizations. This brings the total for new leveraged resources that support CHA residents and communities to \$12.1 million for the year.

The CHA will continue to identify outside resources to support its ongoing transformation. In 2002, the goal will be to increase outside funding by another \$10 million, thus totaling approximately \$36 million. At this pace, we expect to meet our original goal of \$50 million over five years earlier than planned.

Areas of focus for Revenue Development include economic development, employment and training, youth programs, education, environmental health improvement, preventive health services, safety and security, community beautification and facilities improvements, and senior services.

ENDOWMENT TRUST

This year the Agency, in collaboration with corporate partners and foundations, explored the establishment of an endowment trust or fund to support social services. The CHA, the John D. and Catherine T. MacArthur Foundation, the Chicago Community Trust, and LaSalle Bank initiated a fund called the Partnership for New Communities. This Partnership would make grants for improving the quality of life in communities affected by the CHA Transformation Plan. In the fall of 2000, MacArthur established this fund with \$1.5 million to support one of CHA's mixed income revitalization efforts and the subsequent service delivery system redesign. It is from this initial investment that the more comprehensive Partnership for New Communities will grow.

Rationale for the Partnership for New Communities

As CHA moves forward in revitalizing its housing, its success will not be measured by bricks and mortar alone. The ability of CHA residents to smoothly transition into new communities, with new responsibilities, and new expectations will be the true measure of success. The resources needed to build the capacity of CHA communities and residents must be developed, enhanced, and sustained. It is through meaningful partnerships and formal collaborations with corporate, philanthropic, and public agencies that we can more effectively address the service gaps in CHA communities. Economic development, education, and health are the program areas that are critical to assisting residents in attaining self-sufficiency and a lifetime of success.

A private sector response to human needs, the Partnership for New Communities would engage corporations, local and national foundations and civic leaders. As a private partnership promoting a public good, the Partnership would work cooperatively with the CHA and other public agencies. Because of the importance of its work, the prominence of its leadership and the scope and scale of its grantmaking, the fund could leverage contributions from multiple local and national sources.

The grantmaking goals of the Partnership are to assist CHA residents in making a smooth transition to their new living environments, to encourage service providers to address needs of all residents in communities affected by the Transformation Plan; and to help develop these communities into strong and stable communities.

An exact goal for the Partnership has yet to be established, but it is anticipated that the Fund will distribute several million dollars annually throughout the duration of the transformation Plan (10 years). Most of these resources are expected to come from the private sector: local and national foundations as well as major corporations.

SECTION VI: HOUSING CHOICE VOUCHER RENTAL ASSISTANCE (LEASED HOUSING)

The Agency administers over 30,000 units under the Housing Choice Voucher (HCV) and Moderate Rehabilitation (Mod Rehab) programs. For the past two years, the Agency has been rated as a high performer under HUD's Section 8 Management Assessment Program (SEMAP). This section of the Annual Plan discusses the Agency's administration of its leased housing programs and related goals for 2002.

UTILIZATION AND LEASE-UP

Currently, the CHA has a total allocation of 30,467 Section 8 units, of which 29,216 are under lease. For the past several years, HUD has requested that the Agency hold back approximately 1,500 vouchers for relocation purposes. Excluding these reserve units, the lease-up rate was 100% in 2001. In 2002, the Agency will make the previously held back units available and, by year's end, will achieve a 98% gross lease-up of its allocation.

As of September 30, 2001

Program	Units Allocated	Goals Per Leasing Schedule	Units Leased	Percent of Units Leased / Units Allocated	Percent of Units Leased / Goals Per Leasing Schedule
Certificate/Voucher	28,749	27,536	27,572	95.9%	100.1%
Moderate Rehab	1,718	1,684	1,644	95.7%	97.6%
Total	30,467	29,220	29,216	95.9%	100.0%

REPLACEMENT VOUCHERS

In accordance with the MTW Agreement, the CHA will receive a replacement housing voucher for every unit demolished. In 2001, the Agency requested 5,232 vouchers, 1,806 of which were for units demolished between 1995-1999 and 3,426 for unit demolished during 2000. Due to the large number of vouchers owed to CHA in 2001, HUD and CHA agreed that CHA will defer the receipt of 1,000 vouchers until 2002. Therefore, CHA will receive 4,232 replacement vouchers in the 4th quarter of 2001. In 2002, the CHA expects to receive 3,901 replacement vouchers for units demolished in 2001, plus the additional 1,000 vouchers owed to CHA for units demolished during 2000 for a total of 4,901 replacement vouchers. Per the MTW Agreement, these 4,901 replacement vouchers will be included in the 2002 annual subsidy and eligible for inclusion in the CHA block grant. Section IX, Agency Funding, reflects the 1,608 vouchers received from HUD to date. The CHA will submit a revised budget which includes 2,624 voucher for units demolished in 2000, 3,901 vouchers for units demolished in 2001, and 1,000 vouchers for the remaining units requested but not funded for the years 1995-2000.

In accordance with Section II of this document, the Agency anticipates approximately 991 families to relocate into Section 8 housing in 2002. The remaining replacement vouchers will be incorporated into the Agency's block grant and used to fund counseling, relocation, and other housing initiatives.

CONTRACT MONITORING

A Quality Control Unit was established in 2001. Staff was hired and received formal training. The Agency developed procedures to formalize and ensure that in-depth quarterly Quality Control (QC) monitoring reviews were successfully conducted. In 2002, the Agency will expand and standardize the QC reviews to include the Section 8 Homeownership Program, Project-Based Programs as well as the multiple contracts the CHA maintains for counseling and moving services for the Section 8/ Relocation Department.

NEW CONTRACT IN 2002

In 1996, the Agency procured a third party administrator to manage the HCV and Mod Rehab Program. In 2000, the Agency extended the contract for these services for two additional years (April 1, 2000 through March 31, 2002). In July 2001, the Agency released an RFP for the continued administration of this program. The contract for these services will run through 2005.

NEW PAYMENT STANDARDS

HUD increased the Fair Market Rent (FMR) level to the 50th percentile of rents in the Chicago metropolitan area in January 2001 and again in October 2001. These FMR limits are used to set the Housing Choice Voucher payment standards. The CHA adopted payment standards at no less than 110% of the FMR. Raising payment standards to 50% means that HCV holders can rent units in a wider variety of neighborhoods.

Percentile	SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
40 th	\$455	\$606	\$727	\$867	\$1,084	\$1,212	\$1,393	\$1,575	\$1,757	\$1,939
50 th JAN '01	\$489	\$652	\$782	\$933	\$1,166	\$1,305	\$1,500	\$1,696	\$1,892	\$2,087
50 th OCT '01	\$513	\$685	\$821	\$980	\$1,225	\$1,371	\$1,577	\$1,783	\$1,988	\$2,194

FAIR HOUSING COMPLIANCE TESTING

In 2002, the Agency will contract with a third party to conduct fair housing compliance testing of its Section 8 program (delayed in 2001 pending privatization of the admissions office).

IMPLEMENTATION OF THE REVISED ADMINISTRATIVE PLAN

The Administrative Plan was revised in 2001 to:

- Include a Homeownership Program.
- Increase the maximum number of vouchers reserved for non-elderly person with disabilities who opt to move out of the Designated Housing Program.
- Require local inspection certificates from specific outlying south suburban villages before a family is leased a unit using a Housing Choice Voucher.

In 2002, the Agency does not expect significant revisions to the Plan.

FAMILY SELF-SUFFICIENCY PROGRAM

Another tool used to assist families in making informed and proactive decisions in how they live and where they move is the Family Self-Sufficiency Program. Families voluntarily choose to participate and sign a five-year contract with their immediate and future goals in achieving self-sufficiency; these goals may include obtaining a job and/or an education or purchasing a house or automobile. The FSS Program also provides an opportunity to create an escrow account that matches the subsidy. This program now serves 1,200 families, of which 500 (41%) are now employed and 554 (46%) have an escrow account averaging \$4,024 per participant. The program is anticipated to grow to 1,350 families in 2002.

SERVICE CONNECTORS

The CHA currently has a pilot service connector program operating in the South Shore Community and South suburbs. The pilot program has assisted HCV Section 8 families by referring them to the appropriate service agency in their new community, holding community meetings and assisting residents with landlord/resident issues. A total of 131 community meetings were held and 665 families were referred to service agencies.

In 2002, as part of the new Section 8 contract, the CHA will expand the service connector program to service CHA relocatees that chose a housing choice voucher as their temporary or permanent move. The Section 8 program will mirror the cluster format that CDHS has implemented in the family service connector program. The Section 8 program will incorporate a mixture of functions from the pilot program and the family service connector program and will explore expanding the program City-wide.

INSPECTIONS

For the contract year 2000-2001, a total of 78,493 inspections were conducted, of which 2% were quality control inspections. For 2002, 83,000 inspections are planned. In FY2002, the number of quality control inspections will be increased to 5% of the total inspections conducted.

To increase the timeliness of inspections, additional staff was hired and trained to perform annual, random and general HQS inspections. In addition, a new tracking software program was installed. As a result of these management improvements, the number of annual inspections completed on time is projected to increase to 95% in 2002.

ACCESSIBILITY

Effective June 1, 2001, the Administrator contracted with Access Living to provide counseling to assist persons with disabilities in finding affordable and accessible units with a Housing Choice Voucher. The contract requires Access Living to:

- Provide technical assistance or staff training to CHAC, CHA, and other agencies contracted by CHAC or CHA;
- Share information with CHAC when housing options are identified in accessible or appropriate communities or neighborhoods and explain the Housing Choice Voucher Program to property owners;
- Develop criteria for the funding of unit modifications;
- Develop and implement a program to market the availability of the modification fund to residents and landlords; and
- Administer the modification fund in accordance with approved criteria and procedures.

CHAC has contracted to provide transportation services to HCV applicants and participants who are mobility impaired, to help assist them with their housing search. Services include:

- Bi-lingual drivers, as necessary;
- Pick-up at clients' homes and transportation to view units. Drivers will wait while clients view units and return them to the initial address; and
- 24 response to a request.

ACCESS IMPROVEMENT FUND

CHAC contracted with Access Living to administer a fund for unit modifications in order to create accessible living situations for HCV participants with disabilities. The fund will provide up to \$5,000 for home modifications. All households with a HCV in which a member of the household is disabled are eligible.

HOUSING CHOICE VOUCHER HOMEOWNERSHIP PROGRAM

In 2001, CHA developed a Section 8 Homeownership Program. CHA allocated 200 vouchers for this program. A budget is being prepared and implementation of the program will begin by the end of 2001. This program allows the use of Section 8 subsidy for home mortgage payments. The Agency will hire and train staff; enter into agreements with lending institutions and other partners; execute contracts with counseling agencies; and develop a market outreach plan. To be eligible for this program an applicant must have had an annual income of at least \$10,500 for the past two years, have participated in the Family Self-Sufficiency (FSS) Program, and attended pre-purchase counseling. The program also provides for post-purchase counseling.

LATINO CONSENT DECREE

Pursuant to the Latino Consent Decree, continued efforts will be made to:

- Monitor CHAC's compliance with the Consent Decree;
- Increase the number of Spanish-speaking landlords;
- Continue funding the Latino site offices in 2002; and
- Increase Spanish speaking mobility counselors.

LEAD POISONING PREVENTION

The Agency has created a Task Force to develop strategies to increase the percentage of lead safe housing in the Section 8 Program. The Section 8 Administrator has trained staff on the new HQS procedures, which comply with HUD PIN 2000-49. These procedures call for risk assessment and lead paint clearance exams for each unit under consideration for leasing in the Section 8 program. Landlords are reimbursed for these expenses. Both the Section 8 Administrator and Owner of the property are required to conduct a visual assessment at the initial and annual HQS inspection.

LANDLORD/TENANT MEDIATION PROGRAM

In 2002, the Agency will launch a Landlord/Tenant mediation program. This program will provide services to participants of the Section 8 Program that are involved in a dispute. The objective of the mediation program is to enable the participating family to remain in the unit, avoid eviction proceedings and, at lease termination, secure the return of their security deposit.

SECTION VII: LAW ENFORCEMENT

This Section of the Plan discusses the area of law enforcement for 2002.

Since the Chicago Police Department (CPD) assumed responsibility for law enforcement of the CHA's property inventory in late 1999, the number of crimes committed has been reduced, while the number of arrests relating to crime has increased. The crime rate at CHA is down 18%, compared to a 10% reduction City-wide. In 2002, CHA will continue to provide financial resources in upwards of \$12 million to provide services above and beyond what CPD provides to non-CHA neighborhoods. Additionally, the City continues to receive additional funds from a U.S. Department of Justice grant to supplement existing police/security resources dedicated to public housing.

The drop in crime in public housing can be attributed to many factors, but the most significant factor is the growing momentum of community policing and a more proactive, strategic approach taken by police to patrol public housing. Additional community services which were provided in 2001 and will continue in 2002 include:

Vertical Patrols

Police conduct "vertical patrols" in CHA high-rises. Vertical patrols consist of police walking down all hallways and stairs of a building, beginning at the top floor. The goals of the patrols is to stop crime before it occurs, rather than reacting to crime in the traditional sense of responding to 911 emergency calls for services.

Senior Citizens Team

Chicago Police Public Housing Senior Enforcement teams respond to calls in each of the 58 senior buildings. The program continues to offer protection to seniors from the 1st to the 4th of each month. This occurs during the time of the month when seniors receive money from the government as well as other sources. Also the Chicago Police Department improved the "Cops Stop" program to ensure an increased presence in the CHA senior buildings throughout Chicago.

Drug Enforcement

Efforts were made to concentrate on enforcement strategies in developments where drug problems continue to exist and to focus on the narcotics trade that comprise a large portion of arrests. As a result, several programs were designed to reduce drug trafficking.

Operation Clean

Operation Clean is a massive clean-up effort designed to stamp out conditions that breed crime in neighborhoods. Under this effort, City agencies come together to help clean up a targeted neighborhood with graffiti blasters, fix traffic lights and street lights, trim trees to improve visibility, remove unwanted litter and tow abandoned vehicles. The CPD participated in several "Operation Clean" city service blitzes. As part of the reclamation and mobilization components of CHA's strategic plan, the CPD in a coordinated effort with other city agencies, hosted early morning roll calls as a precursor to the city service blitz. This show of solidarity between city agencies and the resident community builds relationships that will allow for the growth of the community policing initiative in public housing.

Domestic Violence Initiative

The CPD developed a four-phased initiative to identify and assist victims of domestic violence. The first phase of this initiative involves the gathering of data through the creation of a database which will identify public housing residents who have become the victims of domestic violence on multiple occasions. Phase two involves a series of forums designed to provide information to residents regarding the services available to help victims and their families. Phase three involves the training of police officers. Phase four of this initiative gives police officers the ability to contact victims and to provide them with additional services. As of late July 2001 the CPD has initiated three phases of this initiative.

Presentation of Community Activities

In order to improve relationships between the Police Department and residents, the CPD hosted several community programs. One such program was the public housing dance troupe. The troupe was started in March of 2001 and is comprised of over 20 dancers, all CHA residents. The dance troupe has been featured on several local broadcasting stations and appeared in the annual Bud Billiken Day parade. Another new initiative included hosting bingo games at senior buildings to increase positive interactions with the senior population.

Community Alternative Policing (CAPS)

The CPD implemented the Community Alternative Policing (CAPS) "Taking Back Our Neighborhoods, Block by Block", model for policing the CHA. The CAPS model requires that police partnership with CHA residents, the Local Advisory Council, elected officials, as well as other City agencies. The most significant factor in the drop in crime in CHA developments is attributed to the level of involvement. Under the CAPS program, residents have assumed their rightful position as stakeholders in the safety of public housing. Moreover, CPD recognizes the unique challenges they face in housing developments. The CAPS model has been refined to address the unique needs faced by communities in which public housing developments are created. In 2002, the CPD will continue to expand the CAPS program by recruiting new residents.

One-Strike

The "One Strike You're Out" policy is a key component to crime reduction for the CHA. The CHA staff, residents, private managers, and the CPD have addressed community groups about the policy and process involving One Strike cases. In order to maximize the likelihood of favorable judgments, CPD works to ensure that arrest information is accurate and Chicago Police Officers are available to appear and testify in eviction court proceedings. The average number of Chicago Police case reports reviewed by the One-Strike Coordinators each month is 1,400. The monthly average of One-Strike eligible cases submitted for court review is 95.

Table 3
Arrest at CHA Properties
January - June 2001

	Jan	Feb	Mar	Apr	May	Jun	Total
ABLA	253	162	170	111	118	70	884
ALTGELD	65	59	73	84	83	52	416
ARCHER			1		1	1	3
BRIDGEPORT	2	1	3	6	5	2	19
CABRINI	193	197	245	189	205	178	1,207
DEARBORN	159	61	98	82	81	134	615
HARRISON	12	5	3	6	10	9	45
HILLIARD	7	5	8	18	13	5	56
HORNER	22	11	13	16	11	19	92
ICKES	153	58	115	85	60	65	536
LAKEFRONT	3	2	2	3	1	4	15
LATHROP	81	72	42	39	57	67	358
LAWNDALE	7	1	3	3	4	1	19
LECLAIRE	11	17	15	25	17	21	106
LOOMIS	9	6	6	9	4	6	40
LOWDEN	18	6	7	5	13	13	62
OGDEN	130	138	102	137	95	44	646
OTHER	361	249	279	222	196	213	1,520
PRAIRIE COURTS	5	2	1		1	1	10
ROCKWELL	20	25	37	40	59	71	252
SCATTERED SITE	37	44	93	85	40	54	353
SENIOR	39	27	36	30	27	30	189
STATEWAY	213	179	246	216	207	109	1,170
TAYLOR	241	197	210	166	178	216	1,208
TRUMBULL	8	7	6	11	5	13	50
WASHINGTON PARK	30	62	38	26	59	47	262
WELLS	84	63	72	81	72	63	435
WENTWORTH	8	1	23	5	6	15	58
	2,171	1,657	1,947	1,700	1,628	1,523	10,626

NOTE: Arrests at CHA Locations include all arrests where address of arrest is in the CHA address table (provided by CHA) AND addresses where Location Code = 121, 122, or 123 but address does not match CHA address file.

NOTE: "OTHER" includes all arrests where the "address of arrest" was not an exact match to the CHA address file and therefore could not be extracted into a specific development group, although the offense took place on CHA property.

SECTION VIII: SECTION 3 AND MBE/WBE/DBE

Initiatives identified in the Plan provide major opportunities to small and disadvantaged businesses and promote employment opportunities (in construction, management, and professional services) for residents and other low income individuals. The CHA is committed to providing that opportunity through carefully targeted Section 3 and Minority and Women-Owned Business Enterprise (MBE/WBE) programs. As described in the CHA's MTW Agreement, "the CHA will set goals of 50% for MBE/WBE and Section 3 businesses participating in construction contracts, to the fullest extent permitted by law and will establish a program to encourage local hiring..."

SECTION 3

In FY 2001, the Section 3 Policy was revised. It prioritizes the hiring and retention of CHA residents by establishing preference tiers that designate how a contractor may comply with Section 3 requirements. The CHA will achieve its Section 3 goals via the following means:

Hiring

- At least 30% of the aggregate number of full-time new hires must be Section 3 residents, with a preference for hiring residents at the property where the work is being performed.

Contracts

Contractors may demonstrate Section 3 compliance by committing to award to Section 3 business concerns:

- At least 10% of the total dollar amount of all Section 3 covered contracts for building trades work for maintenance, repair, modernization, or development of Public housing, or for building trades work arising in connection with housing rehabilitation, housing construction and other public construction.
- At least 3% of the total dollar amount of all other Section 3 covered contracts.

The CHA's preference is to contract directly with a Section 3 business or contract with vendors that subcontract to a Section 3 business. In either case, CHA's preference is further defined as prioritizing businesses that employ CHA residents from the property where the work is being performed.

Other Economic Opportunities

Contractors may demonstrate Section 3 compliance by providing other economic opportunities to train and employ Section 3 residents or contributing to a fund that provides other economic opportunities. CHA has established the following minimum threshold requirements for contribution to the fund that provides other economic opportunities:

- For trade, construction and rehabilitation work, the "value" of the other economic opportunity must equal or exceed 5% of the total contract amount plus any modifications;
- For other types of contracts, including service contracts, the "value" of the other economic opportunity must equal or exceed 1.5% of the total contract amount plus any modifications.

CHA procurement personnel are now required to include Section 3 goals and procedures in all applicable procurements. Contract Compliance Personnel are required to address and explain Section 3 goals to contractors at pre-bid, pre-proposals, pre-award, and pre-construction conferences and to review and approve the contractor's Section 3 Utilization Plan prior to contract award.

The Section 3 Guidelines Booklet, providing examples for implementation of the new Policy, will be issued in November of 2001.

MBE/WBE

To help achieve the overall goals listed in the MTW Agreement for MBE/WBE and Section 3 businesses, the Agency's goals for MBE/WBE currently are as follows:

Construction Contracts

- 25% of the contract amount for contracts under \$200,000
- 30% for contracts between \$200,001 and \$500,000
- 35% for contracts between \$500,001 and \$1,000,000
- 40% for contracts in excess of \$1,000,000

Services, Materials, and Supplies

- 20% of the contract amount for contracts \$25,000 & over.

MBE/WBE and Section 3 participation in contracts awarded during FY 2001 is outlined in Tables 4 respectively. The CHA met or exceeded its MBE/WBE goals in every category. As a result of exceeding its goals, the CHA anticipates spending \$33 million more with MBE/WBE firms than originally projected.

Table 4
MBE/WBE Participation 1/1/01-9/30/01

CHA Contracts Awarded MBE/WBE Applicable 01/01/01 to 09/30/01	FY 2001 Awards	Minority Participation					
		Goal (Percent)	Goal (Dollars)	Committed (Percent)	Committed (Dollars)	Positive Variance (Percent)	Positive Variance (Dollars)
Contracts under \$25,000	\$233,898	0%	\$0	14%	\$32,746	14%	\$32,746
Contracts \$25,000 to \$200,000	\$2,278,118	25%	\$569,530	52%	\$1,184,621	27%	\$615,092
Contracts \$200,001 to \$500,000	\$7,822,130	30%	\$2,346,639	53%	\$4,145,729	23%	\$1,799,090
Contracts \$500,001 to \$1,000,000	\$7,206,848	35%	\$2,522,397	47%	\$3,387,219	12%	\$864,822
Contracts over \$1,000,000	\$63,896,363	40%	\$25,558,545	45%	\$28,753,363	5%	\$3,194,818
Services, Material, and Supplies	\$170,760,070	20%	\$34,152,014	37%	\$63,181,226	17%	\$29,029,212
Total All Contracts **	\$252,197,427		\$65,149,125		\$100,026,095		\$35,535,780

Due to the similarity of MBE/WBE policies among government agencies, Chicago Housing Authority MBE/WBE goals are not imposed on Intergovernmental Agreements. Total \$23,948,315 (01/01/01-08/31/01).

CHA Section 3 Participation 8/1/01 - 9/30/01

	FY 2001 Total
New Hires	
Residents	157
Other Section 3	6
Total	163
Section 3 Businesses	
Number of Contracts/Subcontracts	98
Total	\$1,728,645.00

PROGRAM ENHANCEMENTS

Outreach to Minority and Section 3 Vendors/Contractors

In 2002, the Agency will continue the expansion of its outreach efforts in the following areas:

- **Tracking:** In late 2001, the Agency will hire a Business Development Manager to monitor and track all Section 3 activity and “Other Economic Opportunities”. The manager will also perform and administer all Section 3 and Resident Owned Business Certifications.
- **Outreach:** The Agency will continue to seek new opportunities to attend vendor fairs while partnering with sister agencies. During 2001, CHA participated in several conferences.
- **Education:** The Agency has and will continue to host Construction Contract Workshops throughout the year as an opportunity for interested vendors to become familiar with the Authority’s process for procuring this type of service.

Monitoring, Tracking and Reporting

- By the 4th quarter of 2001, the Agency will implement a database that will automate the monitoring, tracking and reporting of statistics related to all contracts and purchase orders.
- A Section 3 & MBE/WBE compliance tracking database was designed in 2001 and is currently being utilized.

SECTION IX: AGENCY FUNDING

Total sources and uses for the Agency in FY 2002 are estimated at \$999.4 million, respectively. Below are narrative explanations for each line item:

REVENUE

- *Rental Income/Public Housing.* This figure is based on average rent schedule for the properties.
- *Rental Income/City State.* This figure is based on average rent schedule for the properties.
- *Other Income.* Includes tenant charges, rooftop rentals, as well as other funding sources. Figures for tenant charges are based on current year collections projected through year-end.
- *Investment Income.* Projected based on CHA's average monthly cash balance at an average one year Treasury bill rate.
- *Drug Elimination.* Assumes \$9.2 million in new funds and approximately \$1 million in carryover funds from FY2001.
- *City-State Operating Subsidy.* Based on contract amounts for Housing Assistance multiplied by current occupancy levels.
- *City-State DCCA Grant.* Budgeted at \$6.0 million in FY2002 for the rehabilitation of three (3) properties in the portfolio.
- *Other Grants- Non-Capital.* Includes Department of Labor, Victim Assistance, Earnfare, RTA Job Access, Resident Opportunity Self Sufficiency Grant and Community Nutrition, Youth build, Summer food, and MacArthur Grant.
- *Other Grants- Capital.* Includes Redevelopment Grants and a FY1995 Major Rehabilitation of Obsolete Public (MROP) Housing Grant.
- *Federal Operating Subsidy.* Formula based calculation in accordance with MTW Agreement. The Agency currently has 30,487 active units. The subsidy calculation is adjusted for 2,368 demolished units for FY2000, and assumes 2,135 units and 2,693 units are demolished in FY2001 and FY2002, respectively. Agency deprogrammed units would be equal to 53 at yearend FY2002 from a basis of 6,861 in the base year plan.
- *Hope VI Carryover.* Approximately \$59.6 million of carryover funds, which will be used for demolition, relocation, and community and supportive services in FY2002.
- *Capital Fund Carryover.* Carryover of FY1999 (\$7.0M) Comprehensive Grant funds.
- *Bond Proceeds.* The Agency expects to issue approximately \$300 million Capital Program Revenue Bonds in FY2001. Proceeds of the Bonds will be used to accelerate the Agency's Senior and Scattered Sites Rehabilitation Plan.

- *Capital Fund Program.* Based on an FY2001 award of \$135 million plus \$8.8 million of Replacement Housing Factor funding.
- *Section 8 Grant.* Estimated based upon 28,115 units included in the MTW Agreement, 3,070 units included in the Voucher Program, 2,235 units included the Section 8 11(b) Program and 1,774 included in the Mod Rehab Program.

EXPENSES

Operating

- *Administrative.* Includes staff for all central office support functions, related fringe and sundry.
- *Utilities.* Includes \$43 million for public housing and \$1.4 million for City-State Properties.
- *Property Management.* Includes \$7.9 million in Administrative Expenses for Operations and Asset Management; \$5.4 million for City/State Property Expenses; and \$121.5 million in Public Housing Property Expenses. Public Housing Property expenses allocated based on \$296 PUM for senior buildings and \$316 PUM for family buildings, except that deprogrammed units and units in closed buildings will receive \$175 PUM and \$25 PUM, respectively.
- *Resident Services.* Includes services funded with agency resources, e.g., Service Connectors, CAC support, Family Investment Center, Tenant Patrols. In addition, services funded from grants other than public housing, (e.g., Child Care, Summer Meals. etc/) are also included.
- *Safety & Security.* Includes amount provided to City of Chicago Police for targeted patrols as well as security expense for administrative facilities. Excludes amounts spent on contract guards at senior and family properties, which are included under Property Management. Does not include Department of Justice COPS Grant, which is awarded directly to the City.

Section 8 Housing

- *Contract Management Fees.* Fees to private contractor to administer Section 8 program.
- *Contract Monitoring.* Includes salary, fringe, and sundry for contract monitoring staff.
- *Relocation and Mobility Counseling.* Represents Hope VI and Section 8 funding for relocation and mobility counseling.
- *Housing Assistance Payments.* Estimated based on 26,507 Moving To Work (MTW) units, 3,070 vouchers, 1,774 vouchers in the Mod-Rehab Program and 2,235 11(b) units under lease.

Capital Expenses

- *Technical Staff.* Salary, fringe, and sundry for Capital Construction, Development Management and Administrative staff.
- *Architectural & Engineering.* Fees for Architectural, Engineering, and Construction Management services associated with Agency Capital Plan.
- *Building Improvements.* Reflects rehabilitation and redevelopment activities related to the Plan for Transformation.
- *Interest Expense.* Estimated interest expense due on Capital Program Revenue Bonds which are expected to be issued in the 4th quarter FY2001.

Operating Reserves

Includes reserves for General Fund, City/State, and Other Grants in the amount of \$20.5 and \$2.7, and \$1.5 million respectively. It is anticipated that reserves are adequate to cover unexpected uses in FY2002.

**ALL FUNDS BUDGET
FY2002**

	FY2001 Revised Budget	FY2002 Proposed Budget
SOURCES		
Rental Income/Public Housing	\$ 35,967,000	\$ 35,616,000
Rental Income/City State	1,250,000	1,093,000
Other Income	410,000	4,957,000
Investment Income	<u>1,072,000</u>	<u>700,000</u>
Total Receipts	38,699,000	42,366,000
Drug Elimination FY1999	4,167,000	-
Drug Elimination FY2000	8,924,000	946,000
Drug Elimination FY2001	-	9,152,000
City-State Subsidies	6,215,000	5,683,000
City-State Grant- DCCA	8,000,000	5,988,000
Other Grants- non-capital	12,943,000	10,374,000
Other Grants- capital	-	29,095,000
Federal Operating Subsidies	178,733,000	178,371,000
Hope VI /Carryover	37,337,000	59,618,000
Capital Grant Carryover	47,676,000	6,989,000
Bond Proceeds	-	235,116,000
Capital Fund Program	<u>146,241,000</u>	<u>143,912,000</u>
Sub-total Grants and Subsidies	450,236,000	685,244,000
Section 8 Grant	240,942,000	271,765,000
Total Sources	<u><u>729,877,000</u></u>	<u><u>999,375,000</u></u>

**ALL FUNDS BUDGET
FY2002**

	FY2001 Revised Budget	FY2002 Proposed Budget
USES		
Administrative Expenses	41,383,000	41,938,000
Utilities	44,889,000	44,400,000
Property Management	133,976,000	134,770,000
Resident Services	29,300,000	32,419,000
Safety & Security	<u>12,252,000</u>	<u>12,661,000</u>
Total Operating Expenses	261,800,000	266,188,000
Contract Management Fees	18,334,000	19,121,000
Contract Monitoring	1,619,000	1,822,000
Relocation & Mobility Counseling	12,850,000	18,471,000
Housing Assistance Payments	<u>208,140,000</u>	<u>233,413,000</u>
Total Section 8 Housing	240,943,000	272,827,000
Technical Staff	11,309,000	8,903,000
Architectural & Engineering Fees	11,835,000	27,964,000
Building Improvements	197,307,000	405,492,000
Interest Expense	<u>-</u>	<u>15,000,000</u>
Total Capital	220,451,000	457,359,000
Total Uses	<u>\$ 723,194,000</u>	<u>\$ 996,374,000</u>
Surplus/-Deficit	\$ 6,684,000	\$ 3,000,000
Beginning Operating Reserve	15,073,000	21,757,000
Ending Operating Reserve	\$ 21,757,000	\$ 24,757,000

FUNDING INITIATIVE

In FY2001, the CHA plans to issue approximately \$300 million Capital Program Revenue Bonds (the "Bonds"). The Bonds will be the first tax-exempt securities secured solely by Capital Fund Grants from HUD. CHA and its team of advisors, underwriters and counsel worked closely with HUD and the rating agencies (Standard & Poor's, Moody's and Fitch) to develop a security structure that is eligible to receive a high investment grade rating. The Agency submitted a formal request for approval of the bond structure to HUD in June 2001. At the time that this Plan went to print, the Agency had received verbal approval for the bond issue from the Secretary of HUD. The Agency is awaiting final written approval.

While the Authority expects the majority of proceeds to fund senior and scattered site rehabilitation, all HUD-approved work on all Authority-owned properties will be eligible uses of funds. Capital Funds not required for debt service will continue to be used to fund other components of the capital program associated with the Plan.

USE OF BOND PROCEEDS

Proceeds of the Bonds will be used to accelerate the completion of the Authority's senior and scattered site rehabilitation plan. CHA will pay costs of issuance, fund a Debt Service Reserve, fund capitalized interest and deposit the remainder of the proceeds (approximately \$250MM) in a Project Fund. Draws from the Project Fund will be used to finance the comprehensive rehabilitation of 9,480 senior and 2,776 scattered site units over a 24-month period. Project Fund draws will be restricted to eligible uses under the Capital Fund Program.

The Authority's FY2002 budget assumes that CHA's Capital Fund grant does not become available until late in the 4th Quarter of the fiscal year. Only prior year Capital Fund grants are reflected in the budget, even though CHA may gain access to current year grants in time to meet capital expense obligations for the year. Bond proceeds are assumed to be used to fund the timing difference between capital expenses and the receipt of the current year Capital Fund grant. This is a conservative assumption driven by historical experience.

Below we have provided a breakdown of how bond proceeds will be used to fund the Senior and Scattered Site Capital Plan in Year 3:

YEAR 3 (FY2002)

Senior and Scattered Site Capital Plan

(\$ in millions)

Project Fund Draws	\$	234.6
Capital Fund Program		<u>31.4</u>
Total Sources	\$	<u>266.0</u>
Senior Housing Rehabilitation Costs	\$	186.6
Scattered Site Rehabilitation Costs		34.9
Contingency		15.3
Architectural & Engineering		20.4
Construction Management		<u>8.8</u>
Total Uses	\$	<u>266.0</u>

A detailed breakdown of Estimated Capital Expenditures (By Development) is attached as **Appendix 3**.

SECTION X: MANAGEMENT IMPROVEMENTS

This Section of the Plan describes various Agency-wide management improvements in 2002, that will be instituted to support the Plan's implementation.

Human Resource Development

- Recruit and retain of skilled personnel continues to be a high priority.
- Develop a comprehensive authority-wide training program to support professional development goals and improve employee retention.
- Improve skills training and employment placement of Section 3 Resident hires, including the creation of an automated database of lease compliant residents for Section 3 employment opportunities for our contractors.
- Develop an employee recognition program to acknowledge the contributions and achievements of employees and to encourage inclusive, collaborative partnerships with employees that will support the ongoing challenges of the Plan.
- Reduce rising healthcare costs, decrease absenteeism, and increase productivity.
- Introduce a quarterly "wellness week" program. This program is designed to focus on preventative maintenance and the use of alternative medicines, which is supported by our current healthcare vendor, CIGNA.

Administrative

- Reduce fleet by 88%, from 337 to 40.
- Obtain services for the disposition of all items in all three CHA warehouses in 2002.

Accessibility

- Procure services to conduct an accessibility evaluation.
- Create a transition plan to ensure equal access for people with disabilities to all activities and programs supported by the CHA.
- Identify existing barriers to both buildings and program delivery for persons with disabilities and will provide comprehensive recommendations for barrier removal.

Financial Management

In order to continue to improve fiscal accountability, the Agency will:

- Develop a cash management policy and procedure manual.
- Develop a utility cost tracking system.
- Enhance project based accounting and budgeting systems.
- Evaluate and select financial software programs for accounting, budgeting and payroll.
- Complete selected operational audits of private managers.
- Implement a strategic plan for Risk Management.
- Improve cash management practices for private management contracts, including sweep accounts.

Information Technology Services

In order to track and document the changes associated with the Plan, the Agency continues to invest in technology improvements. In 2002, the Agency will:

- **Develop an IT Strategic Plan which includes:**
 - Implementing Technology standards and policies.
 - An Information Technology Plan for user departments which includes a current state assessment, recommendations for automation, suggested prioritization, phasing and budget estimates.
 - A strategy for a Geographic Information System implementation.
- **Improve the quality and capacity of the CHA network to provide greater services to end users by:**
 - Upgrading the current network hardware to allow for broader band width to end-users.
 - Monitoring and testing the network's performance using network software tools.
 - Developing and implementing a Server Consolidation Plan to allow for the strategic deployment of servers based on region.
- **Provide support for the technology requests of CHA end users including: application help-desk, training and break-fix.**
 - Implement a work order and service order tracking system.
 - Create a Level of Service response for the Help Desk based on the nature and scope of the end-user's call.
 - Monitoring and tracking technology training for end users.
 - Create an Agency VIP list based on criticality of need for access to systems.
- **Develop a Business Continuity and Disaster Recovery Plan.**
 - Document a plan for the continuity of business services in the event of application failure.
 - Develop a Disaster Recovery Plan for off site storage of vital CHA data.
 - Develop standard procedures for server and desktop back-up and restoration of data.
- **Develop Data Security Plan.**
 - Develop a comprehensive data security plan at all levels of data access.
- **Improve the CHA's telecommunications infrastructure and service delivery through:**
 - Entering into an Interagency Agreement to replace telecommunication lines and related equipment with City of Chicago's telecommunication network.
 - Securing telecommunication industry consulting services.
 - Conducting an inventory and assessment of current telecommunication devices and end-user needs.
 - Preparing a study for inbound and outbound desktop faxing.
- **Provide support to current applications for CHA business processes.**
 - CCS system. Transferring all systems from CCS to the Central Data Warehouse.
 - AMS Human Resource System.

- Develop standard and ad hoc reports.
- Provide system modifications when required.
- **Provide systems to report capital construction related activities.**
 - Complete implementation and customization of Prolog Manager® and Prolog Website® at designated departments.
 - Develop an internal education plan and deliver application training for Prolog end-users.
 - Maintain, support and modify the architectural and engineering software for use by Capital Construction.
- **Create and implement information systems to bridge the gap until long term integrated solutions are developed.**
 - Develop a searchable database on the CHA web site to disclose contract award information.
 - Develop database to maintain and report contract compliance and utilization data.
 - Develop a Human Resources database to track Section 3 hiring and other information regarding resident skills for vendor/contractor referral purposes.
 - Develop a Purchase Order tracking system.
 - Develop a database to support CHA Budget Preparation.
- **Provide professional project management for application and systems implementation.**
 - Define project phases and phase initiatives based on application and systems implementation.
 - Develop templates for phase deliverables and acceptance criteria.
 - Define process for project governance: sponsorship, communications, risk management, schedule management.
- **Continue the Development and implementation of a Tenant Relocation Tracking System.**
 - Develop a web based resident lease and housing choice information system.
 - Populate the new system with validated data based on information from the current Creative Computer Solutions (CCS).
 - Provide end user training for the new system.
- **Establish data sharing with the City of Chicago's human and public service delivery systems.**
 - Establish a network interface to the Illinois Century Network.
 - Develop a system to log and track CHA related issues with the City of Chicago's 311 Non Emergency System.
 - Provide data sharing with the City of Chicago's Departments of Human Services, Aging and the Mayor's Office of Workforce Development regarding resident service referrals and service delivery.
 - Provide information sharing with the Department of Administrative Hearings on claims of building code violations.
- **Effectively use the Internet and Intranet to disseminate information about and pertaining to the Chicago Housing Authority and the Plan for Transformation.**
 - Create a Strategic Web Development Plan to assess the overall needs of the organization and effectively plan the enhancement and creation of the CHA's internet and intranet sites.
 - Develop business applications for use on the intranet to allow for a maximized sharing of information while providing data security based on user responsibilities.
 - Provide timely updates on the Plan for Transformation on the Internet site.

Procurement Management

- Implement a re-engineered procurement process.
- Train agency-staff on technical procurement instruction and team-building.
- Implement a newly designed Board Approval Process.
- Improve planning and decision-making on the part of executive staff prior to final review by the Board.
- Implement new technology tools to improve vendor management; in house vendor access to bid information; ensure full disclosure regarding CHA contracting activity; improve procurement and compliance tracking and reporting; and expedite the processing of supply orders via a web-based system.
- Contract for the development of a long-term procurement management solution and begin integration and testing of that system.

LIST OF APPENDICES:

- Appendix 1: Moving To Work (MTW) Program
 - A: Background
 - B: Waivers and Requests
 - C: MTW Crosswalk
- Appendix 2: Public Comment Grid
- Appendix 3: Capital Plan Property Specific Status Reports
- Appendix 4: Local Leased Housing Program Proposal
- Appendix 5: A: Detail Listing of Potential Street Disposition Activity for FY2002
B: Detail Listing of Potential Property Disposition Activity for FY 2002
- Appendix 6: Conversion Plan Update
- Appendix 7: Building Closure & Relocation 2001 and 2002
- Appendix 8: Detail Listing of All Buildings to be Demolished, FY 2001-2004
- Appendix 9: Senior Designated Plan Update
- Appendix 10: Demographic Information & Deconcentration Analysis
- Appendix 11: Estimated Capital Expenditures (By Development)
- Appendix 12: Public Housing Drug Elimination Program (PHDEP) Plan
- Appendix 13: MTW Certifications

APPENDIX 1A:

MTW Program: Background

BACKGROUND AND REQUIREMENTS

The Chicago Housing Authority (CHA) is one of twenty four public housing agencies (PHA's) nationwide currently participating in the Department of Housing and Urban Development's (HUD) Moving to Work Demonstration Deregulation Program (MTW). MTW was approved by Congress in Section 204(a) of the Omnibus Consolidated Receptions and Appropriations Act of 1996 (Public Law 104-134).

The stated purpose of the MTW is to allow participating PHAs the "opportunity to design and test innovative housing and self-sufficiency strategies for low-income families" by giving PHAs "expansive new authority to use HUD assistance flexibly and to design demonstration programs outside the restrictions of the United States Housing Act of 1937..." HUD's goal for the demonstration is threefold:

- To reduce cost and achieve greater cost effectiveness in Federal expenditures;
- To give incentives to families with children where the head of the household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs to assist people to obtain employment and become economically self-sufficient; and
- To increase housing choices for low-income families.

ANNUAL PLAN AND ANNUAL REPORT

As part of the MTW and the MTW Demonstration Agreement, each year the CHA will develop an Annual MTW Plan to describe the MTW activities planned for the fiscal year. The CHA's fiscal year begins on January 1, 2001 and ends December 31, 2001. A public hearing is required before the Board of Commissioners may adopt the Plan and submit it to HUD. The Plan is required to be submitted to HUD for its review no later than 60 days prior to the start of CHA's fiscal year. The Plan-Year 4 (CHA's MTW 2003 Annual Plan) will be submitted to HUD no later than November 2, 2002.

The CHA is also required to provide an Annual Report that summarizes the activities of the fiscal year, and discusses its efforts in relation to the goals and policies set forth in the Annual Plan. The Annual MTW Report takes the place of all other conventional HUD performance measures, and is submitted to HUD within 60 days of the completion of the CHA's fiscal year. The Annual Report for 2001 (Year 2) is due to HUD no later than March 1, 2002.

APPENDIX 1B:

MTW PROGRAM: WAIVERS AND REQUESTS

WAIVERS AND REQUESTS FOR MIXED FINANCE PUBLIC HOUSING TRANSACTIONS

1) **Waiver to allow utilization of resident vouchers in the event of future shortfalls in operating subsidy.**

Rationale: Mitigating the risk of a future shortfall in operating subsidy appropriations is a major factor in the underwriting and costs of mixed finance public housing transactions. Mixed finance laws and regulations allow project owners to raise rents in the event the housing authority cannot make its operating subsidy payments to the project. In that case, investors assume that very low income public housing residents occupying units at the time may be displaced. In order to provide enough time for an orderly transition of those residents to other situations, investors typically require that a reserve be set aside from project funds equal to the amount of monthly operating subsidy payments for up to 3 years.

Such reserve requirements can take hundreds of thousands (millions for large transactions) away from the total funds available for construction, adding to the overall gap that must be funded from public housing and other subsidy sources. This significantly increases the cost of mixed finance public housing program, decreasing the effects of private leverage and reducing the overall number of public and affordable housing units that can be created under the program.

CHA's goal is to provide an alternative means of replacing operating funds committed under the mixed finance transaction documents with voucher payments, without affecting the level of the resident's contribution to rent and utilities, and thus avoiding displacement of very low income families.

Request: In order to mitigate the risk of future loss of annual operating subsidy appropriations, while avoiding displacement of very low income families, CHA requests a waiver of the Section 8 tenant based voucher rule. This waiver would be effective for the term of contracts for operating subsidy signed with project owners (generally 40 years).

In the event that the operating subsidy is not appropriated at a level that allows CHA to both operate the properties it owns in a safe, decent and sanitary condition and provide subsidy to the owners of mixed finance units at the contracted levels, CHA requests the ability to:

- a) Provide the residents of mixed finance public housing units with tenant based Section 8 vouchers to subsidize their rent at affordable levels (CHA has already established a preference to accommodate this in its Section 8 Administrative Plan); and
- b) Allow the residents to use their vouchers in the mixed finance public housing units. We propose that the payment standard of the voucher for the public housing unit be set at the amount equal to the monthly operating subsidy contracted with the owner plus the amounts of resident contributions and any operating funds committed for common area or centrally metered utilities or other uses, as contracted with the owner under the mixed finance transaction. Residents with vouchers would receive utility allowances for utility accounts in their name by the normal means under the Section 8 program.

This waiver would remove public housing units from the list of ineligible units under the Section 8 regulations at 24 CFR Part 982.352, for the term of any regulatory & operating agreement, master lease or any other agreement or contract that provides for the provision of operating subsidy to mixed finance public housing units. The term of such agreements will generally extend past the term of the MTW Agreement. CHA requests that this waiver be extended in the case of each agreement for the term of such agreement.

Additional information on proposal: Residents would also be allowed to use their tenant-based vouchers to rent units in other developments, under the regular rules and payment standards of the tenant based voucher program in Chicago. If the resident of a mixed finance public housing unit chooses to move using a voucher, the owner of the mixed finance public housing unit would rent it to another voucher holder under the same terms as above. If no other voucher holders are interested or available, the owner could rent to another family whose adjusted gross income is sufficient to pay utility accounts in their name plus the amount of operating subsidy, tenant contributions and any common area or centrally metered utilities that are contracted with the owner under the mixed finance transaction.

If the initial resident chooses to move, families with or without vouchers would be drawn first from CHA's pool of right of return families, second from CHA's waiting list, and finally from public housing eligible families from the project's site-based waiting list. Where consent decrees or other mandates are in effect, eligible residents with sufficient income under those agreements would have priority pursuant to those agreements.

2) Clarification and request to utilize operating funds for debt service and replacement reserves in mixed finance transactions.

Rationale: In mixed finance transactions only, CHA requests clarification of its ability to use operating funds for debt service. The 1937 Housing Act provides that debt service is an eligible use of operating funds under 42 USC 1437g(e). Being able to provide operating subsidy to cover debt service in mixed finance projects would provide CHA with significant flexibility in combinations of funding types it uses to implement of its capital program.

Request: CHA requests the ability to provide operating funds for such uses for the term of contracts with project owners (generally 40 years), which exceed the term of the MTW Agreement. Since HUD reviews each mixed finance transaction individually, it would have the opportunity with those reviews to assess the appropriateness of overall capital and operating fund levels committed to the projects.

3) Request for streamlined procedure to approve small mixed finance transactions.

Rationale: To implement the Capital Plan, CHA wishes to invest in small mixed finance transactions which include public housing units. The current procedure for mixed finance transactions presents an undue burden on these transactions which are apart of a larger capital program. The procedure described below would enable CHA and HUD to achieve the goals in the current review procedures but lessen the administrative burden of the transaction activities.

Request: CHA requests that the following procedure be implemented for review of mixed finance transactions with less than 50 units of public housing:

- a) CHA follows the parameters set forth above for the provision of capital and operating subsidies to the transactions.
- b) CHA submits standard form transaction documents to HUD for advance approval, and uses them for all such transactions.

- c) CHA notifies HUD of material changes in the standard form documents relating to Federal requirements for mixed finance transactions, HUD safe harbor guidelines or other HUD standards prior to entering into the particular transaction to which such variation would apply.
- d) CHA certifies to HUD as to the compliance of each transaction with statutory and regulatory requirements.
- e) CHA submits required information in a report at the end of each year for each transaction.
- f) HUD does not require the review of mixed finance proposals and evidentiary documents prior to closing transactions of this size.

4) Waiver of requirements that the units continue to be maintained as public housing for 10 years following cessation of operating subsidy for mixed finance transactions.

Rationale: For all ACC units, including those in mixed finance transactions, HUD currently requires that the units continue to be maintained and operated in accordance with public housing requirements (including the ACC) for a period of 10 years following the cessation of operating subsidy, (including the requirement to include a deed restriction or covenant running with the land that lasts for 10 years after the cessation of operating subsidy – the “10-year tail”). This 10-year tail is in addition to the 40 year deed restriction requirement restricting those units to use in accordance with all public housing laws and regulations. The “10-year tail” complicates the financing of mixed finance transactions, which mitigate operating subsidy appropriations risk in different ways, and was commonly waived by HUD for transactions on a case by case basis when statutory authority existed for HUD to do so. QHWRA eliminated the ability for HUD to waive the 10-year tail.

Request: CHA requests appropriate waivers for mixed finance projects in Chicago of 42 USC 1437g(e)(3); 42 USC 1437g (m)(2); 24 CFR 969.104 and 105; 24 CFR 941.610 (a)(8)(i)(A) and (B); 24 CFR 941.610 (a)(8)(iii); and 42 USC 1437z-7(c).

CHA does not seek a waiver of the requirement for a 40 year deed restriction or covenant running with the land that public housing units in mixed finance projects be operated in accordance with public housing laws and regulations.

5) Waiver of prohibition on use of HOME funds in projects with funding under Section 9 of the 1937 Housing act.

In order to complete its ambitious capital program, CHA's Plan for Transformation calls for significant use of public housing capital funds for development of public housing units in mixed finance, mixed income projects. These projects require other sources of subsidy, including City and State HOME funds. CHA requests a waiver of prohibition on use of HOME funds in projects with funding provided under Section 9 of the 1937 Housing Act.

LOCAL LEASED HOUSING PROGRAM PROPOSAL FOR TENANT AND PROJECT-BASED SECTION 8 VOUCHERS

- 1) Tenant contributions to rent under the voucher program often increase for relocating public housing residents who are paying flat or ceiling rents in public housing. These residents are often those with sufficient income and stability to make smooth transitions to private market housing. The Plan for Transformation provides relocating residents with the choice of relocating to other public housing units, to the extent that they are available. However, the residents that most need CHA housing are those families whose income levels, reflected in lower resident contributions to rent, will likely create more difficulties in meeting private market credit checks and other screening criteria.

In order to best accommodate all residents seeking temporary and permanent moves as it transforms its public housing inventory, CHA needs to encourage private market solutions for those residents most able to take advantage of the voucher program.

In the project-based program and the tenant-based program, CHA will remove a disincentive for residents paying flat or ceiling rents in public housing by setting their resident contributions at the same rate under the voucher program for up to 2 years following their move from public housing.

- 2) CHA requests the ability to recertify elderly and disabled households for income and Section 8 program eligibility once every three years, rather than once per year. Income levels and eligibility criteria in this group of program participants are fairly stable. This action would reduce the number of required annual recertifications for this group from 5,000 to 1,800 per year, reducing costs and allowing CHA and its Section 8 program contractors to focus more time, energy and resources on administering more critical program functions.

APPENDIX 1C:

MTW PROGRAM: CROSSWALK

The following chart lists each of the required MTW Annual Plan elements and where they can be found in the Plan-Year 3.

Requirement/Category	Location
I. Households Served	
A. Number and characteristics of households served at beginning of period by: unit size, family type, income group, housing type, race and ethnicity.	See Appendix 10, Demographic Information.
B. Identify number and characteristics of households on waiting lists and discuss waiting list issues and proposed actions.	Waiting list demographics found in Appendix 10. Waiting list issue discussed in Section IV, Lease and Occupancy.
C. Number projected to be served at end of period.	See Section IV, Lease and Occupancy.
D. Narrative discussion/explanation of change.	See Section IV, Lease and Occupancy.
II. Occupancy Policies	
A. Statement of policies governing admissions and assignments, including deconcentration.	See Section IV, Lease and Occupancy.
B. Statement of rent policy.	See Section IV, Lease and Occupancy.
III. Changes in the Housing Stock	
A. Number of units in inventory at beginning of period, by program.	See Section I, Capital Program, Section IV, Lease and Occupancy, and Section VI, Leased Housing.
B. Projected number at end of period.	See Section I, Capital Program, Section IV, Lease and Occupancy, and Section VI, Leased Housing.
IV. Sources and Amounts of Funds	
A. Identify/discuss all sources and amounts of funding in MTW consolidated budget.	See Section IX, Agency Funding.
B. Identify/discuss sources and amounts outside of MTW consolidated budget.	See Section IX, Agency Funding.
V. Uses of Funds	
A. Previous year expenditures by line item.	See Section IX, Agency Funding.
B. Planned expenditures by line item.	See Section IX, Agency Funding.
C. Description of proposed activities/expenditures.	See Section IX, Agency Funding.
D. Reserve balances and discussion of adequacy.	See Section IX, Agency Funding.
VI. Capital Planning	
A. Describe major capital needs.	See Section I, Capital Program.
B. Identify planned expenditures.	See Section I, Capital Program.
C. Identify Demolition and Disposition requests.	See Section II, Relocation, Building Closures, and Demolition and Section IX, Agency Funding.
D. Section 202 Conversion Plan Update.	See Section I and Appendix 6.

VII. Management Information for Owned/Managed Units	
A. Vacancy rates: current and projected, along with narrative discussion.	See Section III, Property Management.
B. Rent collections: current and projected, along with narrative discussion.	See Section III, Property Management.
C. Work orders: current and projected, along with narrative discussion.	See Section III, Property Management.
D. Inspections: Narrative discussion of strategy and planned inspection percentage.	See Section III, Property Management.
E. Security: Narrative discussion of security issues and proposed actions.	See Section III, Property Management; Section VII, Law Enforcement; and Section IX, Agency Funding.
F. Designated housing.	See Section IV, Lease and Occupancy and Appendix 9.
VIII. Management Information for Leased Housing	
A. Leasing information: current and targeted lease-up rate; plans regarding rent reasonableness, expanding housing opportunities, and deconcentration; and issued and proposed actions.	See Section VI, Leased Housing.
B. Inspection strategy: description of planned inspection strategy, including HQS enforcement.	See Section VI, Leased Housing.
IX. Resident Programs	
A. Description of Activities	See Section V, Human Capital Development.
B. Issued and Proposed Actions	See Section V, Human Capital Development.
X. Other Information Required by HUD	
A. Board resolution adopting plan and certifying that public housing requirements have been met.	See Appendix 14
B. Required certifications and other submissions for which Agency is not exempted.	See Appendix 14.
C. Submissions required for the receipt of funds. <ol style="list-style-type: none"> 1. Capital Funds - HUD form 5284A, Capital Fund Program Amendment to the Annual Contributions Contract (ACC). 2. Operating Funds - HUD form 52723, Calculation of Operating Subsidy. 3. Section 8 Funds - HUD form 52663, requisition for partial payment for annual contributions, 52673 estimate total requirement of annual contributions. 	See Appendix 13.

APPENDIX 2:

Public Comment Grid

Individual/Organization	Comment	Response
Capital Plan		
Central Advisory Council	The CHA claims to have completed the redevelopment and or rehabilitation of approximately 3,170 units towards the 25,000 promised in the Plan for Transformation.	By the end of 2001, CHA predicts 9,134 units will have been rehabilitated or constructed.
Central Advisory Council	The CHA proposes to demolish over 4,000 units in 2002 and construct or rehabilitate 6,530. Of these, only 940 family units will be developed.	In 2002, the CHA will demolish 4,317 units. The CHA will rehabilitate 4,500 Senior units, rehabilitate 1,090 scattered site units, rehabilitate 535 family units and construct 95 new family units. Demolition is continuing on the schedule authorized approved by HUD.
Central Advisory Council	The draft Plan proposes to commit an increased portion of its existing funds in the early years of the Plan, with the City agreeing to "identify and help secure" additional funding for the later years of the Plan.	The CHA will front load the \$ 200 million in unspent HOPE VI funds, which are in danger of recapture by HUD. The City has agreed to help identify and secure additional funding in the out-years to pay the difference. Possible resources could include, but are not limited to: tax increment financing, CBDG, HOME funds, Bond proceeds secured by future City or CHA resources and/or other allocation of other City resources. This strategy will enable CHA to move as quickly as possible to create new mixed income developments and encourage further investment.
Central Advisory Council	The draft Year 3 Plan lists 10 properties where CHA states it will produce 2,900 units. These 10 properties have 4,967 units, of which, 3,504 are occupied. The 10 properties are Ickes, Dearborn, Cabrini Row Houses, Washington Park High-Rises, Randolph Towers, LeClaire Courts, Cabrini Homes, Lawndale Complex, Lathrop and Cabrini Extension South.	The ten properties will result in a minimum of 2,900 units. In 2002, CHA will determine whether to rehab or redevelop the properties, the timing, and the sequencing. Regardless of whether the properties are rehabilitated or redeveloped, the Relocation Rights Contract applies to all family developments. The Contract was created to ensure that all families had equal access to and information about the redevelopment process. Therefore, according to the Contract, Housing Choice Surveys must be completed immediately for all families in all developments this year, including the 10 undecided properties.

Individual/Organization	Comment	Response
Capital Plan		
Chicago Rehab Network	The Year 3 Plan does not clearly report information about the redevelopment plan in a manner consistent with earlier versions of the Plan. For example, the Plan's schedule of unit completion (Table 1, page 13) has 6,295 fewer units in the "2000 Plan: Existing" column when completed with the approved 2000 Plan. There are also numerous cases where the 2000 occupancy figures for projects have changed, and where numbers in the column simply do not add up correctly. Since the purpose of the plan is to show progress between year one and three, these baseline numbers should not change.	CHA included occupancy numbers on 10/1/99 along side current occupancy numbers in the final document. The unit completion number will change, based on progress made during the prior year as additional information becomes available as a result of the planning process. The original plan did not have unit completion or planned numbers for categories 4 and 5. Rather, CHA committed to producing a minimum number of units by category and for the entire capital plan.
Chicago Rehab Network	The Plan, in Table 1, also omits projects that do not have committed development plans.	The chart was amended to clarify the listing of the developments which do not have complete project plans.
Chicago Rehab Network	By rehabilitating Altgeld-Murray and Trumbull Park Homes as 100% public housing, CHA is abandoning the mixed income principle. Unit replacement should be considered in projects where the surrounding community is already racially and economically integrated.	CHA is not abandoning the mixed income principle. Currently, CHA is working on mixed income developments at 11 sites. Not all CHA developments can become mixed income communities. For those developments which will remain 100% public housing, CHA will hire a planner in order to determine what modifications can be made to integrate the developments into the surrounding community. CHA has not made planning decisions on Lathrop, Cabrini Rowhouses, or Cabrini Ext. South, but will consider mixed income options at each site.
Chicago Rehab Network	The 6,459 family units scheduled to be built or rehabbed after 2005, which represents over half of the family portfolio, are at risk without a more detailed plan. The Plan does not address the sources of funds for those units other than to say the City of Chicago has pledged to locate additional funding for the 2006-2009 period.	The Plan reflects the commitment which is being made by the City of Chicago to help identify and secure additional financing for 2006-2009. As stated herein, there are certain funds which are available and have current commitments for funding. CHA plans to increase its investment up to the HUD limitations on per unit investments in order to expedite the plan, expend HOPE VI and related funds within HUD's required timeframe, and pave the way for further investment by a variety of resources. CHA will provide additional information on the 2006-2009 financing plan in subsequent Plans.

Individual/Organization	Comment	Response
Capital Plan		
Chicago Rehab Network	The Plan's 2002 capital budget reflects per unit costs that are higher than those in prior versions of the Plan. While we believe these are more realistic, we would like to know CHA's rationale for these higher costs. And we would like to know whether these increased costs represent a need for more resources in the future.	Higher funding allocations reflect commitment of CHA funds up to HUD TDC limits as necessary through 2005 in order to maximize unit production.
Chicago Rehab Network	The debt service waiver requested this year is potentially problematic. There is insufficient information on how CHA plans utilize this waiver and what impact that will have on CHA's ability to provide adequate operating subsidies in the future. Does not this put at risk the long term revenue stream?	HUD has approved legislation to enable the use of operating funds to pay debt service, but has not enacted the regulations to implement the legislation. Therefore, the debt service waiver was redrafted and relabeled as seeking clarification as to the Agency's ability to use operating subsidy for debt service, as provided by the Quality Housing & Work Responsibility Act. Request for clarification is intended to provide CHA with the flexibility to fund certain capital expenses (debt service) over time as is typical in private transactions. This flexibility between funding sources may prove useful in future years as the capital program is implemented.
Chicago Rehab Network	In order to meet the commitment to provide sufficient housing for all of CHA's residents and given the future budget uncertainties, there needs to be a mandatory set-aside program that will require a percentage of affordable housing in all new developments. Whereas we can see the beginnings of this with the recent agreement on the Montgomery Ward site, the income targets to be served is such a program need to be in accord with the need.	CHA is working in partnership with the City to consider means of setting aside units for public housing residents in new housing developments.

Individual/Organization	Comment	Response
Relocation		
Central Advisory Council	CHA plans to relocate 1,506 families with over 920 moving to Section 8.	In 2002, the CHA will relocate 2,464 families and 3,976 seniors. CHA anticipates that 991 families will move to Section 8 housing based on Housing Choice Surveys and past experience.
Central Advisory Council	The Plan proposes to relocate an additional 2,000 families in 2001; and states it has already relocated 758 households.	The final Plan-Year 3 estimates that CHA will move 806 families in 2001 and 550 seniors.
Chicago Rehab Network	The Plan should report on the number of tenants who are lease compliant, how many tenants have been evicted or denied access to new CHA units because of lease compliance efforts, and the success rates of tenant remediation efforts.	CHA will begin to include this information in its quarterly and annual report. CHA will not complete the right of return recertification residents until years end.
Mildred Wilkins, resident	Will I have time to find a place and do I have to take just any place because I have a 24, 21, 18, 15, 11, and 4 year olds.	CHA will ensure all lease compliant residents will receive comparable housing options during the redevelopment process. CHA provides leaseholders up to a year and relocation counselors to facilitate the unit identification process. If the leaseholder does not find a section 8 unit within a year, the leaseholder can remain in their public housing until redevelopment activities require relocation. When required by redevelopment activities, CHA will relocate the leaseholder to a public housing unit.
Redevelopment		
Access Living	Site Specific Planning Processes - indicates technical assistance to be provided to LAC's. This should include some training on disability rights in housing. While review of building plans by the Mayors Office of People with Disabilities (see page 17 - Accessibility) will help to ensure compliance, ongoing monitoring of development in progress and training for LACs will help ensure that these plans will actually result in fully accessible development.	In addition to plan reviews conducted by the Mayors Office for People with Disabilities (MOPD), the CHA has asked MOPD to conduct Fair Housing, Section 504, and ADA training to applicable CHA staff and the Private Managers. The CHA will include the LAC in the training seminars and will consult with Access Living to discuss the training materials.

Individual/Organization	Comment	Response
Relocation		
Access Living	Off Site Requests for developments - mentions pending RFP's and RFQ's. Continue to work with disability activists in drafting future RFP's and RFQ's which will provide bonus points for developers who commit to meet and exceed existing accessibility requirements (similar to what CHA did in the development of RFQs for Rockwell, Stateway, and Taylor). While bonus points are included in the HOPE VI NOFA for housing authorities, similar language in RFPs and RFQs will help to ensure that accessibility concepts are incorporated at all points in the redevelopment process.	CHA's RFP's and RFQ's are utilizing the same basic format and will continue to take measures to ensure that accesibility concepts are incorporated into the redevelopment process.
Access Living	rehabilitation of senior buildings - All federally assisted programs must fully comply with accessibility requirements for substantial alteration, and must comply to the extent feasible within the existing structure for "non-substantial" alteration. Senior buildings are an example of one CHA program that must comply.	The CHA will comply fully with all accessibility requirements for substantial alteration. The MOPD is also involved in reviewing the plans and specifications for the rehabilitation of the senior buildings.
Access Living	Scattered Sites - It is our understanding that a recent survey/review of units in the scattered sites program did not include a review of this program's compliance with accessibility requirements. Compliance with accessibility requirements must be incorporated into existing processes, and not seen as a separate issue. Failure to seize this opportunity to assess the scattered sites program for compliance results in a housing program that is not an effective housing resource for the disability community. This is especially important in light of designation of senior buildings as senior only, which has shut people with disabilities out of another vitally needed housing resource. Furthermore, our ongoing attempts to obtain such information from CHA for the past year have yielded no results at all.	The physical accessibility study will be conducted as part of the Self-Evaluation and Transition Plan. The CHA intends to comply with all accessibility requirements for the rehabilitation of the scattered site units.

Individual/Organization	Comment	Response
Relocation		
Access Living	Accessibility - CHA has made previous commitments to meet and exceed minimum requirements for accessibility. This can include going above the minimum federal requirement of 5% fully accessible for people with physical disabilities, and 2% for people with visual and hearing impairments, as well as incorporating the visitability concept into all units not covered by existing laws. Also, a monitoring mechanism must be implemented to ensure that units are actually built accessible once building plans are approved.	The CHA will create a monitoring mechanism to ensure units are built in accordance with all approved plans and specifications. The CHA intends on exceeding the minimum federal requirement and to incorporate visitability to the fullest extent possible.
Central Advisory Council	The Year 3 Draft Plan states that the LAC will have an "advisory" role where there is rehabilitation, but does not define the composition and responsibilities. This differs from the role specified in the original Plan.	CHA is committed to Working Groups for all properties undergoing redevelopment or substantial rehabilitation activities. In the original Plan the CHA committed to creating Working Groups for all properties undergoing redevelopment. Recognizing that the scope of the planning work differs between redevelopment and rehabilitation projects, the duties and composition of the Working Groups should also differ. The Working Groups for properties undergoing rehabilitation will consist of the CAC, the CHA and other parties as necessary. CHA will draft the duties of the rehabilitation Working Groups and submit the document to the CAC for discussion.
Resident Services		
Access Living	Jobs Initiative for persons with disabilities - promoting employment and especially career advancement for people with disabilities is a positive step. This presents an obvious opportunity for collaboration with access living to help residents with disabilities to achieve their employment goals.	The CHA is willing to collaborate any efforts and resources with Access Living to ensure the success of this initiative.

Individual/Organization	Comment	Response
Resident Services		
Access Living	Service Connector Program - Access Living supports the concept of the service connector model as a step toward de-linking services and housing, but this program must be reviewed to ensure compliance with accessibility requirements, including training for the six contractors retained by CDHS. The program must be adequately staffed, and must not require acceptance of services or a service plan as a condition of occupancy.	This program, like all other CHA programs will be reviewed as part of the self-evaluation and transition plan. The contractors are provided training year round on a variety of issues. Accessibility will be included.
Central Advisory Council	There is no mention of the CHA's commitment to the RMC Program.	As stated in the original Plan, CHA supports RMC management of CHA properties. Page 27, original plan states: RMCs are held to the same standards of accountability; RMCs and private firms are required to enter into a uniform contract; and RMCs may form and compete when new procurements for private management services are released. CHA restated this commitment in the Plan-Year 3.
Chicago Rehab Network	The service connector program is not operable, is underfunded, and requires that each of the six counseling agencies are only required to have 1 social worker on staff, for a total of six social workers for 26,000 families.	The interim Service Connectors were implemented in April 2001 in Stateway Gardens, Robert Taylor A and B and the Madden Park/Wells developments. The program was fully operational by Mid September 2001. Over \$5 million is allocated to the family service connector program. Staffing includes: resident service advocate(s), service coordinator(s), case manager, supervisor, and a social worker for each cluster to staff the most difficult cases. The casework is only one component of the overall system. However, if programmatic experience demonstrates that additional social workers are required, CHA will consider increasing or reallocating resources as necessary.

Resident Services		
Chicago Rehab Network	The CHA does not have safeguards in place to assure that a maximum return on the land is realized by CHA. The appraised value of land to be sold together with the value of units to be produced in exchange for the sales should be included in Appendix 4B. Proceeds from the sale of CHA land should not be used to subsidize market rate units in these developments. The report is inconsistent in describing the purpose for disposition and intended use of the disposed properties. We note that the future use of the Flannery, Senior Apts., Cabrini Extension North, Henry Horner, ABLA, and madden-Wells properties are not explained.	CHA's Board of Commissioners will consider limited sales of lands for home ownership and to create mixed-use housing. Each decision will include an evaluation of the proposed return for the land, including land appraisals, and designation of internal subsidies for public housing units as well as the public purpose achieved through the sale of land.
Chicago Association of Resident Management Corporations	Residents are concerned about the operation and effectiveness of the service coordinator program.	CHA will be monitoring the program closely during its first year in operation and will make necessary programmatic adjustments.
Chicago Association of Resident Management Corporations	The draft Plan did not include a clear reference to the role of RMCs in 2002 and beyond.	See revisions made to Section III, Property Management.
Gloria Jackson, resident	Interested in jobs for people with disabilities. Wants contact information.	Referred to Programs.
Lee Conley, resident	I'm interested in the Resident Owned Business Program. I'm a carpenter and I can help people in my area with jobs. The rehabilitation of the Senior Citizen Building would be a great start for us. My wife talked to staff about 8 months ago about literature. We haven't received anything yet.	Referred to Programs.
Marsha Smith, resident	What will be done to help start resident owned businesses. Will there be consultants and other things to help get businesses started?	Residents needing assistance with starting a business should consult with the service connector on site. The service connector will make appropriate referrals. Once hired, CHA's new Business Development Manager will help existing resident owned businesses compete effectively for CHA business.

Individual/Organization	Comment	Response
Housing Choice Vouchers		
Access Living	Access Living applauds the Housing Choice Voucher modification fund, and looks forward to working with CHAC, CHA and their contracted agencies as needed.	The CHA will continue to make funding available to modifying units for persons with disabilities.
Access Living	The current draft manual for implementation of the Housing Choice Voucher Home Ownership program contains almost no mention of requirement exemptions for people with disabilities, aside from the issue of income requirements. Other disability related exemptions such as exemption from employment, maximum term of assistance, inclusion of accessibility modifications as home ownership expenses and use of assistance as a reasonable accommodation must be specifically explained, and training provided to staff. Furthermore, linking of the FSS program must not effectively discriminate against people with disabilities. We welcome the opportunity to assist in exploring resources to make home ownership an option for people with disabilities with very low incomes.	CHA has not yet implemented the Homeownership Program. CHA can meet with Access Living to discuss possible modifications to the program guidelines.
Project-Based Vouchers		
Access Living	Project Based Housing Assistance - While the need for more affordable housing development is clear, redirecting tenant based voucher funding to create project based assistance linked with services (i.e. supportive housing) contradicts HUD's work with the disability community to create integrated housing. Through its work with the Disability Rights Action Coalition for Housing, HUD created the voucher mainstream program which redirected 25% of 811 funds into tenant based vouchers. Redirecting voucher funding to unit based assistance concentrates poverty, and linking services to housing violates the principles of fair housing by imposing special terms and conditions upon tenants. CHA needs to explore alternative funding strategies to promote integration. HUD is currently reviewing its policies in light of recent US Supreme Court decisions mandating integration of people with disabilities. Therefore, the CHA may have an opportunity to work with disability activists to create and utilize funding for integrated settings.	CHA welcomes the opportunity to work with others to identify opportunities to place voucher units in areas of opportunity for families with disabilities. CHA continues working to provide units for persons with disabilities in integrated settings throughout its publicly and privately owned inventory. However, supply of housing for people with special needs requiring supportive services is an issue. In particular CHA is committed to expanding those housing opportunities as part of its senior designated housing plan, and CHA recognizes that the multiple service needs of the hardest-to-house relocating families may be well accommodated in a supportive housing setting. Note that residents of project-based units are, by law, provided a tenant-based voucher at the end of a project-based lease if they wish to move from the project to another area.

Individual/Organization	Comment	Response
Project-Based Vouchers		
Bickerdike Redevelopment Corporation (BRC)	BRC supports converting 1,000 housing choice vouchers into project-based vouchers and would like to find ways to incorporate it into some of their affordable housing developments. However, BRC is a community-based CDC with a mission to serve the residents of our target area (West Town, Humboldt Park and Logan Square) which would require BRC to work off an existing waiting list without being able to give them first priority.	Under the Section 8 program and fair housing laws, CHA must refer potential tenants to project-based voucher units generally in the order of their application to the Section 8 program. CHA's Section 8 Administrative Plan establishes priority for certain types of residents under the program as mandated by laws, Consent Decrees or conditions place by HUD on the use of certain numbers of vouchers. CHA is bound to provide housing opportunities in an order and fashion reflecting these priorities.
Property Management		
Access Living	Management improvements - Accessibility - Per 24 CFR Part 8 Subpart D Section 8.51 the self evaluation and transition plan must be developed in consultation with organizations representing people with disabilities. We strongly encourage CHA to involve community based not for profit organizations with experience in fair housing for people with disabilities at all steps in the pending process to help ensure an effectively working plan.	The CHA will work in consultation with organizations representing people with disabilities throughout the entire Self-Evaluation and Transition Plan process.
Access Living	How does CHA plan to address the waiting list in the long term?	CHA must satisfy all right of return families prior to taking families off the family wait-list. During the time the waitlist is closed, CHA will move to site-based waiting lists for families.
Central Advisory Council	The number of occupied units is now less than 22,000, a reduction from the 24,490 occupied units reflected in the Plan for Transformation on January 6, 2000.	Since 10/1/99, the number of occupied units has dropped from 24,490 to 21,058. There have been 4,059 vacated units since 10/1/99. Historically, CHA experiences a 10 percent turn over rate per year. The reduction over two years is normal, as CHA is not taking families off the wait list at this time. Also, the total of occupied units not include the number of residents that have been moved to temporary Section 8 units.
Charlie Kamil, resident	I have problems with U.S. Dwellings. They have not instilled me with much confidence because they have problems.	Referred to Asset Management.
Miscellaneous		
LaVerne Hamm, resident	My bedroom leaks from the roof. Why can't they fix it, it's been three years?	Referred to Asset Management.
Mary A. Owens, resident	Need to talk with someone about my bathroom, the management office is not responding.	Referred to Asset Management.
Chicago Association of Resident Management Corporations	The manner, distribution, and complex text of the Plan limited the ability of residents to access and understand the Plan.	CHA ensured that copies were distributed to all management offices and all public libraries on August 31, 2001. Additional copies were available upon request.

APPENDIX 3:

Capital Program Property Specific Status Report

CATEGORY 1: EXISTING REDEVELOPMENT COMMITMENTS

Category 1 properties comprised 8 developments that, at the time the Plan was first prepared, were already covered under existing redevelopment commitments or were well advanced in planning stages. The following provides a site-by-site description of the status of the completed progress for each property.

ABLA - Jane Addams Homes, Robert Brooks Homes, Brooks Extension, Loomis Courts and Grace Abbott Homes

2001 Progress Summary:

- Established Working Group in 2000.
- Completed their Master Plans with the assistance of a Master Planner in June of 2001.
 - Master Plans approved by the CHA in August of 2001 and submitted to HUD. Note: Robert Brooks Homes was completely renovated by the end of 2000.

Redevelopment Status:

- The Working Group is in the process of completing an RFP to select a developer for the first phase of its development. Developer selection will take place in the fall of 2001. An RFP for a master developer for the remaining portions of this development site will be issued in early 2002.

Description of Current Redevelopment Plans:

- The proposed site plan envisions:
 - 1,084 CHA units (which include the completed Brooks Homes Modernization).
 - 846 Affordable units (which include Loomis Courts and both the rental and homeownership units).
 - 966 Market rate homeownership or rental units.
- The master plan also envisions adjacent commercial development, a new community center and significant park improvements.

Plans for 2002:

- Selection of a developer for the first phase of ABLA Homes. The first phase is anticipated to include the Brooks Extension site.
- Selection of a master developer for the remaining phases of ABLA homes.
- Pre-closing for Phase I of the ABLA redevelopment site.
 - The selected developer, along with the Working Group, will apply for financing with the City of Chicago and the State of Illinois for the first phase of development.
 - The City of Chicago will plan, bid and continue construction of infrastructure improvements for ABLA.
 - Once financing applications are approved, the developer will work with HUD, the City and State housing departments, CHA and others to close the first phase of development.

- Implementation of the first phase is anticipated by the end of 2002 or early 2003.

Governor Henry Horner Homes

2001 Progress Summary:

- Established Working Group.
- Selected Master Developer in May of 2001.

Redevelopment Status:

- The Working Group is completing the Master Plan for the development of Phase II of Horner Homes. The Master Plan will include a site plan, unit distribution, and proposed financing package. There will be at least 220 units of public housing in the mixed income development.
- Completion and approval of the Master Plan for Horner Homes Phase II will be in the fall of 2001.

Plans for 2002:

- Pre-closing for Phase I of the second phase of Horner Homes:
 - The developer, along with the Working Group, will make financing applications to the City of Chicago and the State of Illinois for financing of the first phase of development.
 - The City of Chicago will plan, bid and begin construction of infrastructure improvements for the Horner Homes site.
 - Once financing applications are approved, the developer will work with HUD, the City and State housing departments, CHA and others to close the financing on the first phase of development.
- Implementation of the first phase of development is anticipated in 2002, provided that all commitments are available for infrastructure improvements and construction costs.

Cabrini Extension North

The “Cabrini-Green” site is divided into the following three segments: Cabrini Extension North, Cabrini Extension South and Green Homes. Cabrini Extension North was the subject of a 1994 HOPE VI Grant. The redevelopment of Cabrini Extension North is occurring in several “off-site” parcels in the Near North Redevelopment Area, and “on-site” at the Cabrini Extension North property.

Cabrini Extension North - On-site redevelopment

2001 Progress Summary:

- Established Working Group in 2000.

Redevelopment Status:

- The Working Group plans to issue a RFP for selection of a Development team in the fall of 2001.

Plans for 2002:

- The Working Group will select a Development Team in early 2002.
- The Working Group and the Developer will complete the development plan for the Cabrini Extension North site. The plan will include a site plan, unit distribution, and a proposed financing package.
- Approval of the Development Plan is anticipated in mid-2002.
- The Pre-closing stage is scheduled to begin in the fall of 2002. This stage includes potential submissions of financing applications to the City and State for the first phase of development.

Cabrini Extension North - Off-site redevelopment**Progress Summary and Redevelopment Status:**

There are 8 mixed income properties, in various stages of development, in and around the Cabrini Extension North Area. Redevelopment of the Near North Area will provide 776 rental or ownership units, of which 97 of units are designated for public housing families.

- The following projects are completed or under construction in the Near North Redevelopment Area:
 - North Town Village I will be fully leased by fall of 2001. It will provide 39 units of public housing within a mixed income project totaling 116 rental units.
 - North Town Village II closed in 2001. Phase II includes 40 CHA units within a homeownership condominium of 145 units. The homeownership units pre-sold at a record pace, and lease-up on the CHA units is anticipated in the fall of 2001 and continue into 2002.
 - Orchard Park is a 54 unit mixed income condominium development which incorporates 13 CHA units. These units were temporarily leased to public housing residents utilizing Section 8 housing choice voucher and will be transferred into permanent CHA units in late 2002.
 - Old Town Square is under construction with completion expected in August of 2001. The CHA will lease 16 units of the 113 total units within this development in the fall of 2001. Occupancy of these units will be completed in 2001.
 - Old Town Village East is expected to close on financing and start construction in fall of 2001. The CHA will lease 28 units of the 140 total units in this project. Units will be available for leasing to CHA residents in 2002 and 2003.
 - Old Town Village West is expected to close on financing and start construction in fall of 2001. The CHA will lease 38 units of the 134 total units within this condominium project. Units will be available for leasing to CHA residents in 2002 and 2003.
 - Mohawk Partners Infill includes 5 public housing units as part of a 15 unit condominium development in the Near North community. These units have been completed and will be occupied by the end of 2001.
 - Renaissance North (535 W. North Avenue) is a new construction 59 unit mixed income development in a prime location on North Avenue. This property will close before the end of 2001 and, when leased up in 2003, will include 18 new CHA family units.

Plans for 2002:

- Complete implementation of the developments described above.
- Pre-closing activities on at least two new developments in the Near North Redevelopment Area.

Lakefront Replacement Housing

The Agency committed to providing 441 public housing units to replace the units demolished on the Lakefront Site. Replacement housing will be provided on the former Lakefront high-rise site (120), the Drexel Boulevard Site (30), and with scattered site units (291).

Lakefront site (Lake Park Crescent)

2001 Progress Summary:

- Established the Working Group in 1999.
- Selected a Master Development team in 2000.

Redevelopment Status:

- Some pre-closing activities started in 2001. These activities included:
 - Initial financing applications were made to the City of Chicago and the State of Illinois for financing for the first phase of redevelopment.
 - The City of Chicago has started planning for the construction of Lakefront infrastructure improvements.
- The completed Master Plan and approval by CHA are anticipated in the fall of 2001.

Description of Current Redevelopment Plans:

- The Master Plan for this site currently is envisioned to include 120 public housing rental units, 156 affordable housing rental and ownership units and 234 market rate units of housing.
- The master Plan also includes community and park spaces.
- The first phase will include approximately:
 - 171 units of rental housing (70 CHA, 67 affordable and 34 market).
 - 152 for-sale (mix of affordable and market rate) units.

Plans for 2002:

- Complete Pre-closing for Phase I of the Lakefront site.
 - The selected developer, along with the Working Group, will secure financing commitments from the City of Chicago and the State of Illinois for the first phase of development.
 - The City of Chicago will bid and start construction of infrastructure for the first phase of Lakefront.
 - The developer will work with HUD, the City and State housing departments, CHA and others to close financing for the first phase of this development. Closing will include a mixed finance proposal and evidentiary documents to HUD.
- Implementation of the first phase is anticipated in mid-2002.

Drexel Boulevard (Jazz on the Boulevard)

2001 Progress Summary:

- Established a Working Group in 1999.
- Selected a Master Development team in 2001.

Redevelopment Status:

- Some pre-closing activities started in 2001. These activities include:
 - Initial financing applications were made to the City of Chicago for financing of the development.
 - The City of Chicago started planning for the construction of infrastructure improvements for the first phase of Drexel project.
- The completed Master Plan and the subsequent approval by CHA are anticipated in the fall of 2001.

Description of Current Redevelopment Plans:

- The Plan for the site currently is envisioned to include:
 - 105 homeownership units and
 - 39 rental units.
 - 30 public housing
 - 7 affordable
 - 2 market rate

Plans for 2002:

- Complete Pre-closing for the Drexel Site.
 - The selected developer, with the Working Group, will secure financing commitments from the City of Chicago.
 - The City of Chicago will bid and start construction of infrastructure for the first phase of Drexel.
 - The developer will work with HUD, the City and State housing departments, CHA and others to close financing for the first phase of the development, including submitting a mixed finance proposal and evidentiary documents to HUD.
- Implementation of the first phase is anticipated in the fall of 2002.

Scattered Site Units**2001 Progress Summary:**

- The Habitat Company has completed 68 units in North Kenwood/Oakland.
- The Habitat Company has completed 38 units on the north side of the city outside of North Kenwood/Oakland.
- Issued a Request for Proposals in August 2001 for 20 public housing units in Hutchinson's Row.

Description of Current Redevelopment Plans:

- The Plan for the North Kenwood/Oakland currently is envisioned to include:
 - 91 units within the development
 - 200 units outside of the development

Plans for 2002:

- Issue a Request for Proposals for an additional 38 units in Woodlawn.

Madden Park/Ida B. Wells

2001 Progress Summary:

- Established a Working Group in 1999.
- A completed Master Plan with the assistance of a Master Planner by June of 2001.
- A Master Plan approved by CHA in August of 2001.
- A Master Plan submitted to HUD in summer of 2001.

Redevelopment Status:

- The Working Group is completing the selection process for a developer of the first phase of development. Developer selection will be completed by October of 2001.
- Some pre-closing activities started in 2001. These activities include:
 - Financing applications have been filed with the City of Chicago and the State of Illinois to obtain financing for the first phase of development.
 - The City of Chicago has started planning for Madden/Wells first phase construction and infrastructure improvements.
 - Once financing applications have been approved, the developer will work with HUD, the City and State housing departments, CHA and others to close on financing for the first phase of the development.

Description of Current Redevelopment Plans:

- The total site plan envisions 3,000 units of housing, including 1,000 for public housing residents (100 for qualified home owners) and 2,000 affordable and market rate rental and homeownership units. The master plan also envisions significant park and community improvements.
- The plan for the first phase at Madden/Wells includes the following:
 - 120 family public housing rental units.
 - 199 rental units which will be affordable to working families or made available to the general market.
 - 127 home ownership units to attract home owners of all incomes, including qualified Madden/Wells residents utilizing housing choice vouchers.
 - 70 affordable senior housing units.

Plans for 2002:

- Complete Pre-closing of financing for Phase I of the Madden/Wells Site
 - The selected developer, along with the Working Group, will secure financing from the City of Chicago and the State of Illinois for the first phase of development.
 - The City of Chicago will bid and begin construction of infrastructure improvements for the first phase of Madden/Wells.
 - The developer will work with HUD, the City and State housing departments, CHA and others to close on this development. Closing activities include a creation of a mixed finance proposal and evidentiary documents to HUD.
- Implementation of the first phase is anticipated mid-2002.

Robert Taylor B HOPE VI

CHA has an approved HOPE VI Revitalization Plan from 1999 which outlines its plan to develop 251 units of public housing on non-CHA owned land within mixed income developments and to provide a housing priority to Robert Taylor B residents. Fifty -six public housing units have been developed to date under this program. This program will be coordinated with CHA's 2001 master plan to provide additional off-site housing resources targeted to Robert Taylor residents.

2001 Progress Summary:

- Completed 29 units of public housing within a 116 unit development. Additionally, CHA began construction of another 27 units within a 107 unit mixed finance development.
- Implementation and occupancy of the first phase of Hearts United, also known as the Langston, was completed in spring of 2001.
- Implementation was initiated with a closing on the second phase of Hearts United, the Quincy, in early 2001.
- The Working Group joined a larger planning group focused development of a Master Plan and HOPE VI application for all of Robert Taylor.

Redevelopment Status and Description of Current Redevelopment Plans:

- The Working Group for Robert Taylor A & B is exploring additional off-site opportunities to complete the requirements of this HOPE VI grant, while working in conjunction with the master plan for Robert Taylor Homes. This master plan is described under Category 5B.

Plans for 2002:

- Complete implementation and occupancy of Hearts United II, the Quincy.
- Start pre-closing activities for at least one additional mixed finance development.

Raymond Hilliard Center

2001 Progress Summary:

- The Hilliard Center has been listed on the National Register of Historic Places.
- In 1998, a development team was procured to complete a substantial renovation of the buildings for a mixed income/mixed finance facility. (Hilliard Homes includes both senior and family housing.)
- Pre-closing activities took place during 2001, including submission of a disposition application and a mixed finance proposal to HUD in January 2001. These applications will be amended in the fall of 2001.

Redevelopment status and Description of Current Redevelopment Plans:

- The first phase of financing is targeted to close in early 2002, with renovation starting in 2002.
- The redevelopment will be completed in two phases, including one senior and one family building per phase.

Plans for 2002:

- Implementation of the first phase of Hilliard Homes redevelopment.

St. Edmunds Meadows (Washington Park replacement housing)

Project Summary:

- This is a planned 56 unit renovation of a Washington Park building into a mixed-income development, of which 14 units will be reserved for public housing.
- An additional 42 public housing units in other neighborhood properties owned by St. Edmunds will be made available to CHA residents using housing choice vouchers.

Plans for 2002:

- This development is in the pre-closing stage during 2001 and is scheduled to close late 2001 or early 2002.

CATEGORY 2: SENIOR PROPERTIES

Category 2 properties consist of approximately 9,480 units in 58 high-rise buildings. Under the Plan, CHA allocated \$350 million to rehabilitate residential properties primarily occupied by senior residents. The senior program consists of roof replacement and repair, new windows, tuck-pointing, air conditioning, installation of emergency generators, new elevators, upgrades to mechanical, electrical, plumbing and fire protection systems, security improvements, rehabilitated units and new landscaping. To expedite rehabilitation and for improved program management, the Agency retained three construction management firms to oversee construction activities at these properties.

Architectural and engineering work, as well as roofing repair and replacement, began in the summer of 2000. By the end of spring of 2001, work began to install new air conditioning in residents' units and to repair and replace elevators. The comprehensive modernization of four prototype properties began in June of 2001, with an estimated 1,026 units to be completed by December 15, 2001.

In 2001, the Agency placed 13 properties on an accelerated rehabilitation schedule. Eleven of those properties are scheduled for completion in the 4th quarter of 2002. The general renovation and site work on all remaining properties will be bid, either as an individual stand-alone property, or in groups of three or more properties by the 4th quarter of 2001. This work will be completed by the 4th quarter of 2003. Work will be bid in "system" packages, as outlined in Table 5. A "system" package would include a specific type of job, task, or service to be completed (i.e. roof replacement, or installation of air conditioners for each unit).

Table 5
Category 2
Senior Properties

	Start	End	2000				2001				2002				2003			
			Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4
Roofs	06/15/00	10/15/01																
Air Conditioning	06/01/01	05/01/02																
Prototype	06/01/01	12/15/01																
Elevators	07/01/01	12/15/03																
Emergency Generators	11/01/01	12/15/03																
General Renovation	11/01/01	12/15/03																
Site Work	04/01/02	12/15/03																

CATEGORY 3: SCATTERED SITES

Category 3 properties consist of 2,922 scattered site units, of which over ninety-five (95) percent will be rehabilitated and an estimated 146 units will be disposed of or demolished. Under the Plan, CHA allocated \$77 million for scattered sites unit rehabilitation. In 2000, the Agency completed a physical needs assessment of these units. In the 2^d quarter of 2001, the Agency developed a preliminary plan that identified scattered site units that could be retained and rehabilitated. The plan also detailed those units that may possibly be disposed of or demolished. Any disposal and/or demolition of scattered site units shall first be presented or approved pursuant to the terms of the Gautreaux Consent Decree. Currently the Agency is developing a list of scattered site units that could possibly be used as a relocation resource. In 2000, the Agency estimated approximately 290 units would be rehabbed in 2001. An aggressive schedule and an enhanced plan accelerated the number of to 750 units to be completed in 2001.

In 2002 a total of 1,090 units will be rehabbed and in 2003 the remaining 936 units will be completed. This schedule is shown in Table 6.

Unlike the senior rehabilitation program, scattered site rehabilitation has not been bid in system packages. Rather, these properties are bid to allow vendors to perform total site rehabilitation. This approach has allowed the Agency to maximize the use of MBE/WBE and smaller construction companies. In 2001, MBE/WBE contractor participation in the program was sixty-six (66) percent.

Table 6
Category 3
Scattered Sites

	2001					2002					2003					Total Units Rehabilitated 2001-2003
	Q1	Q2	Q3	Q4	Total Rehabilitated	Q1	Q2	Q3	Q4	Total Rehabilitated	Q1	Q2	Q3	Q4	Total	
Construction/ Rehab		50	350	350	750	280	280	280	250	1,090	244	244	243	205	936	2,776

CATEGORY 4: NON-SECTION 202 FAMILY PROPERTIES

This grouping consists of ten properties that were not subject to the 202 HUD Viability Test. The tenth property, Lawndale Complex, already has been demolished. These properties are generally smaller walk-ups or row houses. The Agency allocated \$107 million for the rehabilitation or redevelopment of these properties. However, additional funding will be allocated to these properties to ensure an equitable level of amenities and upgrades are also installed in these buildings and units.

Bridgeport Homes/Lowden Homes/Wentworth Gardens

Each of these properties will undergo rehabilitation as 100% public housing.

Redevelopment Status:

- Working Groups will be formed in these developments by the end of 2001.

Plans for 2002:

- The Agency will release an IFB in the 1st quarter of 2002.
- Construction will begin in the 2nd quarter of 2002.

Lawndale Complex

Redevelopment status:

- A working group will be formed by the end of 2001.
- An RFQ for a developer to provide a mixed finance/mixed income redevelopment on this site, and potentially in the adjoining area, will be issued late 2001 or early 2002.

Plans for 2002:

- Development of a Master Plan for the Lawndale site.
- Approval of the Master Plan is anticipated in late 2002.

Lathrop Homes/LeClaire Extension

Redevelopment status:

- Plans have not been developed for Lathrop Homes and LeClaire Extension but are being considered for potentially mixed income and mixed finance properties.

Plans for 2002:

- An RFP for an Urban Planner will be issued in mid-2002 for LeClaire Extension. This consultant/planner will be responsible for the development of planning alternatives for the LeClaire development. These alternatives include the identification of potential partnerships with local institutions in conjunction with a future Tax Increment Financing district.

- Planning for Lathrop Courts, a City/State seniors building located on the Lathrop Homes campus, will start in 2002. Issuance of an RFP for a developer for those properties will also be conducted.
- Working Groups will be formed in 2002 to review plans for Lathrop Homes and LeClaire Extension and related properties.
- Lathrop Homes and LeClaire Extension will receive targeted capital improvements in 2002. These improvements will enhance the viability of these properties pending future planning for complete redevelopment.

Cabrini-Lincoln/Lake Parc Place/Lawndale Gardens

Each of these properties will undergo moderate rehabilitation as 100% public housing. Construction on these properties is expected to begin by the end of 2003, following completion of Bridgeport, Lowden and Wentworth.

Plans for 2002:

- Lawndale Gardens will receive targeted capital improvements in 2002 as part of the CHA's Habitability Initiative. These improvements will help improve the viability of these properties pending future planning for complete redevelopment.
- Cabrini-Lincoln and Lake Parc Place will also receive targeted capital improvements in 2002.

Washington Park Low-Rises

The Washington Park Low-rises are comprised of scattered row houses and walk-ups throughout Washington Park and its adjacent neighborhoods.

Redevelopment status:

- The Working Group will be formed in the 4th quarter of 2001.

Plans for 2002:

- The Working Group and the CHA will develop a strategy for redevelopment of the Washington Park Low-rises by the second quarter of 2002.
- This strategy will determine the appropriate treatment of the Washington Park Low-rises.
 - A significant percentage of these low-rises will be rehabilitated and improved as permanent public housing.
 - Other units will be demolished in preparation for targeted mixed income/mixed finance developments.
- Implementation of this strategy will begin in 2002.

CATEGORY 5: SECTION 202 FAMILY PROPERTIES

The Plan for Transformation allocates \$429 million for those properties originally designated as subject to HUD 202 Viability test. This category is further divided into two sub-groupings defined by building types: Category 5A (low and mid-rise properties) and Category 5B (gallery style high-rise properties).

Category 5A: Low- and Mid-rise Properties

This sub-grouping includes five properties, with 4,876 units. These five properties were considered subject to the Section 202 test viability test. After Section 202 consideration was performed, it was confirmed in 2001 that none of these properties must be demolished.

Trumbull Park Homes

Trumbull Park Homes will be rehabilitated and continue to exist as a 100% public housing development.

Redevelopment status:

- A preliminary physical survey and site analysis is currently being prepared.
- A Working Group will be formed in the 4th quarter of 2001.
- An RFQ for design rehabilitation will be released in the second quarter of 2002.

Plan for 2002:

- Develop and implement rehabilitation plans for Trumbull Park Homes.

Altgeld Gardens/Murray Homes

Redevelopment status:

- Altgeld Gardens and Murray Homes are 2-story properties located in the Riverdale neighborhood of Chicago. Altgeld/Murray is located in a community which, with some additional planning and significant rehabilitation of the existing properties, would provide quality housing for public housing residents. Therefore, the CHA determined in 2001 that it will provide the Altgeld/Murray development with immediate essential capital improvements and start a planning process to improve these properties, in conjunction with the community, as 100% public housing.

Plans for 2002:

- Altgeld/Murray will receive targeted capital improvements in 2002 as part of the CHA's habitability initiative. These improvements will help improve the viability of the properties pending future planning for complete redevelopment and allow for their use as relocation properties for CHA families.
- A Working Group will be formed in mid-2002, to plan for improvements in conjunction with neighborhoods adjacent to the Altgeld/Murray development.
- An RFQ will be issued for an urban planning consulting team.

- The Working Group will select an urban planner to assist with a master plan for Altgeld/Murray and the surrounding community.
- The urban planner will work with the Working Group and surrounding community to develop a plan for rehabilitation which will integrate and connect residents to the adjacent surrounding communities.

Cabrini Rowhouses/Dearborn Homes/Harold Ickes Homes

Redevelopment status:

- Redevelopment of Cabrini Row Houses, Dearborn Homes and Harold Ickes Homes have not yet been planned. However, each has the potential to be a mixed income and mixed finance property.
- At the Harold Ickes Homes, in coordination with the Chicago Public Schools and the Public Building Commission, the CHA disposed of a family building to create a new Teachers' Academy. The Academy will serve as an education and community center facility.

Plans for 2002:

- An RFP or RFQ to select an urban planner for each development is scheduled to be released in the fourth quarter of 2002.
- A committee for each property will be formed in late 2002 to review planning options.
- Cabrini Rowhouses, Dearborn Homes and Harold Ickes Homes will receive targeted capital improvements in 2002 as part of CHA's habitability initiative. These improvements will help improve the viability of the properties pending future planning for complete redevelopment and allow for use as relocation properties for CHA families.

Category 5B: High-rise Gallery Properties

This sub-grouping includes nine properties, totaling 8,886 units. These buildings are gallery style high-rises built between 1953 and 1966. The CHA experienced great difficulty with this type of building design, ranging from problems with heating systems to frequent elevator failures. Design flaws, coupled with a lack of maintenance and limited capital improvements since initial construction, have rendered these buildings vulnerable to system failures, particularly during winter months. Renovation of these buildings is not economically feasible.

All units in this category failed the HUD Section 202 viability test and are therefore mandated for demolition. These gallery style high-rises will be demolished in accordance with the schedule contained in Section II of this document. New units will be constructed on the sites with a mix of incomes that will include public housing, affordable housing and market rate units.

Robert Taylor Homes, Rockwell Gardens and Stateway Gardens

Three of these properties moved forward toward complete transformation in 2001. A full description of the accomplishments in 2001 and the resulting plan for each site for each property follows.

Robert Taylor Homes

2001 Progress Summary:

- Established a Working Group in 2001.
- Issued a RFQ and Selected a Master Development Team in January of 2001.
- Developed and completed a Master Plan by June of 2001.
- Conducted community and resident meetings to discuss this plan.
- The CHA Board of Commissioners approved the Master Plan in June of 2001.
- The CHA, the Working Group and the Development Team submitted its plan to HUD along with their application for 2001 HOPE VI funding.
- HUD granted a HOPE VI award of \$ 35 million in October 2001 to help revitalize Robert Taylor Homes.

Redevelopment Status:

- The Working Group and the Developer are planning for the start of pre-closing activities.

Description of Current Redevelopment Plans:

- Re-creation of the neighborhood street grid with town homes, duplexes and single family homes.
- Each on-site phase will include approximately 900 units of housing and related economic development and social service facilities. A third phase will provide 600 units of mixed income housing throughout the adjacent community (combining with the HOPE VI grant for some financing – see Category 1).
- Each phase of housing development will include public housing, affordable and market rate rental and for sale housing units. The overall mixture of units is estimated as 33% CHA, 40% Market and 27% Affordable. Existing structures and facilities are incorporated into the plan.

Plans for 2002:

- Pre-closing for Phase I of the Robert Taylor Site.
 - The first on-site phase is planned from the Northern part of the Robert Taylor Homes Site.
 - Development is anticipated to occur in the adjacent community as part of the Robert Taylor B HOPE VI plans.
 - The Development Team will initially apply for funding for the first phase of development to the City of Chicago and the State of Illinois.
 - The City of Chicago will plan and start bidding for construction of infrastructure improvements for the first phase of Robert Taylor Homes.
- Implementation of the first phase is anticipated in 2003.

Rockwell Gardens

2001 Progress Summary:

- Established a Working Group in 2001.
- Issued a RFQ and selected a Master Development Team in January of 2001.
- Developed and completed a Master Plan by June of 2001.
 - The plan includes the proposed redevelopment of Maplewood Courts, a city/state property and incorporates non-CHA properties adjacent to this CHA site.

- The CHA Board of Commissioners approved the Master Plan in June of 2001.
- The CHA, the Working Group and the Development Team submitted its plan to HUD in its application for 2001 HOPE VI funding.
- HUD granted a HOPE VI award of \$ 35 million in October 2001 to help revitalize Rockwell Gardens.

Redevelopment Status:

- The Working Group and the Developer are planning for the start of pre-closing activities.

Description of Current Redevelopment Plans:

- Re-creation of the neighborhood street grid with low-rise town homes, duplexes and single-family homes friendly to the street. The Plan includes CHA's rehabilitation of Midwest Terrace and future redevelopment of Maplewood Courts.
- The Plan expands the site with off-site and on-site housing development.
 - The first phase of redevelopment is planned to create mixed income housing opportunities on scattered parcels in the adjoining community.
 - The second two phases will transform the site into a community with town homes and two and three flat units with community, economic development and human service opportunities for all residents.
- In addition to improvements at Maplewood Courts and Midwest Terrace, at least 780 new construction rental and home ownership units will be produced as part of the overall redevelopment, including 260 units for CHA families.

Plans for 2002:

- Pre-closing for Phase I of Rockwell Gardens.
 - The first phase is planned for off-site parcels in the adjacent communities.
 - The Development Team will make Initial financing applications to the City of Chicago and the State of Illinois for financing for the first phase of development.
 - The City of Chicago will start planning and start bidding for construction of infrastructure for the on-site phase of Rockwell Gardens.
- Implementation of the first phase is anticipated in 2003.

Stateway Gardens

2001 Progress Summary:

- Established Working Group in 2000.
- Issued RFQ and Selected Master Development Team in January of 2001.
- Developed and completed Master Plan by June of 2001.

Redevelopment Status:

- The Master Plan, along with a financing proposal, will be submitted to the CHA Board of Commissioners in fall, 2001 for approval and related financing commitments.
- The Working Group and the Developer are planning for the start of pre-closing activities.
- The City of Chicago is starting planning for the construction of infrastructure improvements for the first on-site phase of Stateway Gardens redevelopment.

Description of Current Redevelopment Plans:

- Re-creation of the neighborhood street grid to include town homes, two and three flats, and selected mid-rises on the site, focused on the interior green spaces in the denser northern end of the site, and the neighborhood streets throughout the remainder of the site. The plan will acquire and build housing on both sides of State Street, creating a neighborhood boulevard.
- The property is planned as a condominium structure with 50% of the units acquired by a partnership which will own the public housing and affordable rental units.
- The Plan also includes a senior oriented building and commercial development at street level on 35th street.
- The property overall will provide 885 mixed income units on the site and 430 mixed income units on properties along State Street and in the adjoining neighborhood. One third of the units will be available for CHA residents.

Plans for 2002:

- Pre-closing for Phase I of Stateway Gardens.
 - The first phase is planned for the North portion of the Stateway Gardens site.
 - The Development Team will make and secure financing applications to the City of Chicago for the first phase of development.
 - The City of Chicago will bid and start construction of infrastructure improvements for the on-site phase of Stateway.
 - The developer will work with HUD, the City and State housing departments, CHA and others to close the development, including a mixed finance proposal and evidentiary documents to HUD.
- Implementation of the first phase of development is anticipated by later 4th quarter 2002.
 - The Developer and CHA will submit funding requests for the remaining phases of development of Stateway Gardens.

Other Category 5B Properties

The plans for the remaining Category 5B properties continue to be under discussion as possible mixed finance/mixed income developments.

- 1230 N. Burling has conditional approval for disposition to a leasing co-operative, subject to investors and other resources begin identified by 2002.
- Frances Cabrini Ext. South and William Green Homes are adjacent to Cabrini Extension North. The Cabrini Working Group is planning to start early discussions regarding these properties in 2002.
- Washington Park Homes High-rises have been discussed, and a strategy developed. This strategy has been developed in conjunction with Washington Park Homes Low-rises (see Category 4).

City-State Properties

The Agency owns 8 project based Section 8 properties known as "City-State" properties. These buildings were originally built as replacement housing for displaced residents of highway construction in 1951-1955 and receive Section 8 project-based assistance. The MTW Agreement does not officially apply to the City-State properties. However, these City-State properties are also undergoing a transformation under the Plan to provide improved housing. A brief summary of the rehabilitation of City-State properties is listed below:

Archer Courts

2001 Progress Summary:

- Completed Implementation of Phase I, which involved the sale of the buildings to a private developer with the agreement to renew project-based rental assistance with the land held by CHA under a 99 year lease.
- Renovated these mid-rise buildings. Renovation included substantial improvement to the interiors of the buildings, enclosure of the external gallery walkways, and the installation of extensive landscaping improvements.
- Provided 147 units of affordable housing utilizing 100% Section 8 project-based rental assistance.
- Started planning for Phase II.
- The City of Chicago approved inclusion of this renovation in the HomeStart program.
- The CHA provided a letter of intent for land to be used in Phase II.

Description of Current Redevelopment Plans:

- Phase II is planned for the adjacent property.
- Phase II will bring a mixture of incomes to the Archer Courts development site and utilize the City of Chicago's HomeStart Program to provide market rate condominiums and include at least 10% of the total units constructed for CHA families.
- Together, the properties will create a mixed income environment for this location.

Plans for 2002:

- Archer Courts II implementation to begin in 2002.

Prairie Courts

2001 Progress Summary:

- Conducted pre-closing activities for Phase I of Prairie Courts redevelopment.
- Received City of Chicago financing commitments.
- Closing is scheduled for late 2001.

Description of Current Redevelopment Plans:

- The Plan will demolish all existing structures and construct new housing to be implemented in 2 phases.
 - Phase I will demolish 10 structures and rebuild approximately 134 units in the form of (2) four story apartment buildings & four townhouse clusters.
 - Phase II will demolish the remaining 3 buildings with subsequent construction of approximately 76 additional townhouse units.
- Financial closing for Phase I is anticipated prior to the end of 2001 with implementation to begin in early 2002.

Plans for 2002:

- Implementation of the first phase is starting in early 2002 (demolition followed by construction).

Harrison Courts/Loomis Courts/Lathrop Elderly

These properties require some renovation of major building systems, including roofs and elevators. These system upgrades began in 2001 and will continue through 2002. Financing for these building system renovations was provided by the State of Illinois.

Lathrop Elderly will also be the subject of an RFP for a developer in early 2002. The developer will leverage resources to provide complete rehabilitation of the site.

Ogden Courts and LeClaire Courts

These properties also have outstanding requests to the State of Illinois for renovation and are scheduled for similar rehabilitation efforts in 2002 subject to funding approval. They are also adjacent to properties which will be receiving attention from development teams as they plan with the community for a broader redevelopment strategy. Plans for their renovation may include assistance from other sources in conjunction with a larger plan for the area. For example, Ogden Courts is adjacent to the Lawndale Complex site and LeClaire Court is adjacent to the LeClaire Extension.

Maplewood Courts and Loomis Courts

Maplewood Courts and Loomis Courts are included in a broader conceptual plan that encompasses adjacent properties to these developments. The Agency seeking additional refinancing possibilities to produce mixed income communities in this part of Chicago. State of Illinois support for these proposals will be essential to their success.

- Maplewood Courts is adjacent to Rockwell Homes and renovation of that property is critical to the success of the redevelopment area. The Development team for Rockwell, and East Lake Management Company, has produced a conceptual financing plan for Maplewood which would convert the building to a mixed income cooperative or condominium.
- Loomis Courts will receive assistance in 2001 from the State of Illinois. Renovation of this property is also important to the overall plan for the ABLA community. Developers working with ABLA will consider means of leveraging Illinois funding resources to complete this redevelopment plan.

APPENDIX 4:

Local Leased Housing Program Proposal

LOCAL LEASED HOUSING PROGRAM PROPOSAL FOR PROJECT-BASED SECTION 8 VOUCHERS

The Chicago Housing Authority proposes to establish a project-based voucher assistance program with the components listed below, with HUD approval as provided in Part 1, Section 23 of the Memorandum of Approval and Resident Protection Agreement attached to the MTW Agreement executed February 6, 2000. In order to participate in the Regional Housing Initiative, which plans to advertise the availability of project-based vouchers in conjunction with the Illinois Housing Development Authority's 2002 tax credit competition in January, 2002, CHA requests approval within 45 days.

- 1) CHA will initiate and approve project-based voucher initiatives that it finds to promote the goals of the Plan for Transformation or serve other critical Agency needs or mandates. Initiatives that promote the goals of the Plan for Transformation will be considered to promote the goals of deconcentration and expansion of economic opportunity embodied in the overall Plan. By the completion of the Plan for Transformation, CHA will have demolished over 18,000 units of highly concentrated public housing, replaced approximately 5,000 public housing units in mixed income communities and converted approximately 13,000 of the units to vouchers. Project-based voucher initiatives that promote achievement of the Plan will be considered to promote deconcentration and will not be subject to the current HUD Notice's prohibition against attaching project-based units in areas with more than 20% poverty concentration. CHA will establish local criteria that promote placement of project-based units in situations in which the combination of neighborhood and project conditions promote a mix of incomes, access to opportunity for residents, and safe, decent and sanitary environments for families.
- 2) Owner/developer selection process for project-based voucher assistance
 - a) CHA will establish a reasonable competitive process for allocating project-based vouchers. CHA will establish a qualifications-based procurement system allowing building owners and developers to submit qualifying information, including experience and performance in development and property management, at any time during a 1-year period. Submissions requirements will be published, along with a point scoring system with appropriate minimum thresholds that must be met by individual owner/developers and owner/developer teams in order to qualify for project-based assistance. CHA may extend owner/developer qualifications beyond the initial year in which they are qualified, at its sole discretion.
 - b) Once an owner/developer or owner/developer team is qualified for voucher assistance, CHA will negotiate the specifics of a HAP contract only when the other sources of funds for the project are assembled and terms are being negotiated with them. Qualified owner/developers may present more than one project to CHA for consideration. CHA may choose not to attach vouchers to projects proposed by qualified developers.
 - c) Vouchers will remain in circulation as tenant-based vouchers until the time that they are placed under a project-based HAP contract.
 - d) The maximum number of vouchers to be allocated for each year will be estimated and published at the beginning of that year, in the Agency Plan. Based on worthy proposals made by qualified developers, CHA may award a higher number of vouchers in a year than the number estimated in the Agency Plan. The following year's Agency Plan will report on the amount of vouchers actually awarded and estimate the number of vouchers CHA will make available in the coming year.

- e) CHA may craft specific initiatives (such as supportive housing for relocating public housing residents and the regional housing initiative) that have different qualifying criteria than other initiatives under the project-based voucher program; such differences and targeting will be reflected in published information about the program and initiatives, submission requirements and qualifications scoring criteria.
 - f) In addition to the Agency Plan, RFQs and RFPs for CHA development sites and other means of advertising, CHA plans to advertise the qualifications process for the project based voucher program and specific initiatives within it in conjunction with the City of Chicago Department of Housing's multifamily housing funding rounds, which solicit applications from owners/developers for low income housing tax credits, HOME and CDBG funds, private activity bonds, and other affordable multifamily housing resources. The City is likely to be a major source of the other project resources owners/developers will need to assemble in order to be ready to enter into HAP contracts.
- 3) The Chicago area contains sub-markets with rents considerably higher than 120% of FMR. In order to eliminate the disincentive of lower rents for owners/developers considering project-based assistance for properties in these areas, CHA will set payment standards for project-based assistance based on comparable rent data, without further need for HUD approval (as is currently required for payments in excess of 110%) and regardless of current statutory cap of 120% of FMR.
- a) CHA will maintain documentation for HAP contracts signed at rates higher than 110% of FMR.
 - b) CHA will not allow the volume of such contracts to increase to the extent that it cannot maintain the 52,000 tenant and project-based housing opportunities that CHA committed will be consistently available between the public housing and Section 8 voucher programs for the term of the MTW Agreement.
- 4) CHA project based assistance is likely to be most often requested in by owners/developers of projects that will also receive low income housing tax credits and potentially HOME or CDBG funds from the City, Trust Fund allocations from the State of Illinois, AHP grants from the Federal Home Loan Bank, and other sources of grants and "soft" debt. Such funds are the most limited type of affordable housing resources, and their availability is the most limiting factor in affordable housing production for seniors and families region-wide, including mixed income projects with CHA family units.
- a) CHA seeks to maximize affordable housing production using available public resources in projects that use more public sources than the vouchers themselves. In such situations, CHA will set voucher payment standards that allow leverage of private debt at sufficient levels to diminish or eliminate financing gaps between project costs and tax credit equity contributions, other private investments or project-generated sources such as tax increment financing bond proceeds.
 - b) The voucher payment standards in such situations may exceed tax credit rents for non-voucher units in the projects and, potentially, comparable rents for unsubsidized apartments in the sub-market area. CHA will maintain documentation for HAP contracts signed at rates higher than tax credit rents and/or comparable rents.
 - c) CHA will not allow the volume of such contracts to increase to the extent that it cannot maintain the 52,000 tenant and project-based housing opportunities that CHA committed will be consistently available between the public housing and Section 8 voucher programs for the term of the MTW Agreement.

- 5) CHA intends to explore a project-based voucher program to provide supportive housing for hard-to-house families and single adults relocating from public housing. For families with multiple barriers to self-sufficiency and for disabled younger adults currently living in CHA senior housing, it is intended to create appropriate environments with supportive services delivered in conjunction with the housing.
 - b) CHA will attach vouchers to subsidize resident rents in up to 100% of the units in such projects.
 - c) Based on proposals from owners/developers of the projects, CHA will convert voucher funding to support some or all of the costs of service provision under the existing authority granted by HUD in Part 1, Section 8 of the Memorandum of Approval and Resident Protection Agreement attached to the MTW Agreement executed February 6, 2000. Amounts converted for projects under this initiative will be converted in addition to the original amounts approved for conversion by that Section.
- 6) In the context of the Regional Housing Initiative (RHI) program only, CHA requests the ability to allow project owners to establish and maintain project-based waiting lists. RHI is a collaborative program between several regional housing authorities for which the authorities intend to pool a portion of their vouchers for project basing in areas of economic opportunity that may be outside their jurisdictions. Under the program, each owner will be required to create a site-based waiting list from which potential residents will be drawn. The waiting list will be open only to applicants targeted by the administrative plans of the participating housing authorities, and housing authorities will have the ability to refer potential residents to the project in proportion to their contribution of vouchers to the project.

APPENDIX 5A:

Detailed Listing of Potential Street Disposition Activity for FY2002

Potential Street Disposition Activity for FY 02			
Development	Street to be transferred	From	To
Cabrini-Green			
Cabrini Ext. North	North Cleveland Street (rededication)	West Division St.	West Oak St.
	West Elm Street (rededication)	North Hudson St.	North Larrabee St.
Horner Homes			
	North Maypole Avenue	N. Hermitage	N. Oakley
Stateway			
	South Dearborn Street	35th St.	39th St.
	South Federal Street (re-aligned)	35th St.	39th St.
	36th Place	South State St.	South Federal St.
	36th Street	South State St.	South Federal St.
	37th Street	South State St.	South Federal St.
	38th Street	South Dearborn St.	South Federal St.
ABLA			
	May Street	West 13th St.	West Roosevelt
	Arthington Street	South Throop	South Racine
	Washbourne Street	Racine	Blue Island
	13th/Maxwell Street	Racine	Blue Island
Madden-Wells			
	Portion of E. 38th Street		
	Portion of E. 38th Place		
	Langley Avenue		
Lakefront			
	All streets within the area bounded by 40th Street on the North, the Illinois Central Railroad on the east, 42nd Place on the South, S. Lake Parke Ave on the West.		
Robert Tavior			
	South Federal Street	40th St.	48th St.
	South Dearborn Street	40th St.	48th St.

APPENDIX 5B:

Detailed Listing of Potential Property Disposition Activity for FY2002

Potential Property Disposition Activity for FY 02	
Cabrini-Green	
Cabrini Ext. North	West Division Street to the north; North Cleveland Street to the east; West Oak Street to the south; and North Larrabee Street to the west.
Brooks Homes Adjacent to Fosco Park in exchange for Addams Park.	
Horner Homes North Oakley Avenue to the west; West Lake Street to the north; North Hermitage Avenue to the east; West Washington Street to the south.	
Flannery Senior Apts	1507 North Clybourn Avenue.
ABLA	
Abbott Homes	South Laflin to West 14th Street to South Bishop to West 13th Street.
Addams Homes	West Cabrini to South Racine to West Roosevelt to South Throop.
Brooks Extension	South Racine to West 14th Street to South Throop to West 13th Street West Roosevelt to South Racine to South Blue Island.
Brooks Homes	Land Adjacent to Fosco Park in exchange for Addams Park.
Madden-Wells-Darrow	
Madden Park Homes	37th Place to the North; alley east of Ellis Avenue to the east; 39th Street to the south; South Cottage Grove Avenue to the west.
Darrow Homes	38th Street to the north; South Cottage Grove Avenue to the east; 39th Street to the south; Langley Avenue to the west.
Wells Homes	Portion of site bounded by 37th Place on the north, South Cottage Grove on the east, East Pershing Road on the South, and South Vincennes on the west.
Lakefront	
Lakefront Homes	All land within the area bounded by 40th Street on the North, the Illinois Central Railroad on the east, 42nd Place on the South, South Lake Parke Avenue on the West.
Drexel Site	Area bounded by East 41st Street on the north, South Drexel Boulevard on the east, East Bowen Avenue on the south, and South Cottage Grove Avenue on the west.
Rockwell Gardens The Rockwell Gardens Development Site from Van Buren on the south; Monroe on the north; Rockwell Street on the west; Western Av on the east.	
Stateway Gardens The Stateway Gardens Development Site from 35th Steet on the north; Pershing Road on the south; Federal on the west; State Street on the east.	
Harold Ickes Homes Non-residential property located at 2325 South Federal, 2326 and 2328 South Dearborn, 2400 & 2402 South State; Open Space 2500 on the North 2600 on the South, Federal on the west and Dearborn on the east. Phase II for the Cermak National Teaching Academy and Ic.	
Robert Taylor	The Robert Taylor Development Site from 39th Street on the north; 48th Street on the south; State Street on the east; Union Stock yard (B&O) Railroad right of way on the west.

APPENDIX 6:

Conversion Plan Update

Category 1, 2, 3 4 and 5A properties are all not subject to the Section 202 viability test.

Of the remaining properties in Category 5, only Washington Park High-rises, Frances Cabrini Extension South, William Green Homes, and Stateway Gardens remain subject to the rule.

Updates for these properties on the four elements as outlined in the CHA MTW Agreement is found below.

1. Units demolished during 2001 and units that will be demolished in 2002 by development number, street address, and bedroom size).

Development/Address	Development Number	Total Units	Number of units by bedroom size						Plan Demolition	
			0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		6 BR
Cabrini Extension										
1015 N. Larabee	178	68	2	9	28	27	2	0	0	2002
1017 N. Larabee	178	68	2	10	26	29	1	0	0	
1121 N. Larabee	178	65	0	11	36	13	2	3	0	2002
1159 N. Larabee	178	68	0	9	27	30	2	0	0	
1161 N. Larabee	178	67	0	9	27	29	2	1	0	2002
Green Homes										
630 W. Evergreen	176	144	0	8	44	61	18	13	0	2002
1340 N. Larabee	176	144	0	8	44	65	17	10	0	2002
Stateway Gardens										
3737-39 S. Federal	118	230	0	32	96	98	2	2	0	2001
3833-35 S. Federal	118	230	0	32	96	98	2	2	0	2001
3515-17 S. Federal	116	230	8	30	93	95	2	2	0	
3542-44 S. State	119	132	0	18	54	56	2	2	0	2002
3547-49 S. Federal	116	230	2	32	95	97	2	2	0	2002
Washington Park										
4414 S. Cottage Grove	146	155	1	3	27	92	32	0	0	2001
4120 S. Prairie	143	155	0	2	27	93	33	0	0	2002

2. Any revisions to the relocation schedule for the previous year and the schedule for relocation of families in the next year by development number, street address and bedroom size.

Development/Address	Development Number	Total Units	Number of Units by Bedroom Size							Revision
			0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	
Green Homes										
630 W. Evergreen	176	144	0	8	44	61	18	13	0	Building closure moved to 2002 from 2001
1340 N. Larabee	176	144	0	8	44	65	17	10	0	Building closure moved to 2002 from 2001

3. To the extent that CHA requests additional relocation vouchers, the number of vouchers used for relocation in the previous year, and the number of vouchers the CHA will need for relocation in the next year, supported by information on the number of families to be relocated.

CHA will demolish 690 units in Stateway Gardens during 2001. CHA will demolish 362 units in Stateway Gardens, 310 in Washington Park High Rises, and 556 units in Green Homes during 2002 for a total of 1,228 units. In accordance with CHA's MTW Agreement, CHA will request replacement vouchers for these units in the 2003 Plan.

CHA's replacement voucher request for all developments is on page 37. See Section II: Relocation, Building Closures and Demolition for additional information on the total numbers of families scheduled to move in 2001 and 2002.

4. Evidence that all regulatory requirements for consultation with residents and local government for units that will be demolished have been met.

Resident Consultation

Notices for two public meetings regarding demolition at were placed in 3 local newspapers (Chicago Tribune, Chicago Sun-Times, and Chicago Daily Defender). Notices were also sent to all residents at each of the developments. The meetings held are listed below. Transcripts of these meetings and additional back-up documentation are on file.

Sites Discussed	Date	Time	Location
Robert Taylor A&B, Ida B. Wells, Madden Homes, and Stateway Gardens	June 11, 2001	6:00-8:00 p.m.	Family Investment Center 4859 S. Wabash, Chicago, IL
ABLA Homes, Cabrini Green Homes, Rockwell Gardens	June 12, 2001	6:00-8:00 p.m.	Malcolm X College 1900 W. Van Buren, Chicago, IL

City Consultation

See Section I – Capital Plan, City/CHA Joint Planning.

APPENDIX 7:

Building Closure & Relocation 2001 and 2002

Occupancy data as of 8/29/01.

FY 2001		
PROPERTY/BUILDING	TOTAL UNITS	OCCUPIED UNITS
ABLA		
Brooks Extension	456	1
1410 W. 14th	150	2
Addams*	667	130
Totals	1273	133
Cabrini Extension		
Totals	0	0
Green Homes		
Totals	0	0
Horner		
150 N. Hermitage	65	15
140 N. Wood	65	18
Totals	130	33
Ickes Extension		
Totals	0	0
Rockwell Gardens		
Totals	0	0
Stateway Gardens		
3737-39 S. Federal	230	53
3833-35 S. Federal	230	52
3515-17 S. Federal	115	36
Totals	575	141
Taylor A		
4410 S. State	158	35
4022 S. State	158	65
4101 S. Federal	158	72
Totals	474	172
Taylor B		
5201 S. Federal	158	0
5247 S. Federal	157	0
Totals	315	0
Washington Park		
4414 S. Cottage Grove	155	55
Totals	155	55
Wells/Madden		
Various	480	222
Totals	480	222
Totals, All Properties	3,402	756

* Currently under evaluation.

FY 2002		
PROPERTY/BUILDING	TOTAL UNITS	OCCUPIED UNITS
ABLA		
Low-rises (various)	92	68
Totals	92	68
Cabrini Extension **		
1161-1159 N. Larabee	136	47
1121 N. Larabee	65	24
1015-1017 N. Larabee	136	60
Totals	337	131
Green Homes		
630 W. Evergreen	144	51
1340 N Larabee	144	65
Totals	288	116
Horner Homes***		
1850 W. Washington	65	40
1943 W. Lake	65	31
Totals	130	71
Ickes		
2822 S. Calumet	203	118
Totals	203	118
Rockwell Gardens		
2514 W. Van Buren	140	74
340 S. Western	148	93
Totals	288	167
Stateway Gardens		
3542-44 S. State	132	62
3547-49 S. Federal	230	84
Totals	362	146
Taylor A		
4525 S. Federal	157	50
4555 S. Federal	158	69
Totals	315	119
Taylor B		
4950 S. State	158	107
Totals	158	107
Washington Park		
4120 S. Prairie	155	74
Totals	155	74
Wells/Madden		
Various	506	272
Totals	506	272
Totals, All Properties	2,834	1,389

**Subject to Court approval.

***Subject to agreed order consultation requirements.

APPENDIX 8:

Detailed Listing of All Buildings to be Demolished, FY 2001-2004

Proposed Demolition Schedule

(Note "*" for conditions)

Address	Base Count	Demolition Schedule							
		Year 2 - 2001				Year 3	Year 4	Year 5	Demo
		Planned Units	Actual to Date	Pending Units	Total Units	2002	2003	2004	
Rockwell Gardens									
2515 W. Jackson**	140				0			140	140
2450 W. Monroe**	139				0	139			139
340 S. Western**	148				0	148			148
2517 W. Adams *	138				0	138			138
2514 W. Van Buren *	141				0	141			141
2417 West Adams	140	140	140		140				140
Subtotal:	846	140	140		140	566	0	140	846
Stateway Gardens									
3549 S. Federal**	230				0	230			230
3653 S. Federal**	230				0			230	230
3544 S. State**	132				0	132			132
3615-17 S. Federal	230	230	230		230				230
3618 S. State**	132				0			132	132
3517-19 S. Federal*	230	230		230	230				230
3833-35 S. Federal*	230	230		230	230				230
3737-39 S. Federal*	230	230		230	230				230
Subtotal:	1,644	920	230	690	920	362	0	362	1,644
Green Homes^									
534 W. Division	144				0			144	144
624 W. Division	134				0			134	134
660 W. Division	134				0	134			134
714 W. Division	134				0	134			134
630 W. Evergreen	144				0	144			144
1230 N. Larrabee	134				0			134	134
1340 W. Larrabee	144				0	144			144
1230 N. Burling	133				0			133	133
Subtotal:	1,101	0	0	0	0	556	0	545	1,101
Cabrini Ext. North									
1015-17 N. Larrabee**	136				0	136			136
1121 N. Larrabee**	65				0	65			65
1159-61 N. Larrabee**	136				0	136			136
500/502 N. Oak	262	262	262		262				262
1150/1160 N. Sedgewick	262	262	262		262				262
1158 N. Cleveland (North)**	65				0	65			65
Subtotal:	926	524	524	0	524	402	0	0	926
Cabrini Ext. South									
412 W. Chicago	65				0			65	65
911 N. Hudson	65				0			65	65
929 N. Hudson	68				0		68		68
939 N. Hudson	68				0		68		68
364 W. Oak	65				0		65		65
365 W. Oak	65				0		65		65
862 N. Sedgewick	65				0			65	65
911 N. Sedgewick	68				0		68		68
923 N. Sedgewick	68				0		68		68
Subtotal:	597	0	0	0	0	0	402	195	597

Proposed Demolition Schedule

(Note "A" for conditions)

Demolition Schedule

Address	Base Count	Year 2 - 2001				Year 3	Year 4	Year 5	Demo
		Planned Units	Actual to Date	Pending Units	Total Units	2002	2003	2004	
Robert Taylor Homes									
4429 S. Federal**	157				0		157		157
4525 S. Federal**	157				0	157			157
4555 S. Federal**	158				0	158			158
4947 S. Federal**	158				0		158		158
4037 S. Federal**	157				0		157		157
4101 S. Federal**	158	158		158	158				158
4022 S. State**	158	158		158	158				158
4410 S. State**	158	158		158	158				158
4444 S. State	158	158	158	0	158				158
4946 S. State**	158				0	158			158
4950 S. State**	158				0		158		158
5135 S. Federal**	157				0		157		157
5247 S. State*	157	157	157	0	157				157
5201 S. State*	158	158	158	0	158				158
Subtotal:	2,207	947	473	474	947	473	787	0	2,207

Washington Park									
WP Highrise									
4445 S. Evans	158	158	158		158	310	0	155	623
4120 S. Prairie*	155				0	155			155
4414 S. Cottage*	155					155			155
6217 S. Calumet	155				0			155	155
WP Lowrise^	184		0	14	14	170	0	0	184
3910-12 S. Indiana*	12					12			12
3914-16 S. Indiana*	12					12			12
4520-22 S. Champlain*	12					12			12
4524-26 S. Champlain*	12					12			12
4528-30 S. Champlain*	12					12			12
123-25 E. 39th*	12					12			12
6127-41 S. Calumet	8					8			8
6145-59 S. Calumet	8			8	8				8
604-06 E. 40th	12					12			12
629-33 E. 40th	6			6	6				6
4120 S. St. Lawrence	9					9			9
4140 S. Langley	9					9			9
4212-14 S. Wabash	12					12			12
4216-18 S. Wabash	12					12			12
4220-22 S. Wabash	12					12			12
4224-26 S. Wabash	12					12			12
4016-18 S. Prairie	12					12			12
Subtotal:	807	158	158	14	172	480	0	155	807

Address	Base Count	Year 2 - 2001				Year 3	Year 4	Year 5	Demo
		Planned Units	Actual to Date	Pending Units	Total Units	2002	2003	2004	
Wells/Wells Ext./ Madden/Darrow Homes									
Madden Homes	487		218		218	235	10	24	487
3807 S COTTAGE GROVE**	18				0	18			18
3835 S COTTAGE GROVE**	18				0	18			18
3863 S COTTAGE GROVE**	18				0	18			18
3804 S ELLIS AV**	18				0	18			18
3828 S ELLIS AV**	18				0	18			18
3850 S ELLIS AV**	18				0	18			18
820 E PERSHING RD**	19				0	19			19
740 E 37TH ST	6				0		6		6
3640 S ELLIS AV	4				0		4		4
3808 S LAKE PARK AV	6				0			6	6
3814 S LAKE PARK AV	6				0			6	6
3822 S LAKE PARK AV	6				0			6	6
3830 S LAKE PARK AV	6				0			6	6
3750 S ELLIS AV**	108				0	108			108
3837 S ELLIS AV	109	109	109		109				109
3855 S ELLIS AV	109	109	109		109				109
Wells Homes	1,674		0			764	202	708	1,674
3740 S COTTAGE GROVE **	12				0	12			12
3802 S LANGLEY AV **	4				0	4			4
3812 S LANGLEY AV **	12				0	12			12
3828 S LANGLEY AV **	4				0	4			4
3840 S LANGLEY AV **	12				0	12			12
647 E 37TH PL **	12				0	12			12
649 E 38TH PL**	6				0	6			6
650 E 39TH ST **	6				0	6			6
657 E 37TH PL **	12				0	12			12
659 E 38TH PL **	6				0	6			6
660 E 39TH **	6				0	6			6
662 E 38TH PL **	10				0	10			10
663 E 38TH ST **	6				0	6			6
670 E 38TH PL **	6				0	6			6
670 E 38TH ST **	12				0	12			12
671 E 38TH PL **	6				0	6			6
672 E 39TH **	6				0	6			6
679 E 37TH ST **	10				0	10			10
679 E 38TH PL **	7				0	7			7
680 E 39TH **	6				0	6			6
688 E 39TH ST **	5				0	5			5
689 E 38TH PL **	6				0	6			6
698 E 39TH **	1				0	1			1
700 E 38TH ST **	6				0	6			6

Proposed Demolition Schedule

(Note "*" for conditions)

Demolition Schedule									
Address	Base Count	Year 2 - 2001				Year 3	Year 4	Year 5	Demo
		Planned Units	Actual to Date	Pending Units	Total Units	2002	2003	2004	
Wells Con't									0
701 E 37TH PL **	6				0	6			6
710 E 38TH ST **	12				0	12			12
725 E 37TH PL **	12				0	12			12
735 E 37TH PL **	12				0	12			12
748 E 38TH ST **	6				0	6			6
757 E 37TH PL **	12				0	12			12
772 E 38TH ST **	3				0	3			3
776 E 38TH ST **	6				0	6			6
3708 S VINCENNES AV	4				0	4			4
3709 S VINCENNES AV	10				0	10			10
3710 S COTTAGE GROVE	12				0	12			12
3710 S VINCENNES AV	12				0	12			12
3728 S VINCENNES AV	4				0	4			4
3741 S VINCENNES AV	12				0	12			12
3742 S VINCENNES AV	19				0	19			19
3808 S VINCENNES AV	18				0	18			18
3809 S VINCENNES AV	12				0	12			12
3840 S VINCENNES AV	12				0	12			12
3841 S VINCENNES AV	12				0	12			12
531 E 37TH ST	6				0	6			6
544 E 39TH	6				0	6			6
548 E 38TH ST	12				0	12			12
549 E 38TH PL	6				0	6			6
551 E 38TH ST	12				0	12			12
554 E 39TH ST	6				0	6			6
555 E 37TH PL	14				0	14			14
556 E 38TH ST	6				0	6			6
559 E 38TH PL	12				0	12			12
564 E 39TH	4				0	4			4
571 E 37TH PL	6				0	6			6
600 E 39TH ST	6				0	6			6
601 E 37TH PL	6				0	6			6
601 E 38TH PL	4				0	4			4
601 E 38TH ST	4				0	4			4
605 E 37TH ST	10				0	10			10
606 E 38TH PL	6				0	6			6
606 E 38TH ST	6				0	6			6
609 E 38TH PL	6				0	6			6
609 E 38TH ST	7				0	7			7
610 E 37TH PL	4				0	4			4
612 E 39TH ST	6				0	6			6
615 E 37TH PL	11				0	11			11
618 E 38TH PL	12				0	12			12
619 E 38TH PL	6				0	6			6
620 E 37TH PL	5				0	5			5
620 E 39TH	1				0	1			1
621 E 38TH ST	6				0	6			6
622 E 39TH	5				0	5			5
623 E 37TH ST	10				0	10			10
625 E 37TH PL	6				0	6			6

Proposed Demolition Schedule

(Note "A" for conditions)

Address	Demolition Schedule								
	Base	Year 2 - 2001				Year 3 2002	Year 4 2003	Year 5 2004	Demo
		Planned Units	Actual to Date	Pending	Total Units				
Wells Con't									0
628 E 37TH PL	7			0	7				7
628 E 38TH ST	6			0	6				6
629 E 38TH PL	6			0	6				6
630 E 39TH ST	6			0	6				6
631 F 38TH ST	6			0	6				6
635 E 37TH PL	6			0	6				6
638 E 38TH PL	6			0	6				6
638 F 38TH ST	6			0	6				6
640 E 37TH PL	4			0	4				4
641 E 38TH PL	6			0	6				6
642 E 39TH ST	6			0	6				6
643 F 37TH ST	4			0	4				4
643 E 38TH ST	6			0	6				6
650 E 38TH PL	14			0	14				14
651 E 37TH ST	4			0	4				4
653 E 38TH ST	6			0	6				6
659 E 37TH ST	10			0	10				10
667 E 37TH PL	6			0	6				6
679 E 37TH PL	12			0	12				12
713 E 37TH PL	6			0	6				6
720 E 37TH PL	4			0	4				4
730 E 37TH PL	12			0	12				12
745 F 37TH PL	6			0	6				6
750 E 37TH PL	4			0	4				4
767 E 37TH PL	9			0	9				9
779 F 37TH PL	4			0	4				4
3841 S RHODES AV	12			0			12		12
500 E 39TH	13			0			13		13
505 E 38TH PL	12			0			12		12
505 F 38TH ST	28			0			28		28
512 E 39TH	6			0			6		6
513 E 38TH PL	6			0			6		6
515 F 38TH ST	29			0			29		29
522 E 39TH ST	6			0			6		6
523 E 38TH PL	6			0			6		6
527 E 38TH ST	30			0			30		30
532 F 39TH	6			0			6		6
533 E 38TH PL	12			0			12		12
537 E 38TH ST	30			0			30		30
539 E 38TH PL	6			0			6		6
3709 S RHODES AV	10			0				10	10
501 E 37TH ST	6			0				6	6
504 E 37TH PL	11			0				11	11
504 F 38TH ST	21			0				21	21
510 E 37TH PL	5			0				5	5
512 E 38TH ST	30			0				30	30
515 E 37TH PL	6			0				6	6
515 F 37TH ST	5			0				5	5
518 E 37TH PL	5			0				5	5
523 E 37TH ST	5			0				5	5
526 F 37TH PL	12			0				12	12
527 E 37TH PL	24			0				24	24
532 E 37TH PL	5			0				5	5
536 E 38TH ST	12			0				12	12

Proposed Demolition Schedule

(Note "A" for conditions)

Demolition Schedule

Address	Base	Year 2 - 2001				Year 3 2002	Year 4 2003	Year 5 2004	Demo
		Planned Units	Actual to Date	Pending	Total Units				
Wells Con't								0	
540 E 37TH PL	5						5	5	
540 E 38TH ST	18						18	18	
543 E 37TH ST	5						5	5	
548 E 37TH PL	12						12	12	
551 E 37TH ST	4						4	4	
554 E 37TH PL	5						5	5	
561 E 37TH ST	5						5	5	
562 E 37TH PL	5						5	5	
570 E 37TH PL	12						12	12	
571 E 37TH ST	5						5	5	
579 E 37TH ST	5						5	5	
587 E 37TH ST	6						6	6	
409 E 37TH ST	24						24	24	
408 E 39TH	24						24	24	
3707 S DR M L KING DRIVE	16						16	16	
3715 S DR M L KING DRIVE	32						32	32	
3723 S DR M L KING DRIVE	40						40	40	
3733 S DR M L KING DRIVE	40						40	40	
3743 S DR M L KING DRIVE	40						40	40	
3753 S DR M L KING DRIVE	40						40	40	
3801 S DR M L KING DRIVE	48						48	48	
3815 S DR M L KING DRIVE	32						32	32	
3823 S DR M L KING DRIVE	40						40	40	
3833 S DR M L KING DRIVE	40						40	40	
3843 S DR M L KING DRIVE	32						32	32	
3848 S VERNON AV	16						16	16	
Wells Extension	376	0	0	0	0	0	376	376	
540 E 36TH ST	65						65	65	
574 E 36TH ST	51						51	51	
559 E BROWNING AV	65						65	65	
511 E BROWNING AV	65						65	65	
527 E BROWNING AV	65						65	65	
575 E BROWNING AV	65						65	65	
Subtotal:	2,537	0	218	0	218	999	212	1,108	
Henry Horner^									
141 Wolcott/1847 Lake*	231						231	231	
150 N. Hermitage	65	65		65				65	
140 N. Wood	65	65		65				65	
1850 W. Washington	63				63			63	
1943 W. Lake St.	63				63			63	
1936 W. Washington	65					65		65	
1900 W. Washington	65					65		65	
1920 W. Washington	65					65		65	
Subtotal:	682	130	0	130	130	126	426	0	

Proposed Demolition Schedule

(Note "A" for conditions)

Demolition Schedule

Address	Base	Year 2 - 2001				Year 3 2002	Year 4 2003	Year 5 2004	Demo
		Planned Units	Actual to Date	Pending	Total Units				
Abbott									
1433 W 13TH ST**	150						150	150	
1440 W 13TH ST	150						150	150	
1410 W 14TH ST**	150				150			150	
1510 W 13TH ST	150					150		150	
1510 W 14TH PL**	150	150		150	150			150	
1440 W 14TH ST**	150	150		150	150			150	
1520 W HASTINGS ST	150					150		150	
Subtotal:	1,050	300	0	300	300	300	300	1,050	
Abbott Rowhouses									
1251 W 14TH ST	4					4		4	
1259 W 14TH ST	4					4		4	
1416 S BLUE ISLAND	12					12		12	
1428 S BLUE ISLAND	4					4		4	
1436 S BLUE ISLAND	2					2		2	
1440 S BLUE ISLAND	4					4		4	
1448 S BLUE ISLAND	2					2		2	
1452 S BLUE ISLAND	4					4		4	
1401 S THROOP ST	4					4		4	
1409 S THROOP ST	4					4		4	
1425 S THROOP ST	4					4		4	
1526 W 13TH ST	2					2		2	
1530 W 13TH ST	6					6		6	
1511 W 14TH PL	2					2		2	
1515 W 14TH PL	6					6		6	
1524 W 14TH PL	4					4		4	
1534 W 14TH PL	4					4		4	
1508 W 14TH ST	4					4		4	
1516 W 14TH ST	12					12		12	
1525 W 14TH ST	4					4		4	
1528 W 14TH ST	2					2		2	
1520 W 15TH ST	6					6		6	
1532 W 15TH ST	12					12		12	
1530 W HASTINGS ST	12					12		12	
1216 S LAFLIN ST	4					4		4	
1217 S LAFLIN ST	4					4		4	
1432 W WASHBURNE AV	4					4		4	
1440 W WASHBURNE AV	6					6		6	
1452 W WASHBURNE AV	6					6		6	
1510 W WASHBURNE AV	6					6		6	
1522 W WASHBURNE AV	4					4		4	
1527 W WASHBURNE AV	6					6		6	
1530 W WASHBURNE AV	4					4		4	
Subtotal:	168	0	0	0	0	168		168	

Proposed Demolition Schedule

(Note "^" for conditions)

Demolition Schedule

Address

Jane Addams^ Con't
1321-41 W GRENSHAW ST**
1313-17 W GRENSHAW ST**
1108-10 S LYTTLE ST
1033-1101 S LYTTLE ST
1101 S LYTTLE ST
1032 S RACINE AV
1036-1104 S RACINE AV
906 S RACINE AV
1204 W ROOSEVELT RD
1236 W ROOSEVELT RD**
1306 W ROOSEVELT RD**
1204 W TAYLOR ST
1237 W TAYLOR ST
1117 S THROOP ST
821 S ADA ST
903 S ADA ST
902 S ADA ST**
917 S ADA ST
1205 W CABRINI ST
1223 W CABRINI ST
1261 W CABRINI ST
1269 W CABRINI ST
1245 W CABRINI ST
830 S LYTTLE ST
846 S LYTTLE ST
847 S LYTTLE ST
902 S LYTTLE ST
907 S LYTTLE ST
822 S LYTTLE ST
918 S LYTTLE ST/1246-48 W.TAYLOR
844 S RACINE AV
1250 W TAYLOR ST
1300 W TAYLOR ST
1322 W TAYLOR ST
Subtotal:

Base	Year 2 - 2001				Year 3 2002	Year 4 2003	Year 5 2004	Demo
	Planned Units	Actual to Date	Pending	Total Units				
	36					36		36
	21					21		21
	24					24		24
	27					27		27
	27					27		27
	36					36		36
	18					18		18
	17					17		17
	75					75		75
	21					21		21
	26					26		26
	59					59		59
	63					63		63
	24					24		24
	44					44		44
	7					7		7
	24					24		24
	23					23		23
	27					27		27
	26					26		26
	24					24		24
	27					27		27
	30					30		30
	32					32		32
	8					8		8
	18					18		18
	8					8		8
	18					18		18
	8					8		8
	22					22		22
	18					18		18
	9					9		9
	10					10		10
	18					18		18
	875	0	0	0	0	875		875

Robert Brooks Homes
1111 West Roosevelt
1209 S. Racine
1215-31 S. Throop
1290A-99B W. Washburne
1280-88 W. Washburne
1262-78 W. Washburne
1244-60 W. Washburne
1226-42 W. Washburne
1208-24 W. Washburne
Subtotal:

	150	150	150	150				150
	150	150	150	150				150
	9	9	9	9				9
	9	9	9	9				9
	9	9	9	9				9
	9	9	9	9				9
	9	9	9	9				9
	9	9	9	9				9
	9	9	9	9				9
	363	363	363	0	0	0	0	363

Proposed Demolition Schedule

(Note "A" for conditions)

		Demolition Schedule							
		Year 2 - 2001				Year 3 2002	Year 4 2003	Year 5 2004	Demo
Address	Base	Planned Units	Actual to Date	Pending	Total Units				
Lawndale Complex									
2641 West 122th Place	97	97	97		97				97
1319 South Washtenaw	18	18	18		18				18
1331 South Washtenaw	18	18	18		18				18
1325 South Washtenaw	18	18	18		18				18
2635 West 12th Place	18	18	18		18				18
2647 West 12th Place	18	18	18		18				18
Subtotal:	187	187	187	0	187	0	0	0	187
Prairie Courts Ext.									
2822 S. Calumet	203					203			203
Subtotal:	203	0	0	0	0	203			203
Grand Totals									
	Base Count	Year 2 - 2001				Year 3 2002	Year 4 2003	Year 5 2004	Total Demo
	14,193	3,669	2,293	1,608	3,901	4,317	3,170	2,805	14,193

* CHA has been awarded HOPE VI Demo funds.

** CHA has applied for 2001 HOPE VI Demo funds.

^^ Horner Midrise Addresses: Proposed demolition subject to Agreed Order requirements

^ Footnotes

Green Homes: Subject to Consent Decree requirements

Washington Park Lowrise: Pending further analysis for actual addresses

Henry Horner: Subject to Agreed Order requirements

Jane Addams: Subject to state historic preservation requirements

APPENDIX 9:

Senior Designated Housing Plan Update

The Senior Designated Housing Plan was approved by HUD in March of 2000. Conditional approval was granted based on CHA's compliance with the conditions. Each condition and CHA's progress is listed below:

- *Follow through on its commitment to exceed the 5% and 2% accessible unit requirement.*

The CHA committed to exceeding the 5% and 2% accessible unit requirements.

- *Maintain records on the number of applicants with disabilities who are affected by the designation and alternatives they exercised.*

The applicants with disabilities who were affected by the designation are coded in the CHA database system based on the alternatives they elected. Special codes were established in the system specifically for the designation. A total of 1,048 applicants were affected by the designation. Initially 292 requested a Section 8 voucher, and approximately 25 requested to be transferred to the CHA family waiting list.

- *Provide the number of Section 8 certificate/voucher holders with disabilities that utilized or requests were denied to utilize the CHA's Access Improvement Fund.*

Access Living has been successful at locating appropriate/accessible units for clients. Although the clients were persons with disabilities, they were not mobility impaired and therefore the units did not require modifications. As a result, the Access Improvement Fund was not utilized.

- *Provide the number of Section 8 landlords or holders who requested an increase in the Fair Market Rent. Maintain accurate records as to the number of families for which the CHA establishes a higher payment standard within the basic range as a reasonable accommodation. Provide documentation to support request to the HUD field office for an exception payment standard within the upper range.*

The rent requests made by Section 8 landlords for persons with disabilities did not exceed the Fair Market Rent under 24 CFR 8.28(5). A higher rent payment standards for reasonable accommodations for a family that includes a person with a disability was not established.

- *Provide HUD with minutes of the meetings with representatives of disability advocacy groups required in the March 6, 2000 plan approval letter.*

Since the approval of the plan, the CHA met with local HUD and representatives of Access Living several times in 2000. The meeting minutes were provided to all participants, including the representative from the local HUD office. While formal quarterly meetings have not occurred, Access Living continues to be present at many redevelopment meetings and communicates regularly with the 504 Coordinator. Quarterly meetings are scheduled for the remainder of 2001.

- *Maintain minutes of semi-annual meeting with HUD.*

Semi-annual meetings have not been held in 2001.

- *Include a provision in the ground lease for the land that CHA will lease to private developers for the construction of housing built with tax credits or other private funds.*

In the November 30, 2000 Requests for Qualifications for the new HOPE VI developments, the CHA established a high priority on meeting and exceeding the Federal requirements for housing that is accessible, adaptable, and visitable by people with disabilities. CHA continues to act proactively to ensure that accessibility and adaptability is an early consideration in the Plan.

APPENDIX 10:

Demographic Information & Deconcentration Analysis

Demographic Information on Family, Scattered Sites, City/State, and Senior Developments; Public Housing Waiting List; and Housing Choice Voucher Program and Housing Choice Voucher Wait List.

Family Developments (10/01/01)

Development Name	Units		Residents	Average Median Income				Race						Hispanic	Disabled	Bedroom Size								
	Total	Occupied	Total	< 30%	30-50%	51-80%	80+%	White	Black	Ind/Als	Asn/Pac	Other	Unknown			0	1	2	3	4	5	6+		
Madden Park Homes	268	166	642	154	7	0	5	2	640	0	0	0	0	0	0	62	0	21	22	51	70	2	0	
Lowden Homes	128	110	363	98	8	2	2	0	363	0	0	0	0	0	1	39	0	0	33	59	18	0	0	
Trumbull	486	352	802	327	23	1	1	87	713	0	2	0	0	0	44	165	2	126	165	54	5	0	0	
Hilliard Center	346	95	320	82	6	3	4	0	320	0	0	0	0	0	0	14	1	11	39	27	17	0	0	
Dearborn Homes	800	513	1,420	456	48	8	1	2	1,417	0	0	0	0	1	0	132	5	100	272	136	0	0	0	
Wentworth Gardens	422	325	940	281	34	7	3	0	940	0	0	0	0	0	2	99	0	24	181	70	50	0	0	
Lathrop Homes	924	638	1,343	583	45	9	1	294	1,008	1	40	0	0	0	239	256	1	270	314	53	0	0	0	
Mohawk North	16	14	38	10	3	1	0	0	38	0	0	0	0	0	0	1	0	0	14	0	0	0	0	
Rockwell Gardens	848	361	1,265	346	11	0	4	3	1,262	0	0	0	0	0	0	110	6	22	138	189	5	1	0	
Lawndale	128	97	316	87	8	1	1	19	297	0	0	0	0	0	8	37	0	0	62	32	3	0	0	
Bridgeport Homes	141	113	363	103	6	1	3	171	191	0	0	1	0	0	93	39	1	0	78	34	0	0	0	
Ickes	941	657	1,922	631	21	1	4	4	1,918	0	0	0	0	0	5	185	0	83	330	221	12	11	0	
Stateway Gardens	1,414	441	1,312	416	19	1	5	3	1,309	0	0	0	0	0	2	92	4	61	150	224	1	1	0	
Horner Homes	1,565	683	2,137	482	96	87	18	1	2,134	0	2	0	0	0	1	215	1	88	252	237	75	26	4	
Murray Homes	500	337	943	310	17	10	0	3	940	0	0	0	0	0	0	73	3	22	215	96	1	0	0	
Altgeld	1,498	1,116	3,533	1,017	62	22	15	5	3,528	0	0	0	0	0	3	273	18	63	420	452	161	2	0	
Washington Park	1,161	440	1,617	390	35	2	15	1	1,612	0	4	0	0	0	0	164	0	27	49	254	112	0	0	
Wells	2,052	1,052	2,670	933	104	13	2	1	2,667	1	0	0	1	0	1	349	17	175	627	203	25	5	0	
ABLA	2,655	915	2,484	824	60	14	17	12	2,472	0	0	0	0	0	8	314	5	216	429	167	98	0	0	
Cabrini	586	462	1,239	399	38	14	11	2	1,237	0	0	0	0	0	3	131	5	69	251	110	27	0	0	
Green Homes	968	519	1,952	490	17	2	10	2	1,950	0	0	0	0	0	0	102	0	13	157	260	82	7	0	
Cabrini Extension South	597	446	1,265	382	47	14	3	3	1,261	1	0	0	0	0	2	99	1	69	232	133	7	4	0	
Cabrini Extension North	402	129	344	120	7	1	1	0	344	0	0	0	0	0	0	47	1	17	46	62	1	2	0	
1230 N. Burling	134	110	400	103	3	2	2	4	396	0	0	0	0	0	4	16	0	6	34	54	16	0	0	
Robert Taylor A	1,261	475	1,806	450	12	0	13	0	1,805	1	0	0	0	0	2	86	0	8	80	277	110	0	0	
Robert Taylor B	946	410	1,516	379	15	3	13	0	1,516	0	0	0	0	0	1	84	0	3	85	234	88	0	0	
Langston	30	26	73	21	5	0	0	0	73	0	0	0	0	0	0	11	0	6	11	4	5	0	0	
North Town	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LeClaire Courts Extension RMC	300	257	787	236	19	2	0	0	787	0	0	0	0	0	0	77	1	33	119	75	29	0	0	
Lakefront=3939 S. Lake Park	150	131	325	63	33	23	12	0	325	0	0	0	0	0	0	21	0	26	78	27	0	0	0	
Lakefront-3983 S. Lake Park	150	131	326	75	25	26	5	3	322	0	0	0	1	0	0	25	1	27	76	25	2	0	0	
TOTAL	21,856	11,521	34,463	10,248	834	270	171	622	33,785	4	48	1	3	419	3,318	73	1,586	4,959	3,820	1,020	61	4		

Scattered Sites (10/01/01)

Development Name	Units		Residents	Average Median Income				Race						Hispanic	Disabled	Bedroom Size						
	Total	Occupied		< 30%	30-50%	51-80%	80+%	White	Black	Ind/Als	Asn/Pac	Other	Unknown			0	1	2	3	4	5	6+
North Central*	1,146	899	3,088	744	133	17	5	1,284	1,662	59	75	6	2	1,428	339	2	48	96	721	32	0	0
North East	623	572	1,817	391	101	63	17	535	1,218	17	46	0	1	398	259	0	15	157	381	17	2	0
South East	582	437	1,468	359	53	19	6	106	1,360	1	0	0	1	113	71	3	40	49	307	37	1	0
South West	313	237	876	180	36	13	8	109	765	0	0	2	0	52	50	0	1	57	113	65	1	0
West	336	203	723	173	18	7	5	0	721	0	2	0	0	0	54	0	2	50	116	35	0	0
TOTAL	3,000	2,348	7,972	1,847	341	119	41	2,034	5,726	77	123	8	4	1,991	773	5	106	409	1,638	186	4	0

*Cabrini Extension, a Category IV property, has been included in this total.

City State (10/01/01)

Development Name	Units		Residents	Area Median Income				Race						Hispanic	Disabled	Bedroom Size						
	Total	Occupied		< 30%	30-50%	51-80%	80+%	White	Black	Ind/Als	Asn/Pac	Other	Unknown			0	1	2	3	4	5	6+
LeClaire Court	316	282	922	251	24	3	4	9	912	0	0	1	0	6	62	0	0	178	58	46	0	0
Ogden Court	136	115	377	106	8	0	1	0	376	0	0	0	1	0	42	0	0	44	71	0	0	0
Harrison Court	126	97	183	95	1	1	0	1	181	0	0	0	1	0	51	17	42	38	0	0	0	0
Maplewood Court	132	98	240	97	1	0	0	0	239	0	0	0	1	1	33	19	22	57	0	0	0	0
Loomis Court	126	105	223	102	3	0	0	0	223	0	0	0	0	0	37	0	67	38	0	0	0	0
Prairie Court	326	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	1,488	697	1,945	651	37	4	5	10	1,931	0	0	1	3	7	225	36	131	355	129	46	0	0

Senior Developments (10/01/01)

Development Name	Units		Total Residents	Area Median Income				Race						Hispanic	Disabled	Bedroom Size					
	Total	Occupied		< 30%	30-50%	51-80%	80%+	White	Black	Ind/Als	Asn/Pac	Other	Unknown			0	1	2	3	4	5
69th & South Chicago Apts.	125	98	102	90	8	0	0	0	102	0	0	0	0	1	93	0	98	0	0	0	0
91st & South Chicago Apts.	149	103	110	97	6	0	0	2	108	0	0	0	0	1	99	0	103	0	0	0	0
91st & South Chicago Apts.	149	104	107	101	2	1	0	1	106	0	0	0	0	1	101	0	104	0	0	0	0
Albany Terrace Apts.	350	189	201	180	4	5	0	7	191	0	1	1	1	3	180	1	187	1	0	0	0
Armour Square Annex	95	66	68	65	1	0	0	4	63	0	1	0	0	0	63	0	66	0	0	0	0
Armour Square Annex	99	70	70	68	2	0	0	2	65	0	3	0	0	1	62	0	70	0	0	0	0
Armour Square Apts.	100	75	79	74	1	0	0	0	76	0	3	0	0	1	70	13	62	0	0	0	0
Armour Square Apts.	98	79	82	77	1	1	0	2	80	0	0	0	0	0	75	15	63	1	0	0	0
Bridgeport Elderly	14	13	13	13	0	0	0	13	0	0	0	0	0	8	11	0	13	0	0	0	0
Britton/Budd Apts.	173	139	153	136	3	0	0	111	42	0	0	0	0	13	137	97	42	0	0	0	0
Cambell Apts.	165	115	119	108	6	1	0	3	116	0	0	0	0	2	114	15	100	0	0	0	0
Castleman Apts.	201	180	217	175	4	1	0	47	40	4	121	5	0	12	139	33	146	1	0	0	0
Clark & Irving Annex	97	73	80	71	2	0	0	46	13	1	20	0	0	8	59	0	73	0	0	0	0
Clark & Irving Annex	97	87	98	84	2	1	0	72	8	0	18	0	0	13	84	0	87	0	0	0	0
Clark & Irving Apts.	163	141	169	135	6	0	0	103	30	0	36	0	0	19	127	11	128	1	1	0	0
Clark & Webster Apts.	100	92	98	86	4	2	0	51	46	1	0	0	0	15	81	0	91	1	0	0	0
CS Lathrop Elderly	93	87	99	85	2	0	0	60	39	0	0	0	0	44	72	31	55	1	0	0	0
Dickens & Burling Apts.	138	131	148	125	5	1	0	90	52	0	6	0	0	10	127	0	130	1	0	0	0
Eckhart Park Annex	218	175	182	171	4	0	0	92	87	0	3	0	0	51	159	0	175	0	0	0	0
Eckhart Park Apts.	181	140	146	132	7	1	0	52	91	0	2	1	0	44	126	1	139	0	0	0	0
Fisher Apts.	200	185	230	182	2	1	0	176	48	0	6	0	0	9	209	34	151	0	0	0	0
Flannery Apts.	125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flannery Homes	127	112	123	104	6	1	1	9	114	0	0	0	0	5	102	20	92	0	0	0	0
Franklin/Drake Apts.	157	72	81	69	3	0	0	1	80	0	0	0	0	1	75	0	72	0	0	0	0
Garfield Park Apts.	151	118	129	110	7	1	0	0	129	0	0	0	0	0	112	16	102	0	0	0	0
Hattie Callner Apts.	151	122	135	116	5	1	0	36	34	22	40	3	0	20	120	22	100	0	0	0	0
Hilliard Homes	182	65	66	63	2	0	0	2	64	0	0	0	0	0	60	0	65	0	0	0	0
Hilliard Homes	182	61	64	59	2	0	0	0	64	0	0	0	0	0	58	0	61	0	0	0	0
Judge Green Apts.	154	139	150	137	1	0	1	4	146	0	0	0	0	0	131	16	122	1	0	0	0
Judge Slater Apts.	203	69	74	68	1	0	0	0	74	0	0	0	0	0	68	0	68	1	0	0	0
Judge Slater Apts.	204	93	99	91	2	0	0	0	99	0	0	0	0	0	91	2	91	0	0	0	0
Kenmore Apts.	136	97	116	97	0	0	0	31	20	2	59	4	0	3	98	11	85	1	0	0	0
Lake Michigan Apts.	124	93	95	88	4	1	0	1	94	0	0	0	0	1	64	0	93	0	0	0	0
Langley Apts.	174	156	159	150	6	0	0	1	158	0	0	0	0	0	150	40	116	0	0	0	0
Larrabee Apts.	86	78	85	74	2	1	1	48	37	0	0	0	0	5	76	7	70	1	0	0	0
LaSalle/Division Apts.	269	180	193	176	4	0	0	30	159	2	2	0	0	9	179	38	142	0	0	0	0
Lawrence Apts.	193	113	120	112	0	1	0	0	120	0	0	0	0	0	109	0	113	0	0	0	0
Leland/Sheridan Apts.	235	194	235	191	3	0	0	107	48	8	37	34	1	14	191	0	193	1	0	0	0
Lincoln Perry Annex	183	143	148	137	4	2	0	0	148	0	0	0	0	0	124	0	143	0	0	0	0
Lincoln Perry Apts.	267	181	187	176	5	0	0	1	185	1	0	0	0	1	169	0	181	0	0	0	0
Loyola & Ridge Apts.	181	167	218	158	7	2	0	200	11	0	7	0	0	2	205	0	167	0	0	0	0
Midwest Terrace Apts.	129	52	53	50	2	0	0	0	53	0	0	0	0	0	52	4	47	1	0	0	0
Parkside Apts.	169	148	157	139	6	2	1	0	157	0	0	0	0	0	131	0	148	0	0	0	0
Parkview	181	121	125	115	6	0	0	0	125	0	0	0	0	0	121	0	121	0	0	0	0
Patrick Sullivan Apts.	482	358	377	334	19	5	0	5	370	1	1	0	0	4	328	166	191	1	0	0	0
Pomeroy Apts.	120	96	125	92	4	0	0	94	29	0	2	0	0	3	114	18	61	17	0	0	0
Princeton Apts.	339	196	203	191	4	1	0	2	200	0	0	0	1	1	158	0	196	0	0	0	0
Racine Apts.	212	164	178	159	4	1	0	45	131	0	1	1	0	48	147	1	163	0	0	0	0
Schneider Apts.	179	153	189	148	5	0	0	142	18	1	27	1	0	13	165	0	153	0	0	0	0
Sheffield Annex	206	166	176	157	9	0	0	111	58	1	4	1	1	14	161	0	165	1	0	0	0
Sheffield Apts.	188	151	163	149	1	1	0	92	53	6	12	0	0	20	150	33	118	0	0	0	0
Sheridan & Devon Apts.	450	398	452	391	3	4	0	382	43	2	18	4	3	4	381	267	129	2	0	0	0
Shields Apts.	116	106	137	105	1	0	0	9	33	2	92	0	1	1	95	0	106	0	0	0	0
Washington Park Apts.	92	87	91	83	3	1	0	0	89	1	1	0	0	0	80	33	53	1	0	0	0
Wicker Annex	121	107	114	105	2	0	0	72	38	0	2	2	0	45	98	0	107	0	0	0	0
Wicker Park	116	106	113	102	3	1	0	77	27	8	1	0	0	37	87	0	106	0	0	0	0
William Jones	116	97	104	89	6	2	0	0	104	0	0	0	0	0	59	0	97	0	0	0	0
Yale Apts.	224	175	180	168	7	0	0	1	179	0	0	0	0	0	42	0	174	1	0	0	0
TOTAL	9,929	7,276	7,985	7,008	221	43	4	2,437	4,894	63	526	57	8	507	6,739	945	6,294	36	1	0	0

Public Housing Waiting List (10/01/01)

Total Applications	Total Number of Persons	Area Median Income				Race					Ethnicity	
		< 30%	30-50%	50-80%	80+%	White	Black	Nat. Amer	Asain	Other	Hispanic	Disabled
50,982	138,785	47,525	2,750	397	310	41,891	87,149	275	2,188	7,282	23,933	10,811

Housing Choice Voucher Program (09/30/01)

	Total	Area Median Income			Age				Race					Ethnicity			
		Below 30%	Above 30%	Total	Under 62	62 +	Unkwn	Total	White	Black	Other	Unkwn	Total	Hispanic	Non-Hispanic	Unkwn	Total
Heads of Household	29,179	25,675	3,368	29,043	24,701	4,478	0	29,179	4,383	24,668	111	17	29,179	3,501	25,663	15	29,179
Other Household Members	52,634	52,424	210	52,634	52,023	611	0	52,634	6,696	45,782	121	35	52,634	6,290	46,310	34	52,634
Subtotal	81,813	78,099	3,578	81,677	76,724	5,089	0	81,813	11,079	70,450	232	52	81,813	9,791	71,973	49	81,813

	Disabled	Bedroom Size									
		0	1	2	3	4	5	6	7	8+	Total
Heads of Household	10,159	1,501	4,854	9,351	10,053	2,627	656	118	12	7	29,179
Other Household Members	3,546	10	672	11,458	26,104	10,162	3,291	778	93	66	52,634
Subtotal	13,705	1,511	5,526	20,809	36,157	12,789	3,947	896	105	73	81,813

Housing Choice Voucher Wait List (09/30/01)

Applicants	Total	Age				Race					Ethnicity			
		Under 62	62 +	Unknown	Total	White	Black	Other	Unknown	Total	Hispanic	Non-Hispanic	Unknown	Total
	28,035	26,492	1,889	0	28,381	6,227	20,945	173	1,036	28,381	5,907	21,969	505	28,381

Deconcentration Analysis

Development Name	Total Number of Units	Total Number of Occupied Units	Average Annual Income (\$)	Variance to Established Income Range
Altgeld Gardens	1,498	1,137	8,634	95
Bridgeport Homes	141	113	8,352	92
Cabrini	2,285	1,542	8,110	90
Dearborn Homes	800	527	8,759	97
Hilliard	346	95	8,523	94
Ickes A, B, & C	738	541	5,429	60
Lathrop A & B	924	638	6,765	75
Lawndale Gardens	128	97	9,246	102
Lowden Homes	128	110	9,742	108
Murray Homes	500	342	7,679	85
Randolph Towers	155	134	8,101	90
Robert Taylor A	1,261	477	6,624	73
Robert Taylor B	631	411	6,751	75
Rockwell Gardens	848	361	6,277	69
Scattered Sites-NC	1,146	902	12,279	136
Scattered Sites-NE	623	573	16,929	187
Scattered Sites-SE	582	432	11,690	129
Scattered Sites-SW	313	240	13,551	150
Scattered Sites-W	336	201	10,404	115
Stateway A, B, C, & D	1,414	446	7,384	82
Trumbull	486	352	7,821	86
Washington Park	895	249	9,816	108
Wentworth Gardens	422	332	9,897	109
TOTAL	16,600	10,252	9,045	

APPENDIX 11:

Estimated Capital Expenditures (By Development)

FY2002 CAPITAL PROGRAM ESTIMATED USES OF FUNDS

CATEGORY 1 Redevelopment	HOPE VI Revitalization	Capital Fund FY2001 Grant	Bond Proceeds	Comp Grant Fund FY1999 Grant	Other Agency (see notes)	City State Properties	HOPE VI Demolition
Horner Phase II	17,658,188	6,728,337					1,313,022
Cabrini (on and off-site)	10,088,636				4,588,511		
ABLA	2,804,720						160,219
Madden Park/Wells	12,379,021				8,000,000		71,050
Washington Park (low-rise)							
Taylor B	558,791						194,773
Hilliard							
Lakefront on-site					16,506,000		
Sub-Totals	43,489,356	6,728,337	-	-	29,094,511	-	1,739,064
CATEGORY 2 SENIOR PROPERTIES	HOPE VI Revitalization	Capital Fund FY2001 Grant	Bond Proceeds	Comp Grant Fund FY1999 Grant	Other Agency (see notes)	City State Properties	HOPE VI Demolition
Sub-Totals	-	-	216,570,692	6,989,308	-	-	-
CATEGORY 3 SCATTERED SITES	HOPE VI Revitalization	Capital Fund FY2001 Grant	Bond Proceeds	Comp Grant Fund FY1999 Grant	Other Agency (see notes)	City State Properties	HOPE VI Demolition
Sub-Totals	-	24,409,670	18,020,330	-	-	-	-
CATEGORY 4 Non-202 Properties	HOPE VI Revitalization	Capital Fund FY2001 Grant	Bond Proceeds	Comp Grant Fund FY1999 Grant	Other Agency (see notes)	City State Properties	HOPE VI Demolition
Lawndale Complex							18,344
Lathrop Homes							
LeClaire Courts							
Cabrini Ext. Lincoln							
Lake Parc Place							
Wash. Park Lowrise		5,400,000					463,836
Lawndale Gardens							
Bridgeport Homes		7,000,000					
Wentworth Homes		7,944,201					
Lowden Homes		7,000,000					
CHA WIDE		3,952,946					
Sub-Totals	-	31,297,147	-	-	-	-	482,180

**FY2002 CAPITAL PROGRAM
ESTIMATED USES OF FUNDS**

CATEGORY 5 202 Properties	HOPE VI Revitalization	Capital Fund FY2001 Grant	Bond Proceeds	Comp Grant Fund FY1999 Grant	Other Agency (see notes)	City State Properties	HOPE VI Demolition
Trumbull		7,875,000					
CHA WIDE		3,953,000					
Rockwell			175,000				2,222,260
Robert Taylor A/B			175,000				575,928
Stateway		14,500,000	175,000				3,660,742
Washington Park (High-Rise)							2,001,000
Sub-Totals	-	26,328,000	525,000		-		8,459,930
TOTAL	43,489,356	88,763,154	235,116,022	6,989,308	29,094,511	0	10,681,174
City State Properties	HOPE VI Revitalization	Capital Fund FY2001 Grant	Bond Proceeds	Comp Grant Fund FY1999 Grant	Other Agency (see notes)	City State Properties	HOPE VI Demolition
Sub-Totals						5,987,932	
CHA WIDE		13,335,000					
TECHNICAL STAFF		8,813,804			89,325		
EXTRAORDINARY MAINTENANCE		18,000,000					
INTEREST EXPENSE		15,000,000					
GRAND TOTAL	43,489,356	143,911,958	235,116,022	6,989,308	29,183,836	5,987,932	10,681,174

Notes: Non-MTW Fund Grants; HUD announced an award of 2001 HOPE VI demolition funds to CHA and CHA will apply for additional funds in 2002 to complete demolition activities in Appendix 9

APPENDIX 12:

Public Housing Drug Elimination Program (PHDEP) Plan

Subject to appropriations, according to the MTW Agreement, the Agency will receive an allocation of \$8.5 million in PHDEP funds in 2002. The Agency expects to spend the entire amount on law enforcement.

APPENDIX 13:
MTW Certifications
