

Amended FY2013 Moving to Work Annual Plan



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Submitted to HUD September 4, 2013
**Plan for Transformation
Year 14**

CHANGE.
CHICAGO HOUSING AUTHORITY

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Message from CEO

FY2012 was a year of many notable accomplishments for the Chicago Housing Authority. The agency continues to meet the goals of the Plan for Transformation and look beyond with CHA's new strategic plan. The new strategic plan will need to match the original plan's bold intentions while incorporating innovations during these difficult economic times. These new innovations will be centered on public safety, employment, education, and creating vibrant communities. It is in that spirit that I present CHA's FY2013 Moving to Work Annual Plan.

This document lays out the ongoing activities authorized by the U.S. Department of Housing and Urban Development (HUD) through the Amended and Restated Moving to Work (MTW) Agreement, as well as proposed actions that require HUD approval. Collectively, these activities work toward the three MTW goals to increase housing choices, promote self-sufficiency and achieve cost-effectiveness.

FY2013 marks the 14th year of the Plan for Transformation and CHA will continue to move forward in reaching the overall goals of the Plan. By the end of FY2013, CHA will deliver an additional 525 housing units toward the 25,000 unit delivery goal which will bring CHA to 21,956 units or 88% completion of the Plan goal.

The transformative work of the agency could not have been accomplished without key partnerships throughout these last thirteen years including foundations and civic organizations, businesses and financial institutions, community organizations, and government agencies including HUD. The agency will continue to foster these productive relationships as we move forward with the new strategic plan. In addition, CHA is grateful for the strong leadership of Chicago's mayor, the Honorable Rahm Emanuel, whose support and guidance are essential in creating sustainable, healthy communities.

I look forward to the good work ahead for the upcoming fiscal year through the activities articulated in the FY2013 MTW Annual Plan. Thank you for your time and interest as the agency seeks ways to strengthen Chicago's neighborhoods and families.

Sincerely,

Charles Woodyard
Chief Executive Officer
Chicago Housing Authority

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Section One Introduction

Section I: Introduction

In FY2013, as a participant in the Moving to Work (MTW) Demonstration Program, CHA will continue to be intentional in using the allowed flexibilities in its ongoing and proposed activities to not only meet the objectives of the MTW Demonstration Program, but also to creatively respond to the local need for quality, affordable housing for low-income families.

The Plan for Transformation was first authorized when CHA and HUD signed the original MTW Agreement on February 6, 2000. The Amended and Restated MTW Agreement with CHA was fully executed on June 26, 2008 which extended CHA's participation in the MTW Demonstration Program through FY2018. Under the requirements of the MTW Agreement, CHA must submit an annual plan to HUD 75 days prior to the start of CHA's fiscal year. CHA's FY2013 MTW Annual Plan was submitted to HUD on October 18, 2012 to not only meet this requirement, but also to inform all stakeholders of CHA's objectives, goals and vision for the coming fiscal year.

Thirteen years into the Plan, with new leadership at the City of Chicago and the Chicago Housing Authority, CHA initiated the process of looking beyond the Plan for Transformation and planning for the future. In collaboration with the City of Chicago and HUD, and with the support of the John D. and Catherine T. MacArthur Foundation, CHA is exploring new tools and strategies for completing initial goals of the Plan for Transformation and planning for the Housing Authority's future role in providing affordable housing options.

CHA's FY2013 MTW Annual Plan describes current ongoing and proposed activities that either require or allow authorizations granted to CHA through the Amended and Restated MTW Agreement. CHA anticipates amending the FY2013 MTW Annual Plan as necessary to seek HUD approval for new initiatives related to the final new overall strategic plan for the agency.

CHA's current ongoing and proposed MTW activities achieve at least one of the three MTW Statutory Objectives:

- **MTW Statutory Objective I:** Increase housing choices for low-income families.
- **MTW Statutory Objective II:** Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- **MTW Statutory Objective III:** Reduce costs and achieve greater cost effectiveness in federal expenditures.

Overview of CHA's MTW Goals and Objectives for FY2013

Each year, CHA continues to engage in MTW activities to provide more housing options for families, assist residents in achieving self-sufficiency, and increase the cost-effectiveness of public housing and Housing Choice Voucher program administration.

The following activity is proposed for FY2013.

- **All Clear Utility Debt Assistance Program (p.52):** CHA seeks authority to offer one-time assistance to eligible CHA residents, in partnership with ComEd, to help clear utility debt and stay current with utility bills after receiving assistance through the program.

CHA will also continue to engage in these ongoing MTW activities in FY2013.

Overall

- **Revitalization of 25,000 Housing Units (p. 56):** CHA continues to make progress toward the goal of 25,000 housing units and providing additional housing opportunities for residents. At the end of FY2013, CHA anticipates 88% completion of this goal.
- **Comprehensive Low-Income Home Ownership Program (p. 56):** CHA continues to enhance housing options for low-income families through the expansion of its HCV Choose to Own (CTO) Home Ownership Program to current CHA public housing residents.

Public Housing

- **Public Housing Work Requirement (p. 57):** Through the implementation of a work requirement across CHA's public housing portfolio, more residents are engaged in employment, education, job training, and community service in order to achieve goals for self-sufficiency. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement.
- **Office of the Ombudsman (p. 58):** The Office of the Ombudsman provides designated staff to address the concerns of public housing residents living in mixed-income communities and serves as a liaison between residents and CHA leadership. The office promotes self-sufficiency by assisting residents in resolving issues and adapting to their new community as well as staffing efficiency by directing resident inquiries to a single office.
- **\$75 Minimum Rent (p. 58):** CHA increased the minimum rent from \$50 to \$75 in FY2009, taking into account cost of living adjustments which had not been previously considered or incorporated. The impact of the revised minimum rent level is an increase in rent collection revenue from residents paying the minimum rent.
- **Establishment of a Reasonable Cost Formula for Rehabilitation (p. 59):** CHA established reasonable cost limitations for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits. The reasonable cost formula enables CHA to minimize cost overages in construction and rehabilitation activities.
- **Establishment of a Reasonable Cost Formula for Redevelopment (p. 59):** HUD approved the reasonable cost formula for redevelopment in FY2010. The increased reasonable cost limits helps CHA cover the full cost of public housing units in mixed-income developments and increase public housing opportunities on an annual basis.

Housing Choice Voucher Program

- **Biennial Re-examinations of HCV Program Participants (p. 60):** CHA conducts biennial, rather than annual, re-examinations for HCV Program participants to review and establish continued eligibility for the HCV program, resulting in reduced staff time and administrative cost savings.
- **Exception Payment Standards (p. 61):** CHA established criteria for the agency to self-certify exception rents that may be up to 300% of the established payment standard. Exception rents will help to increase housing opportunities in lower poverty, opportunity areas throughout Chicago.

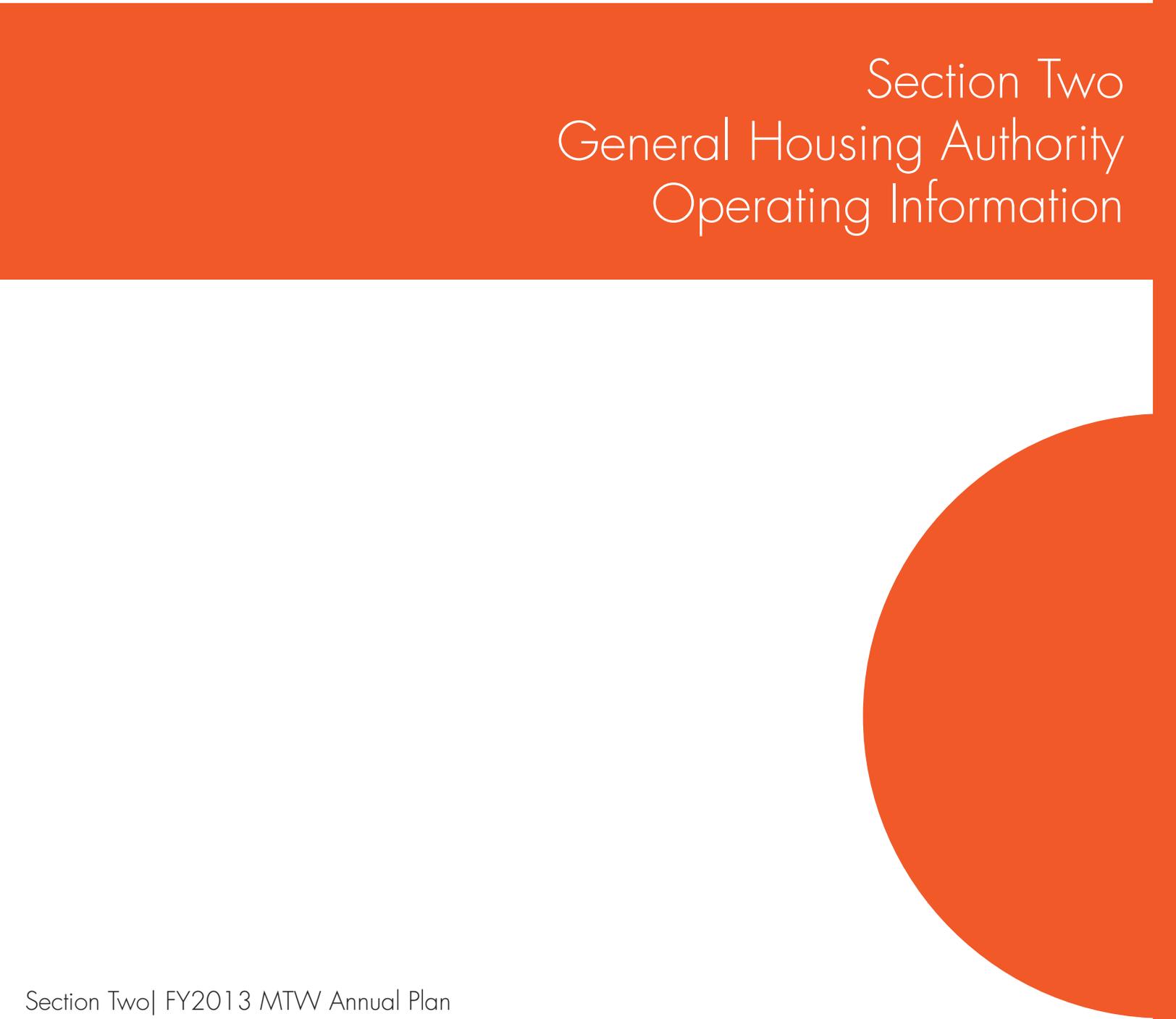
- **Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for new Request for Tenancy Approval within 90 days of Passed Date (p. 62):** As part of CHA's Owner Excellence Program, the Housing Choice Voucher program will approve tenancy for a unit that passed an inspection within the previous 90 days for owners participating in the Owner Excellence Program.
- **Owner Excellence - Vacancy Payments (p. 62):** As part of CHA's Owner Excellence Program, HCV may provide a modest vacancy payment to owners participating in the Owner Excellence Program who re-lease a unit currently in the HCV program to another HCV participant.
- **Owner Excellence - Biennial Inspections (p. 63):** As another component to the Owner Excellence Program, CHA will conduct biennial inspections on qualifying units, as defined by CHA, of owners participating in the Owner Excellence Program. Qualifying units must be owned by landlords who meet strict eligibility criteria and also exceed more stringent inspection standards.
- **Elimination of Assets in Income Calculation (p. 64):** CHA no longer includes income earned from assets as part of the HCV rent calculation. However, CHA continues to verify assets for the purposes of initial income eligibility for the HCV program.

Property Rental Assistance/Project-Based Voucher Program

- **Exceed the Limit of 25% Project-Based Voucher (PBV) Assistance in Family Properties (p. 64):** CHA may increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building. CHA uses this flexibility to create innovative funding structures for PBV developments and enhance its Property Rental Assistance program.
- **Authorization of Qualified Owners/Property Managers to Perform Initial Eligibility Determinations and Reexaminations (p. 65):** CHA authorizes qualified owners, as defined by CHA, to perform initial eligibility determinations and re-examinations of participants in the PRA Program. The purpose of this activity is to reduce costs, minimize the duplication of effort, and to administer the PRA program using a best practices model for privately-managed mixed-income and public housing developments.
- **Authorization of Qualified Owners/Property Managers to Perform Annual Inspections (p. 65) (previously referred to as Ensure Excellent Maintenance of Quality Housing):** CHA is authorized to perform quality control inspections of PRA units and developments consistent with best practices in subsidized property management. Under this approach, CHA requires owners, through their property managers or contract inspectors that have demonstrated successful property management knowledge and/or experience, to inspect all PBV units annually.
- **30-Year PBV Contract Commitments (p. 66):** To facilitate the expansion of affordable housing opportunities through the use of PBVs, CHA uses MTW authority to enter into HAP contracts for initial terms between 16 and 30 years.
- **PRA Inspections (p. 67):** CHA has reduced the number of inspections required prior to lease-up of PBV developments that are new construction or substantial rehabilitation. In cases involving such properties, CHA considers the issuance of a Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards.

- ***PBV Participant Transition to Housing Choice Voucher (p. 67):*** CHA reduces turnover in PBV developments by requiring families to occupy the unit for two years, unless a supportive housing unit, before they are eligible for a Tenant-Based Voucher.
- ***Payments During Initial Occupancy – New Construction and Substantially Rehabilitated Properties (p. 67):*** CHA provides vacancy payments, as determined necessary on a project by project basis, during the initial operating lease-up period in order to provide an incentive for owner participation and to ensure the long-term viability of newly constructed and substantially rehabilitated properties.
- ***Funding Supportive Services for Project-Based Voucher Program (p. 62):*** CHA is authorized to approve rents that include both the cost of the rental subsidy and the cost of support services to enhance opportunities for families when no other such funding is available for supportive housing properties in the PRA program. CHA has not implemented this activity but plans to do so in the event funding for supportive services is needed.
- ***PBV Rent Increase Policy (p. 62):*** CHA is authorized to consider reasonable market rents for unassisted comparable units in high rent and/or opportunity areas in order to expand the availability of quality affordable housing to more neighborhoods. CHA has decided not to implement this activity. It will not be included in future plans and reports.

Finally, CHA will continue to utilize the single-fund budget provided through MTW participation for expanded and flexible resources for overall administration of housing assistance, capital and redevelopment activities, and special services and programs for residents.

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Section Two
General Housing Authority
Operating Information

Section II: General Housing Authority Operating Information

This section contains General Housing Authority Operating Information, including anticipated changes to CHA's housing stock and planned leasing and wait list activity for the public housing portfolio and Housing Choice Voucher Program in FY2013.

Overall Plan for Transformation Unit Delivery Progress

Throughout FY2013, CHA will continue to revitalize its affordable housing stock and to create new housing opportunities for low-income families in Chicago toward the 25,000 housing unit goal of the Plan for Transformation. By the end of FY2013, CHA anticipates an additional 525 units toward the overall unit delivery progress, which will bring the total revitalized housing stock to 21,956 or 88% of the 25,000 goal. This includes new housing opportunities through redevelopment in mixed-income communities; acquisition and rehabilitation of public housing units through several initiatives; and project-based voucher units added through the Property Rental Assistance Program.

Planned FY2013 Overall Unit Delivery			
IL Number	Type	Development/Program	FY2013 Unit Delivery
IL002153000	Mixed-Income Family Housing Redevelopment	Oakwood Shores 2C	19
IL002128000		Lakefront II Rental	47
TBD		Oakwood Shores 2D	22
IL0021570001	Public Housing Unit Acquisition	Property Investment Initiative	7
TBD		Multi-Family Acquisition Initiative	50
TBD		Housing for Chicagoans Everywhere	200
n/a	Project-Based Vouchers	Property Rental Assistance Program	180
Total Planned FY2013 Unit Delivery			525

Housing Stock Information: Public Housing

Number of Public Housing Units at the Beginning of FY2013

As of August 2012, CHA currently has 21,209 public housing units including those offline and unavailable for occupancy.¹ This number includes all standing public housing units and is not the same as CHA's progress toward the 25,000 unit delivery goal. CHA public housing units are categorized in two ways:

- *Online/Leasable Units:* 18,037 units - All occupied units plus those that are vacant but available for occupancy/leasing. CHA's vacancy rate is calculated based on online, leasable units.
- *Offline Units:* 3,172 units - Units unavailable for occupancy and offline for HUD-approved reasons such as pending demolition/disposition, ADA modification, routine or major capital maintenance, non-dwelling use,

¹ CHA's progress toward the 25,000 unit delivery goal is not the same as the total number of CHA public housing units, or the number of online public housing units. Public housing units renovated or redeveloped through the Plan ten to twelve years ago, though counted toward unit delivery progress, may now temporarily be offline for reasons described in the previous section. Moreover, project-based vouchers (PBVs) administered through CHA's HCV Program are not CHA-owned public housing units, but do provide needed affordable housing opportunities and are counted toward the overall goal of 25,000 revitalized housing units.

Section II: General Housing Authority Operating Information

on-site employee use, relocation resources, and those public housing units currently offline as CHA undertakes redevelopment planning at sites across the city through the Plan for Transformation.

The following table shows the breakdown of CHA's public housing units.

CHA Public Housing/ACC Units as August 2012		
	Total Units	Explanation
Online/Leasable Units	18,037	Includes occupied and vacant units. CHA's vacancy rate is calculated based on online units.
<i>Occupied Units</i>	17,562	Includes online units which are currently occupied/leased.
<i>Vacant Units</i>	475	Includes online units which are currently vacant and available for occupancy.
Offline Units	3,172	Includes units offline and unavailable for occupancy for HUD-approved reasons described below.
Total Public Housing (ACC) Units*	21,209	Includes all CHA standing public housing units (offline and online).

*Does not include 339 units at city/state PBV sites (Lathrop Elderly, Harrison Courts, and Loomis Courts) which are not public housing units.

Offline Unit Summary

A total of 3,172 public housing units in CHA's portfolio are currently offline and unavailable for HUD-approved reasons. The following summary and table describes these units in detail.

CHA Offline Unit Summary as of August 2012

Category	Total Units	% of Offline Units
Pending Redevelopment/Planning	2,122	66.9%
Major or Routine Capital Maintenance	607	19.1%
Pending Demolition or Disposition Activity	98	3.1%
Relocation Resources	17	0.5%
Non-Dwelling Use	328	10.3%
Total Offline Units	3,172	100%

Offline Unit Category Definitions

- **Pending Redevelopment/Planning:** Includes sites with redevelopment planning underway; specific timelines for bringing new units online are pending finalization of plans.

Section II: General Housing Authority Operating Information

- **Major or Routine Capital Maintenance:** Includes sites undergoing routine repairs or maintenance, updates to align with building requirements, ADA modifications and major capital maintenance projects.
- **Pending Demolition or Disposition Activity:** Units currently pending demolition or disposition; these units will not come back online.
- **Relocation Resources:** Includes units at various family sites currently offline as a relocation resource for remaining families of the sale of a specific property (Scattered Site – Norfolk) in support of the City’s broader economic development plan.
- **Non-Dwelling Use:** Includes units in Family, Senior, Scattered and Mixed-Income Sites used for service provider offices, property management offices and on-site employees.

More information on the status of offline units is available and updated quarterly on CHA’s website (www.thecha.org).

General Description of Planned Significant Capital Expenditures by Development

The following chart describes CHA's estimated capital expenditures, by both development and fund, for FY2013.

Section II: General Housing Authority Operating Information

FY2013 Capital Program Estimated Capital Expenditures (By Development and Fund)

Category I - PRE MTW Commitments	HOPE VI Revitalization	Capital Grant Fund	Capital Fund (Prior Year Grant)	Other Funding	MTW Demo Vouchers	TOTALS
Governor Henry Horner Homes	\$ -	\$ -	\$ 1,667,662	\$ -	\$ -	\$ 1,667,662
Francis Cabrini Homes Extension	1,000,000					1,000,000
ABLA	2,375,880	993,458	447,340		530,076	4,346,754
Madden Park / Wells	0	378,241	6,500,000			6,878,241
Lakefront			3,000,000	6,246,830		9,246,830
Category I - PRE MTW Commitments Total	3,375,880	1,371,699	11,615,002	6,246,830	530,076	23,139,487
Category 2 - Senior Developments			2,237,338		121,162,543	123,399,881
Category 3 - Scattered Sites		3,605,278			89,651,638	93,256,916
Category 4 - Non-Section 202 Family Properties						
Lawndale Gardens		55,686				55,686
Lake Park Place			1,382,608		5,717,406	7,100,014
Washington Park (lowrise)		741,687	8,279,154			9,020,841
Lowden Homes			897,285		1,023,053	1,920,338
LeClaire Cts Ext				5,362,500		5,362,500
Lathrop Homes*		8,138,100				8,138,100
Category 4 - Non-Section 202 Family Properties Total		8,935,473	10,559,047	5,362,500	6,740,459	31,597,479
Category 5 - Section 202 Properties						
Altgeld Gardens and Phillip Murray Homes					7,374,046	7,374,046
Dearborn Homes			768,070		488,890	1,256,960
Rockwell Gardens	4,137,291	3,500,000				7,637,291
Robert Taylor Homes	363,901	2,825,000				3,188,901
Stateway Gardens	2,653,659	8,947,074				11,600,733
Cabrini Green Homes		100,000				100,000
Category 5 - Section 202 Properties Total	7,154,851	15,372,074	768,070	-	7,862,936	31,157,931
DEVELOPMENT CATEGORIES TOTAL	10,530,731	29,284,524	25,179,457	11,609,330	225,947,652	302,551,694
Administrative Expenses		5,144,231				5,144,231
Contingency		10,619,743			8,542,819	19,162,562
Capital Maintenance		12,000,000		-		12,000,000
Architectural & Engineering		2,091,906	762,406	-	11,797,242	14,651,554
Construction Management		383,073	2,343,303		273,624	3,000,000
Principal / Interest Expense		17,437,625	571,274			18,008,899
Environmental Remediation		3,745,000	2,250,000			5,995,000
GRAND TOTAL	10,530,731	80,706,102	31,106,440	11,609,330	246,561,337	380,513,940

*\$8,138,100 is planned for acquisition of land and units and to support the ongoing public planning process.

Public Housing Units to Be Added in FY2013

In FY2013, CHA anticipates adding a total of 345 new units to the public housing portfolio through mixed-income family housing redevelopment (88 units) and public housing acquisition initiatives (257 units).

Mixed-Income Family Housing Redevelopment

CHA plans to deliver 88 new public housing units in FY2013 through new phases of mixed-income development at Lakefront Phase II and Oakwood Shores (Phases 2C and 2D).

Lakefront Phase II (IL002128000)

In FY2013, CHA plans to deliver 47 public housing units in Lakefront Phase II as part of the Lakefront Homes replacement housing. This phase consists of 132 total units, including 51 affordable and 34 market-rate units. Units in Phase II will be dispersed among one eight-story midrise building and twelve three- and six-flat structures offered throughout four building types. Of the projected total 47 public housing units in this phase, two will be mobility accessible, 10 will be sensory accessible, and eight will be adaptable.

Oakwood Shores

As part of the Oakwood Shores mixed-income community, CHA plans to deliver 41 public housing units in FY2013 in two new phases, Phase 2C and 2D.

Oakwood Shores Phase 2C (IL002153000)

In FY2013, CHA projects delivery of 19 public housing units in Phase 2C at Oakwood Shores. Phase 2C, also known as Oakwood Shores Terraces and Medical Center, will consist of one six-story masonry pre-cast midrise building with a total of 48 units and 28,000 square feet of commercial space which will include the first medical facility in a CHA mixed-income community. In addition to the public housing units, 17 affordable and 12 market-rate units are projected for delivery in FY2013. Of the 19 public housing units delivered, eight will be mobility accessible and one will be adaptable.

Oakwood Shores Phase 2D (IL# TBD upon closing)

In FY2013, CHA projects delivery of 22 public housing units in Phase 2D at Oakwood Shores. Phase 2D will contain a total of 66 units and consist of seven structures including: two six-flat walk-ups, three row houses with 14-units, one 12-unit walk-up, as well as a community building. In addition to the public housing units, 22 affordable and 22 market-rate units will be delivered in this phase in FY2013. Of the 22 public housing units delivered, two will be mobility accessible, one will be sensory accessible, and eight will be adaptable.

Planned FY2013 Public Housing Unit Delivery by Bedroom Size Mixed-Income and Property Investment Initiative						
IL Number	Development					Total FY2013 Planned Units
		1	2	3	4	
IL002128000	Lakefront II Rental	16	14	17	0	47
IL002153000	Oakwood Shores 2C	10	9	0	0	19
TBD	Oakwood Shores 2D	4	7	11	0	22
IL0021570001 IL0021580001	Property Investment Initiative	0	0	5	2	7
Total		30	30	33	2	95

Public Housing Unit Acquisition Program

As part of CHA's overall strategic planning process, the Public Housing Unit Acquisition Program will be expanded based on a new approach that CHA is implementing to provide additional housing opportunities for low-income families in a variety of Chicago communities. The former Property Investment Initiative will close out in FY2013 and CHA will pursue new acquisition strategies through a new real estate acquisition program. The following is a summary of acquisition program activities in FY2013.

Property Investment Initiative

CHA launched the Property Investment Initiative (PII) in January 2009 as a strategy for offsite housing acquisition. In FY2013, CHA will make the final seven, of the acquired 30, PII public housing units available for occupancy. As part of CHA's overall strategic planning process, CHA has decided to phase out the Property Investment Initiative and consider new acquisition strategies to provide additional housing opportunities for low-income families in Chicago.

Real estate acquisition program

CHA will launch a new real estate acquisition program in FY2013 as a strategy for offsite acquisitions of public housing units and multifamily properties using traditional real estate acquisition processes primarily in neighborhoods with low percentages of CHA-subsidized housing that are accessible to jobs and public transportation. Under the program, CHA will also partner with prequalified development teams to acquire units or properties. These properties may be owned by the developer or a related entity and made available for acquisition by CHA or for rent as public housing units. CHA will work with HUD for any necessary approvals for launching new acquisition strategies.

The target bedroom mix for this initiative is approximately 35% one-bedroom, 40% two-bedroom, 20% three-bedroom and 5% four- bedroom or larger. The targeted number of accessible units is based on the distribution of CHA units by region- north, west, central and south. The current targeted regional distribution is 5.3% mobility accessible and 2.1% sensory accessible across regions. An alternative regional distribution may be established in the future. Public housing units acquired through this program will be counted toward the overall unit delivery progress once they become available for occupancy. In FY2013, CHA plans to make at least 250 public housing units available for occupancy through the program.

Additional Planned Capital Maintenance and Other Rehabilitation Activity in FY2013

CHA plans to continue or begin the following projects in FY2013:

- Life Safety code compliance work at various Senior Housing sites, to be completed by end of FY2013.
- Modifications at various CHA-owned non-dwelling spaces to meet ADA compliance.
- ADA modifications to Family Housing properties at Lowden Homes (IL002025000), Lake Parc Place (IL002018100), Brooks Homes (IL002001000), and Horner-Westhaven (IL002093000).
- Major Capital Maintenance projects in CHA's scattered site regions, including 86 units in SS-North Central (IL002031000), 76 units in SS-Northeast (IL002032000), 30 units in SS-Southeast (IL002033000); 33 units in SS-Southwest (IL002034000) and 54 units in SS-West (IL002035000).
- Computer Lab conversion work at (6) six family site locations within Wentworth Gardens (IL00204000), Lawndale Homes (IL002095000), Trumbull Park (IL002038000), Lowden Homes (IL002025000), Major Adams Community Center (123-125 Hoyne Ave), and Lake Parc Place (IL002018100).
- Facade repairs to several senior buildings including Elizabeth Wood Apartments (IL002073000), Patrick Sullivan (IL0020670000), Daniel Burnham (IL002075000), Judge Slater (IL002084000), William Jones (IL002070000), Major Lawrence Apartments (IL002086000), and likely at Long Life Apartments (IL002066000).
- Retrofit of interior and exterior ADA accessibility at the Bridgeport Community Center and at ABLA Community Center

Lake Parc Place (IL002018100)

CHA will complete construction work at Lake Parc Place by 3rd quarter 2013. The work includes ADA accessibility modifications, repaired building façade, significant new life safety features (sprinklers, elevator controls and interior cameras), along with renovated hallways and entrances. Lease-up of the vacant units will be conducted in accordance with the Tenant Selection Plan for the property beginning in December 2012. The property is expected to be fully leased by the end of FY2013.

Pending Redevelopment Activity

Altgeld Gardens/Phillip Murray Homes (IL002002000/IL002002100/IL002023000)

CHA completed the rehabilitation of a total of 1,323 units at Altgeld/Murray as of FY2010, including 1,009 units at Altgeld Gardens and 314 units at Phillip Murray Homes. In FY2010, future rehabilitation activity was put on hold pending a re-assessment of long-term redevelopment needs at this site. CHA began considering alternatives to rehabilitation of the remaining units in order to improve the quality of life and to reduce the isolation of the development.

In FY2012, CHA initiated a robust community planning process with a kick-off town hall meeting to shape the vision for the Altgeld Gardens and Phillip Murray Homes development. This meeting occurred in November 2012 and included a discussion about the services of an urban planner to ensure that the discussion and planning is comprehensive. CHA will be working with stakeholders to explore the integration of a variety of land uses including commercial, institutional, residential and mixed-use within or adjacent to the property to bring much needed resources to the community. CHA anticipates bringing an urban planner on board in the 2nd quarter of 2013 and completing the planning process by the 3rd Quarter of 2013. As a potential result of the planning process, CHA may undertake the demolition of the remaining 648 non-rehabilitated, unoccupied dwelling units at Altgeld/Murray in FY2013, which includes 466 non-rehabilitated units at Altgeld Gardens and 182 units at Phillip Murray Homes, to create opportunities to strengthen the community. No such demolition will be pursued until the community and urban planning process has been completed.

Dorchester Artist Housing (Dante/Harper Scattered Sites/IL2-102C)

In FY2011, CHA received a proposal through the Housing for Chicagoans Everywhere (HCE) program to rehabilitate the Dante/Harper scattered sites development located in the Greater Grand Crossing neighborhood. This innovative mixed-income development will not only provide quality housing opportunities but will support the community's art culture and burgeoning art district. The onsite art center will be the redevelopment's center piece and provide space for community art programming supported by local and tenant volunteer artists. The development team along with CHA continues to work to refine the plan and logistics to bring this inspired project to fruition. CHA anticipates closing the transaction and the beginning of construction in FY2013. While this site is projected to be under construction, no unit delivery is projected in FY2013.

Frances Cabrini Rowhouses, William Green Homes and Cabrini Extension South (IL002089000)

CHA continues to work with the Near North Working Group to incorporate Frances Cabrini Rowhouses into the broader redevelopment plans for the former Cabrini-Green sites. CHA completed the rehabilitation of 146 units at Cabrini Rowhouses in FY2009. At the request of Federal Judge Marvin Aspen in FY2009, future rehabilitation was put on hold and CHA reassessed its previous plans for the non-rehabilitated portion of this site. After numerous stakeholder meetings and deliberate considerations, CHA has concluded that it will no longer support 100% public housing at the Cabrini Rowhouses property.

In FY2011, CHA hired an Urban Planning team to assist the Near North Working Group with drafting a Master Plan for the remaining redevelopment of the former Cabrini-Green sites. In FY2013, CHA anticipates that as part of the Master Planning process, it will solicit redevelopment bids for the entire remaining Cabrini-Green property which may include other types of housing, commercial, educational, and/or social service components. Part of this process may include the demolition of some or all of the remaining 437 non-rehabilitated units in Cabrini Rowhouses. CHA does not expect that any such demolition would occur in FY2013.

Harold Ickes Homes (IL002016000)

In FY2011, CHA worked with the Harold Ickes Working Group to prepare an initial draft of a Request for Qualifications (RFQ) for the hiring of a community development team for redevelopment. Solicitation for redevelopment is planned for FY2013.

Henry Horner Homes- Horner Superblock (IL002093000)

After a series of meetings with counsel for the Horner Residents Committee, HUD, the Horner working group, and the Gautreaux plaintiffs, and after meetings with the Horner superblock residents, CHA filed a motion on December 19, 2011 seeking the Court's approval to redevelop the Horner superblock and convert it from all public housing to a mixed-income community. In FY2012, CHA, the Horner Residents Committee, and the Gautreaux plaintiffs reached a settlement in principle in this matter. Part of the settlement calls for the residents of the Horner superblock to complete a survey regarding their housing preference. CHA and the Horner Residents Committee will hold at least two community meetings to present the housing opportunities that will be made available to the residents.

Lathrop Homes (IL002022000)

In FY2011, CHA along with the developer Lathrop Community Partners and the Lathrop Working Group launched a comprehensive community engagement planning process. In addition, in FY2011, CHA conducted relocation for consolidation from the north end of the site to the south end in order to ensure efficient heating operating costs.

In FY2012, Lathrop Community Partners continued the robust community planning process by presenting several schemes for the site. In FY2013, the schemes will be revised and synthesized to develop a final Master Plan that addresses historic preservation, overall unit mix, density and mixed uses for the site, and may include demolition of units. Resulting from the Master Plan, in FY2013 the working group and development team will devise a phasing plan that focuses on minimal disruption to residents living on the south end of the site.

LeClaire Courts and Extension (IL002024000)

In FY2011, CHA worked with the LeClaire Courts Working Group to prepare an initial draft of a Request for Qualifications (RFQ) for the hiring of a community development team for redevelopment. Solicitation for redevelopment is planned for FY2013.

Park Boulevard Phase IIB (IL# to be assigned upon closing)

The Park Boulevard Phase IIB rental transaction is projected to close and begin construction in FY2013 as part of the redevelopment of the former Stateway Gardens. Phase IIB is the second sub-phase of the HOPE VI redevelopment grant and consists of 108 total mixed income rental units, including 37 public housing units. Development will take place both onsite and off-site to include mixed-use buildings with ground level commercial space. While this site is projected to be under construction, no unit delivery is projected in FY2013.

Parkview/Fannie Emanuel Senior Apartments (IL002065000)

As stated in the FY2012 Annual Plan, CHA began exploring options for this property including the possibility of other housing types that could provide additional opportunities for CHA's senior residents. The property was vacated and closed in FY2007 due to the need for extensive capital maintenance activity. In FY2012, CHA released an RFP to solicit senior housing development proposals. That solicitation did not result in a plan acceptable to CHA. CHA has now determined that it will act as the master developer for the redevelopment of the building and intends to conduct the redevelopment under HUD's Rental Assistance Demonstration (RAD) program. CHA expects to submit the RAD application by September 2013, begin construction in FY2014 and deliver units in 1st quarter FY2015.

Rosenwald Apartments

In FY2012, CHA received a proposal through the Housing for Chicagoans Everywhere (HCE) program to rehabilitate the historic Michigan Boulevard Apartments (Rosenwald) located in the culturally rich Bronzeville community. This privately owned property has been vacant since 1999 and has blighted the community for over a decade. The planned historic adaptive reuse will provide quality affordable senior and family housing opportunities and develop commercial space along 47th St. to help foster local businesses. CHA has been asked to support this project through its public housing and Property Rental Assistance programs. The City, developer and CHA continue to work on planning refinements, financing and development activities to further the project. CHA plans to close on the transaction and for construction to begin in FY2013 with unit delivery commencing in FY2014.

Public Housing Units to Be Removed from Inventory in FY2013***Dwelling Demolition Activity******Altgeld Gardens/Phillip Murray Homes(IL002002000/IL002002100/IL002023000)***

In FY2010, future rehabilitation activity was put on hold pending a re-assessment of long-term redevelopment needs at this site. CHA began considering alternatives to rehabilitation of the remaining units in order to improve the quality of life and to reduce the isolation of the development. After re-assessing future development needs of this site, CHA has determined that it may undertake planning for the demolition of the remaining 648 non-rehabilitated, unoccupied dwelling units at Altgeld/Murray in FY2013, which includes 466 non-rehabilitated units at Altgeld Gardens and 182 units at Phillip Murray Homes. Further assessment and planning for redevelopment of the site, including possible commercial or social service components, will occur in FY2013. (Refer to p.17 for additional information).

Scattered Sites

CHA plans to demolish a total of 19 units in North Central, Northeast, and West Scattered Sites in FY2013 due to obsolescence. The following table shows scattered site units to be demolished in FY2013.

FY2013 Dwelling Demolition

Scattered Sites Region/IL Number	Address	Planned Units for FY2013 Demolition
SS-North Central IL002031000	2620 W. Potomac	2
	2600 W. Cortland Avenue	2
	1903 S. May Street	2
	2828 S. Drake*	2
	2723 W. Augusta *	3
SS-Northeast IL002032000	2128 N. Moody	2
SS-West IL002035000	3605 W. Douglas	6
Total Scattered Sites Units		19

*Added as part of CHA's Amendment to the FY2013 MTW Annual Plan.

Non-Dwelling Demolition

CHA plans to remove the following non-dwelling structures in FY2013 due to structural damage/hazardous conditions and based on an assessment of specific development needs.

FY2013 Non-Dwelling Property To Be Removed Through Demolition			
IL Number	Development/Area	Building Address	Property Description/Type
IL002001000	ABLA	1324 S. Loomis*	Management Office
IL002031000	Scattered Sites - North Central	2610 W. North Avenue	Management Office

*The office at 1324 S Loomis will continue to be used while the rehabilitation of the offices at 1254 S. Loomis is completed. The demolition of 1324 S Loomis will not occur until after the rehabilitation of 1254 S Loomis is complete.

Disposition Activity

CHA removes property through disposition activity for the purpose of mixed-income redevelopment and other broader community planning. The following table shows anticipated disposition activity in FY2013.

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FY2013 Planned Property to be Removed through Disposition Activity							
IL Number	Development/ Site	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition	Type of Property/Justification for Disposition
TBD	Stateway Gardens/Park Boulevard	36th Place	38th	State	Federal	Ground Lease	CHA will lease currently vacant land for the development of the next phase of mixed income rental housing at Park Boulevard redevelopment.
TBD	Dante Harper/ Dorchester Artist Housing	69th	70th	Dante	Stony Island	Ground Lease/Fee Simple	CHA plans for the fee simple sale of the improvements and ground lease of the land for the development of mixed income housing at Dorchester Artist Housing. The original vacant scattered site buildings on the land are being redeveloped.
TBD	Cabrini Extension North (Parkside IIB)	Division	Elm	Hudson	Cleveland	Ground Lease	CHA will lease currently vacant land for the development of the next phase of mixed income rental housing at Parkside of Old Town.
IL002089000	Cabrini Extension South	Walton	Locust	Orleans	Sedgewick	Ground Lease/Fee Simple	CHA will lease or sell currently vacant land for the development of mixed income housing and retail. CHA is developing a master plan for the Cabrini Extension South, Green Homes and Cabrini Row Homes which contemplates a mix of residential, retail and open space for the development of a mixed income community.
IL002089000	Frances Cabrini Rowhouses	Oak	Chicago	Hudson	Cambridge	Ground Lease/Fee Simple	CHA will lease or sell property which includes currently vacant units and some occupied units for the development of mixed income housing and retail. CHA is developing a master plan for the Cabrini Extension South, Green Homes and Cabrini Row Homes which contemplates a mix of residential, retail and open space for the development of a mixed income community.
IL002089000	William Green Homes	Blackhawk	Division	Cleveland	Halsted	Ground Lease/Fee Simple	CHA will lease or sell currently vacant land for the development of mixed income housing and retail. CHA is developing a master plan for the Cabrini Extension South, Green Homes and Cabrini Row Homes which contemplates a mix of residential, retail and open space for the development of a mixed income community.
IL002093000	Henry Horner Homes-Horner SuperBlock	Lake	Washington	Damen	Leavitt	Ground Lease	CHA is in negotiations with the Horner Resident Council for the rehabilitation and creation of a mixed income development at the Horner Superblock. CHA may lease the land for the development of mixed income rental housing.
IL002065000	Parkview/Fannie Emanuel Senior Apartments	West End Avenue	Washington	Hamlin	Pulaski	Ground Lease/Fee Simple	CHA plans to use mixed finance sources to rehabilitate/redevelop an existing vacant senior building. CHA will secure a ground lease.
IL002039000	Washington Park	6245 South Wabash Ave Chicago, IL 60637				Fee simple	CHA will bid and sell or long-term lease the Yancy Boys and Girls community center to a non profit for the continued operation of a youth program facility.
IL002001000	ABLA	1322-24 West Taylor, 917-27 South Ada				Ground Lease/Fee Simple	CHA plans for the fee simple sale of the improvements and ground lease of the land for the development of a National Public Housing Museum. The museum wishes to rehabilitate the vacant Jane Adams residential building on this property. The museum wishes to own the building but CHA would retain ownership of the land.
IL002033000	Shakespeare/ Scattered Sites	4556 S. Woodlawn				Fee simple	CHA plans for the sale of one parcel of land for the development of a community garden/open space. A condominium association would purchase the parcel for a community garden for all residents of this mixed-income development, including CHA residents.
IL002031000	Scattered Sites-North Central	876 North Mozart				Ground Lease	CHA wishes to lease one parcel of land for a community garden for CHA residents.

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Additional FY2013 Planned Property to be Removed through Disposition Activity*								
IL Number	Development/ Site	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition	Approximate Acreage	Type of Property/Justification for Disposition
IL002016000	Harold Ickes Homes	Cermak	23rd	Dearborn	State	Fee simple conveyence per an Intergovernmental Agreement	Approximately 3.8 acres (25% of site) proposed for disposition Remaining acreage for redevelopment is sufficient to satisfy the right of return for former residents.	Land swap disposition of vacant land with the City of Chicago in exchange for comparable or greater acreage and/or value of land in desirable communities for additional CHA development of mixed income residential housing, retail or other uses. With respect to the CHA disposed land, CHA intends to participate with the City of Chicago in the development of mixed income residential housing, retail or other uses.
IL002016000	Harold Ickes Homes	23rd	24th	Federal	Dearborn	Fee simple conveyence per an Intergovernmental Agreement	Approximately 3.33 acres (23% of site) proposed for disposition Remaining acreage for redevelopment is sufficient to satisfy the right of return for former residents.	Land swap disposition of vacant land with the City of Chicago in exchange for comparable or greater acreage and/or value of land in desirable communities for additional CHA development of mixed income residential housing, retail or other uses. With respect to the CHA disposed land, the City of Chicago intends to construct a track and field facility for William Jones College Preparatory High School to be located approximately 1.63 miles south of the school at the former Ickes site. The facility will also serve the public, inclusive of public housing residents. The school currently uses another facility located 3.7 miles from the school on land designated for future Cabrini-Green redevelopment.
IL002037000	Robert Taylor Homes	51st Street	54th Street	State Street	Metra Railroad Embankment /Federal St.	Ground lease or fee simple conveyence	Approximately 26 acres (29% of site) proposed for disposition Completed development and remaining acreage for redevelopment is sufficient to satisfy the right of return for former residents.	Potential disposition of vacant land or some portion thereof to XS Tennis, Inc. or a related entity, for the construction of a recreational facility and potential commercial development in exchange for fair market value (inclusive of commensurate benefit).
IL002222222	Stateway Gardens	37th Place	39 th Street	State Street	Metra Railroad/ Federal St.	Fee simple conveyence per an Intergovernmental Agreement	Approximately 10 acres (32% of site) for proposed disposition Completed development and remaining acreage for redevelopment is sufficient to satisfy the right of return for former residents.	Land swap disposition of vacant land with the City of Chicago in exchange for comparable or greater acreage and/or value of land in desirable communities for additional CHA development of mixed income residential housing, retail or other uses. With respect to the CHA disposed land, the City of Chicago intends to develop a commercial development which shall serve area residents.

*Added as part of CHA's Amendment to the FY2013 MTW Annual Plan.

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Additional FY2013 Planned Property to be Removed through Disposition Activity*								
IL Number	Development/Site	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition	Approximate Acreage	Type of Property/Justification for Disposition
IL002001000	ABLA	Alley south of Roosevelt Rd.	Wasburne	Racine Avenue	Loomis Street	Ground Lease or Fee simple conveyence	Approximately 1 acre proposed for disposition (.01% of site, not including Brooks Homes or Loomis Courts) Completed development and remaining acreage for redevelopment is sufficient to satisfy the right of return for former residents.	Disposition of vacant land in exchange for commensurate public benefit to income eligible community area residents. With respect to the CHA disposed land, SOS Childrens' Villages Illinois or a related entity, intends to construct a non-public housing supportive family housing development.
IL002059000	Harry Schneider Apartments	Ridge	Peterson	Paulina	Ravenswood	Fee simple conveyence	Approximately .77 acres adjacent to senior housing development (32% of site) proposed for disposition	Disposition of adjacent vacant land to Metra/The Commuter Rail Division of the Regional Transportation Authority, at no less than fair market value, for the potential expansion of commuter rail service and construction of a new station which shall serve the public.

*Added as part of CHA's Amendment to the FY2013 MTW Annual Plan.

Long-Term Leases

FY2013 Planned Long-Term Leases			
Development/Area	Organization/Building	Address	Type
Henry Horner Homes	Major Adams Academy	123 & 125 N. Hoyne	Community Organization
Legends South Community	Firman House	41 West 47th Street	Community Organization
Oakwood Shores Community	Abraham Lincoln Center	3858 S Cottage Grove	Community Organization
Washington Park Community	Yancy Boys and Girls Club	6225 S. Wabash	Community Organization
Lathrop Homes Community	Cotter Boys and Girls Club	2915 N. Leavitt	Community Organization
Scattered Sites - Southwest	North Lawndale Employment	3726 Flournoy	Community Organization
Roosevelt Square/ABLA	Adams Park, Fosco Park	1312 South Racine	Chicago Park District
Near North/Parkside of Old Town	Stanton Park-Seward Park	375 West Elm Street & 618 West Scott Street	Chicago Park District
Altgeld/Murray	Carver Park	939 East 132nd Street	Chicago Park District
Oakwood Shores Community	Madden Park	707 East 37th Street	Chicago Park District
Legends South Community	Taylor Park	39 West 47th Street	Chicago Park District
Wentworth Gardens	Wentworth Park	5625 South Mobile Ave	Chicago Park District

Housing Stock Information: Housing Choice Voucher ProgramAnticipated Total Number of Housing Choice Vouchers Units Authorized

In FY2013, CHA forecasts the authorization of 52,049 Housing Choice Vouchers (HCVs), including 50,203 MTW HCVs (13,524 designated as MTW block grant vouchers and 36,679 designated for leasing) and 1,846 non-MTW vouchers. The following table details the breakdown of vouchers to be authorized by program type.

FY2013 Planned HCVs Authorized	
MTW HCVs	
<i>Block Grant</i>	13,524
<i>Leasing</i>	36,679
MTW Subtotal	50,203
Non-MTW HCVs	
<i>VASH</i>	520
<i>Mainstream 5-Yr</i>	50
<i>Mod Rehab</i>	1,276
Non-MTW Subtotal	1,846
Total HCVs Authorized	52,049

Number of Housing Choice Voucher Units to Be Project-Based in FY2013

CHA has continued to expand the use of project-based vouchers (PBVs) since FY2001 to increase housing options for low-income families in the region. PBVs are issued directly to property owners, unlike tenant-based vouchers, and remain with the unit if a tenant moves out. CHA anticipates that 2,798 PBVs will be utilized in properties with units under either Housing Assistance Payment (HAP) contracts or an Agreement to Enter into a Housing Assistance Payment (AHAP) by the end of FY2013. This includes 2,473 total PBV units under HAP contract and 325 under AHAP.

The following sections and tables describe CHA's use of PBVs in more detail.

Certificates Converted to PBVs

CHA continues to administer 478 PBVs that were converted from Project-Based Certificates when HUD revamped the program in FY1995. These 478 PBV units are located in Chicago and counted toward overall unit delivery progress.

City/State PBVs

CHA continues to administer 339 PBV units across three city-state sites: Harrison Courts, Loomis Courts, and Lathrop Elderly. These 339 PBV units are located in Chicago and counted toward overall unit delivery progress.

PRA Supportive Housing

The PRA Supportive Housing program, in partnership with the Corporation for Supportive Housing and the City's Department of Family and Supportive Services, continues to pursue high-quality affordable housing for families and individuals in need of comprehensive supportive services. The partnership has identified several target populations

and has expanded the number of service providers and resources to address their needs. Target populations include those who are homeless or at risk of becoming homeless, those facing serious persistent life challenges such as HIV/AIDS, mental illness, alcohol/substance abuse, veterans in need of supportive services, young single parents and persons with physical and/or developmental disabilities. By the end of FY2013, CHA anticipates a total of 737 supportive housing PBV units to be counted toward overall unit delivery including units completed under the former Chicago Supportive Housing Initiative and those projected to be placed under HAP contracts through the end of FY2013.

Regional Housing Initiative

The Regional Housing Initiative (RHI), formed in 2002, is a consortium of seven regional housing authorities (CHA, Housing Authority of Cook County, Housing Authority of Joliet, McHenry County Housing Authority, Lake County Housing Authority, Waukegan Housing Authority and Oak Park Housing Authority) that have pooled project-based vouchers to allocate to competitively selected developments in each housing authority's jurisdiction. Through RHI, property rental assistance is awarded to developers committed to preserving and/or increasing the supply of affordable rental housing and expanding affordable housing options located near employment centers and/or public transportation providing easy access to employment opportunities. RHI is staffed by the Metropolitan Planning Council (MPC) and works closely with the Illinois Housing Development Authority (IHDA) when reviewing applications that are being considered by IHDA for Low Income Housing Tax Credits.²

In FY2012 HUD provided \$1 million to fund a three-year pilot program to expand RHI's capacity to increase quality affordable housing options throughout the region near jobs, transit, schools, shopping and other key neighborhood amenities for eligible families on the participating PHAs waiting lists. Under the Pilot, a central referral system was established that consists of applicants from each PHA's existing waiting lists who expressed interest in moving to other geographic areas throughout the region. In FY2013, CHA intends to maintain its participation in the RHI Pilot Program in order to offer applicants on CHA's waiting list broader housing alternatives in opportunity areas. By the end of FY2013, CHA expects a total of 152 CHA PBV units in the region through RHI. Of these, 69 are under contract in Chicago and are counted toward unit delivery progress.

Other Non-Supportive PRA Housing

Throughout FY2013 CHA will continue to expand high-quality affordable housing opportunities in healthy and revitalizing neighborhoods in Chicago for families and individuals on CHA's waiting lists by providing PBV rental subsidies to additional units under the PRA program. CHA will continue to market the PRA program to developers and building owners through the ongoing solicitation and continue to accept applications on a rolling basis throughout the year. CHA projects a total of 767 non-supportive housing PBV units under HAP in Chicago by the end of FY2013.

Summary of PBV Units Counted Toward Overall Unit Delivery Progress

In FY2013, CHA projects an additional 180 new PBV units under HAP contracts in Chicago, including 129 units through PRA Supportive Housing, 8 units through the Regional Housing Initiative, and 43 units through other PRA activity. By the end of FY2013, CHA anticipates a total of 2,390 PBV units in Chicago counted toward unit delivery progress.

² For more information on RHI, see MPC's website at www.metroplanning.org.

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Planned PBVs Under Housing Assistance Payments (HAP) through FY2013

PBVs under HAP Contracts through FY2010				
PBV Category*	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
City/State	Harrison Courts	123	123	2910, 2930 & 2950 West Harrison Street; original HAP was signed in 2005; Elevator Building for low income families
City/State	Loomis Courts	124	124	1314 - 1342 West 15th Street, original HAP was signed in 2005; Elevator Building for low income families
City/State	Lathrop Elderly	92	92	2717 N. Leavitt Avenue, original HAP was signed in 2005; Elevator Building for seniors
Certificates converted to PBVs	Major Jenkins Apartments	160	80	5016 N. Winthrop; original HAP was signed in 1995; Elevator building for homeless individuals.
Certificates converted to PBVs	Deborah's Place II	39	39	1530 N. Sedgwick; original HAP was signed in 1995; Elevator building for homeless women
Certificates converted to PBVs	Humboldt Park Residence	68	20	1152 N. Christiana; original HAP was signed in 1996; elevator building for homeless individuals
Certificates converted to PBVs	East Park Apartments	152	150	3300 W. Maypole; original HAP was signed in 1995; Elevator building for homeless individuals
Certificates converted to PBVs	Diversey Manor (Formerly Diversey Court)	51	50	3721 W. Diversey; original HAP was signed in 1994; 3-story walk-up for low income families
Certificates converted to PBVs	Wabash Apartments	24	24	6100 S Wabash; original HAP was signed in 1995; 3-story walk-up for low income families
Certificates converted to PBVs	Anchor House	115	115	1230 W. 76th Street; original HAP was signed in 1997; 3-story walk-up for low income families. 6 of the 115 units are currently offline as of 12/31/11.
Other PBV Activity prior to PRA	Roosevelt Tower	126	126	3440 W. Roosevelt in the Lawndale Community Area; New construction of an 8-story building for seniors
PRA Supportive Housing (Chicago Supportive Housing Initiative)	600 S. Wabash Apartments	169	77	618 S. Wabash in the South Loop Community Area; New construction of an 8-story SRO for homeless individuals

PBVs under HAP Contracts through FY2010 (continued)

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PBV Category*	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
Other PBV Activity prior to PRA	Evergreen Tower II	101	10	1343 N. Cleveland in the Near North Side Community Area; An existing building midrise 11-stories for seniors
Regional Housing Initiative	Wentworth Commons	51	10	11045 S. Wentworth in the Roseland Community Area; New construction of a 4-story building for families
Regional Housing Initiative	Leland Apartments	137	14	1207 W. Leland in the Uptown Community Area; Rehabilitation of a 6-story, primarily SRO building for individuals in need of supportive services
Other PBV Activity prior to PRA	Leotyne Apartments	53	14	City Owned scattered sites around 42nd & Cottage Grove in the Grand Boulevard Community Area; New construction of seven 2-flats for families
Other PBV Activity prior to PRA	Liberty Square	66	16	3608-3715 W Flournoy & 705-723 S Independence Blvd. in the East Garfield Park Community Area; New construction of twelve 3-flats for families
Other PBV Activity prior to PRA	South Park Plaza	134	34	2600 S King Drive in the Near South Side Community Area; New construction of a 4-story elevator building and 46 townhomes for families
PRA Supportive Housing (Chicago Supportive Housing Initiative) PBV/VASH	St. Leo's Residence for Veterans	141	50	7750 S. Emerald in the Auburn- Gresham Community Area; New construction of a 4-story building for homeless veterans
PRA Supportive Housing (Chicago Supportive Housing Initiative) PBV/VASH	St. Leo's Residence for Veterans	141	40	Amendment Contract for 7750 S. Emerald in the Auburn- Gresham Community Area; New construction of a 4-story building for homeless veterans. St. Leo's Residence signed an amendment contract in FY2010 for 40 VASH PBV units. With the 50 PBVs under HAP prior to FY2010, the site now has a total of 90 PBV/VASH units.
PRA Supportive Housing (Chicago Supportive Housing Initiative)	Near North SRO	96	46	1244 N. Clybourn in the Near North Community Area; New construction of a 5-story SRO for homeless individuals
Other PBV Activity prior to PRA	Senior Suites of Auburn-Gresham	85	17	1050 W. 79th Street in the Auburn Gresham Community Area. New construction of a 6-story building for seniors

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PBVs under HAP Contracts through FY2010 (continued)				
PBV Category*	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
Regional Housing Initiative	G & A Residence at Spaulding	36	9	1750 N. Spaulding in the Logan Square Community Area; Existing Building containing 5-stories for families
Regional Housing Initiative/Other PBV Activity prior to PRA	North Avenue Apartments	24	16	2634-54 W. North Ave. in the West Town Community Area; Rehabilitation of a brick walk-up building for families. This development received 6 RHI PBVs and 10 non-RHI PBVs.
PRA Supportive Housing (Chicago Supportive Housing Initiative)	Harriet Tubman Apartments	28	14	5751 S. Michigan in the Washington Park Community Area; Rehabilitation of a walk-up building for families needing supportive services
PRA Supportive Housing (Chicago Supportive Housing Initiative)	Trumbull Apt	25	13	1310 S. Spaulding (8 PBVs) and 1424 S. Trumbull (5 PBVs) in the North Lawndale Community Area; Rehabilitation of two walk-up buildings for families needing supportive services
PRA Supportive Housing (Chicago Supportive Housing Initiative)	Washington Park SRO	63	32	5000 S. Indiana in the Washington Park Community Area; Rehabilitation of a former YMCA 5-story building for homeless individuals.
Regional Housing Initiative	Casa Kirk	29	5	3242-60 W. 92nd in the South Chicago Community Area; New construction of a brick walk-up for families
Other PBV Activity prior to PRA	G & A Residence at Eastgate Village	117	35	300 E. 26th Street in the Bronzeville Community Area; New construction of a 9-story building for seniors
Other PBV Activity prior to PRA	Rosa Parks Apartments	94	26	9 city owned Parcels in the Humboldt Park Community Area; New construction of 6 scattered buildings for families Rosa Parks Apartments was a phased-in HAP with one effective date of 7-1-09. In FY2009, 13 units were phased in; in FY2010 the remaining 13 units were phased in as they were completed. In FY2012, 1 unit was swap from Contract.
Regional Housing Initiative	Casa Morelos	45	9	2013-19 S. Morgan in the Pilsen Community Area; New construction of a 7-story building for families
PRA Activity	Wilson Yards Family	80	16	1026 W. Montrose in the Uptown Community Area; New construction of a 7-story building for families

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PRA Activity	Wilson Yards Senior	98	20	1036 W. Montrose in the Uptown Community Area; New construction of a 7-story building for seniors
PRA Supportive Housing (Chicago Supportive Housing Initiative)	Englewood Supportive Housing	99	50	901 W. 63rd Street in the Englewood Community Area; New construction of a 6-story SRO for homeless individuals
PRA Activity	Wrightwood Senior Apartments	85	17	2815 W 79th in the Ashburn Community Area; New construction of a 6-story building for seniors
PRA Activity	Casa Maravilla	73	15	2021 S. Morgan in the Pilsen Community Area; New construction of a 5-story midrise building for seniors
PRA Activity	Archer Avenue Senior Residence	55	12	2928 S Archer Ave in the Bridgeport Community Area; Existing Housing of a 5-story Elevator building for seniors
PRA Activity	Hollywood House	197	51	5700 N Sheridan Road in the Edgewater Community Area; Rehabilitation of a 12-story Elevator building for seniors
Regional Housing Initiative	Nuestro Hogar	31	8	Scattered Site in Humboldt Park community area. Existing Housing of a 4-story walk-up building for families
Sub-Total: PBVs under HAP Contracts through FY2010		3427	1619	

*PRA Activity category includes HAPs executed in FY2010 for PBV deals in progress prior to the launch of the Property Rental Assistance Program.

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PBVs under New HAP Contracts in FY2011				
PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
PRA Activity Working Families	Dr. King Legacy Apartments (MLK)	45	10	3800-24 W. 16th Street in the North Lawndale Community Area; New construction of a 3-story building for working families
PRA Activity Senior Housing	Hancock House	89	18	12045 S. Emerald in the West Pullman community area; New construction of a 7-story building for seniors
PRA Activity Senior Housing	Victory Center of South Chicago Senior Apartments	72	18	3251 E 92nd in the South Chicago Community Area; New construction of a 5-story building for seniors
Chicago Supportive Housing Initiative	Bettendorf Place	24	19	8500 S. Sangamon in the South Chicago community area; Rehabilitation of an old convent into a studio building for homeless individuals with HIV/AIDS
PRA Supportive Housing (Chicago Supportive Housing Initiative)	Hope Manor	50	30	3455-67 W. Madison in the East Garfield Park community area; New construction of a 4-story building for homeless veterans
PRA Activity Working Families	Independence Apartments	42	9	Scattered Site on Independence & Arthington Avenues in the North Lawndale community area. New construction of seven 3-story 6-flats for working families
PRA Activity Senior Housing	The Suites of Autumn Green at Wright Campus	36	8	4255 N. Oak Park in the Dunning community area; New construction of a 4-story building for seniors
PRA Activity Working Families	Greenwood Courts	48	7	4431-37 S Greenwood Ave in the Kenwood community; Existing Housing of 4-story building for working families
PRA Activity	Nuestro Hogar	3 units were added through an amendment. Total units counted previously.	3	Scattered Site in Humboldt Park community area. Existing Housing of a 4-story walk-up building for families
PRA Activity Supportive Housing	Branch of Hope	100	58	5628-30 S Halsted Street in the Englewood community; Existing Housing of 3-story building for formerly homeless individuals and veterans
PRA Activity Supportive Housing	Sankofa House	58	36	4041 W Roosevelt Road in the North Lawndale community; Existing Housing of 5-story building for individuals and intergenerational families that need supportive services

Section II: General Housing Authority Operating Information

PBVs under New HAP Contracts in FY2011 (continued)				
PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
PRA Activity Working Families	Barnes Real Estate	16	6	Scattered Site in the Little Village, West Town, South Lawndale, Logan Square, East Garfield Park and Hermosa community areas. Existing Housing of four 2-story, one 3-flat and one 4-story building(s) for working families
PRA Activity Senior Housing	G&A Senior Residence at West Ridge	99	19	6142 N California Ave in the West Rogers Park community area, Existing Housing with one 5-story building for seniors
PRA Activity Supportive Housing	Karibuni Place	72	11	8200 S. Ellis Ave in the Chatham community area; Existing Housing with 3-story building for working families and individuals who need supportive services
PRA Activity Supportive Housing	Los Vecinos Apartments	62	11	4250 W North Ave in the Humboldt Park community area; Existing Housing with 4-story building for formerly homeless individuals
PRA Activity Working Families	San Miguel Apartments	71	14	907 W Argyle Street in the Uptown community area; Existing Housing with 4-story building for working families
PRA Activity Working Families	Sunnyside Kenmore Apartments	26	2	Scattered Site in the Uptown community area; Existing Housing with two 3-story buildings for working families
PRA Activity Supportive Housing	Thresholds Humboldt Park & Kiley House	48	33	Scattered Site in the Humboldt Park and Kenwood community area; Existing Housing with one 4-story and one 3-story building for individuals with mental health/developmental disabilities
PRA Activity Working Families	Boulevard Apartments	70	12	Two sites: 929-35 N. Sacramento in the West Town Community Area. 2212-14 N. Sacramento in the Logan Square Community Area. Both existing 3-story brick walk-up buildings.
PRA Activity Senior Housing	G&A Senior Residence at Ravenswood	187	37	1818 W Peterson Ave in the West Ridge area, Existing Housing with 9-story building for seniors
Regional Housing Initiative	Woodstock Commons*	160	23	Scattered Site in Woodstock, IL; Existing Housing with eight 3-story buildings for working families
PRA Activity Working Families	Park Apartments	120	30	Scattered Sites in the Washington Park Community Area; Rehab of two 3-story buildings and two 4-story buildings for working families

Section II: General Housing Authority Operating Information

PBVs under New HAP Contracts in FY2011 (continued)				
PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
PRA Activity Working Families	Ironwood Courts	46	14	3800-24 W. 16th Street in the North Lawndale Community Area; Rehab of a 3-story brick building for working families
PRA Activity Senior Housing	H.O.M.E. Portfolio	62	4	Two sites: 7320 N. Sheridan in the East Rogers Park Community Area. This is a 5-story brick elevator building with 54 senior units. 4959 W. Medill is in the Belmont-Cragin Community Area. It is a 2-story brick walk-up.
PRA Activity Working Families	Reba Place Fellowship	67	8	1528 and 1545 W Pratt Blvd in Rogers Park community; Existing Housing consisting of two 4-story brick buildings for working families
PRA Activity Working Families	Howard Apartments	49	10	1569 N Hoyne Ave in West Town community; Existing Housing consisting of one 4-story building for working families
PRA Activity Working Families	St Edmund's Court	36	10	5921-39 S. Wabash in the Washington Park Community Area. Substantial Rehab of 3-story building for working families.
Regional Housing Initiative	Colonial Apartments*	240	60	748 Sharon Ave, in Park City, IL; New construction of a three-story building for Working Families, Senior, Person with Disability. AHAP Signed by Lake County Housing Authority
PRA Activity Supportive Housing for Families	Wrightwood Apartments	13	6	3821 W. Wrightwood in the Logan Square Community Area. 3-story building with supportive housing for families.
PRA Activity Supportive Housing for Families	Jarvis Apartments	26	8	2049-57 W. Jarvis in the Rogers Park Community Area. 3-story building with supportive housing for families.
PRA Activity Working Individuals	Bryn Mawr	231	10	5550 N. Kenmore in the Edgewater Community Area. This is a high-rise building that will have PRA SRO units.
PRA Activity Supportive Housing for Families	Sojourner Truth Apartments	24	20	103-115 E. 58th Street in the Washington Park Community Area; Existing 3-story walk-up building with supportive housing for families.
PRA Activity Working Families	Resurrection Homes	5	3	1910 S. Albany and 2124 W. 19th Street in the South Lawndale and Lower West Side Community Areas, respectively; Existing newly constructed two-and three-flat for working families.
Sub-Total: New PBVs under HAP Contracts in FY 2011		2294	567	

*Woodstock Commons and Colonial Apartments are not located in Chicago and are not counted toward overall unit delivery progress.

Section II: General Housing Authority Operating Information

PBVs under New HAP Contracts in FY2012 (January-September 2012)				
PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
PRA Activity	Nuestro Hogar	1 unit was added through an amendment. Total units counted previously.	1	Scattered Site in Humboldt Park community area. Existing Housing of a 4-story walk-up building for families
PRA Activity	Sojourner Truth Apartments	3 units were added through an amendment. Total units counted previously.	3	103-115 E. 58th Street in the Washington Park Community Area; Existing 3-story walk-up building with supportive housing for families.
PRA Activity	H.O.M.E Portfolio	1 unit was added through an amendment. Total units counted previously.	1	Two sites: 7320 N. Sheridan in the East Rogers Park Community Area. This is a 5-story brick elevator building with 54 senior units. 4959 W. Medill is in the Belmont-Cragin Community Area. It is a 2-story brick walk-up.
PRA Activity	Sunnyside Kenmore Apartments	1 unit was added through an amendment. Total units counted previously.	1	5353 W. Chicago Avenue in the Austin Community Area. New Construction of a 4-story building.
PRA Activity	Bettendorf Place	Total units counted previously.	-1	8500 S. Sangamon in the South Chicago community area; Rehabilitation of an old convent into a studio building for homeless individuals with HIV/AIDS
PRA Activity	Greenwood Courts	2 units were added through an amendment. Total units counted previously.	2	4431-37 S Greenwood Ave in the Kenwood community; Existing Housing of 4-story building for working families
PRA Activity	1531-39 W. 90th	10	4	1531-39 W 90th Street in the Washington Heights Community Area. 2-story building for working individual.
PRA Activity Supportive Housing	Los Vecinos Apartments	Total units counted previously.	-1	4250 W North Ave in the Humboldt Park community area; Existing Housing with 4-story building for formerly homeless individuals
PRA Activity Working Families	Resurrection Homes	2 units were added through an amendment. Total units counted previously.	2	1910 S. Albany and 2124 W. 19th Street in the South Lawndale and Lower West Side Community Areas, respectively; Existing newly constructed two- and three-flat for working families.
PRA Activity Working Families	Howard Apartments	2 units were added through an amendment. Total units counted previously.	2	1569 N Hoyne Ave in West Town community; Existing Housing consisting of one 4-story building for working families
PRA Activity Supportive Housing	Edgewater Shores	73	5	Existing Housing located in Edgewater. The development will serve individuals in need of mental health services.
PRA Activity Supportive Housing	Thresholds at Casa de Troy	16	12	Existing Housing located in Edgewater. The development will serve individuals in need of mental health services.

Section II: General Housing Authority Operating Information

PBVs under New HAP Contracts in FY2012 (January-September 2012)				
PBV #	PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP
PRA Activity Working Families	Zapata Apartments	61	5	New construction of four buildings located in Logan Square within 1/4 mile of each other. The development will serve working families.
PRA Activity Supportive Housing	Mt. Greenwood Estates	16	2	Existing Housing located in Mt. Greenwood. The development will serve individuals in need of mental health services.
PRA Activity Working Families	Laramie Coutyard Apartments	27	2	Existing Housing located in Belmont Cragin. The development will serve working individuals and small families.
Sub-Total: New PBVs under HAP Contract in FY2012 as of September 2012		203	40	

Additional PBVs Planned to be under New HAP Contracts in FY2012 (October-December 2012)				
PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
PRA Activity Working Families	Zapata Apartments	1 unit anticipated to be added through an amendment. Total units counted previously.	1	New construction of four buildings located in Logan Square within 1/4 mile of each other. The development will serve working families.
PRA Activity Supportive Housing	Boxelder Court	18	6	Substantial Rehabilitation building located in Woodlawn. The development will serve formerly homeless individuals with need of supportive services
PRA Activity Supportive Housing	5840 S Martin Luther King Dr	8	4	5838-5840 S Dr Martin Luther King Drive in the Washington Park Community Area. 3-story building for Grand Families who need supportive services
PRA Activity Supportive Housing	Mt. Greenwood Estates	1 unit anticipated to be added through an amendment. Total units counted previously.	1	Existing Housing located in Mt. Greenwood. The development will serve individuals in need of mental health services.
PRA Activity Working Families	Laramie Coutyard Apartments	2 units anticipated to be added through an amendment. Total units counted previously.	2	Existing Housing located in Belmont Cragin. The development will serve working individuals and small families.
PRA Activity Supportive Housing	Illinois Accessible Housing	1559	13	Moderate Rehab to perform ADA retrofits to serve people with physical disabilities. 4 Buildings located in Lakeview, Hyde Park and Edgewater.
PRA Activity Working Families	Fullmora Apartments	14	8	Existing Housing in Belmont Central. The development will serve working families.
PRA Activity Senior Housing	Wheeler House	89	20	Existing Housing located in West Englewood. The development will serve seniors age 62 and older.
PRA Activity Supportive Housing	West End	13	12	Existing Housing located in West Garfield. The development will serve families in need of supportive services.
Sub-Total: Additional Planned PBVs under HAP Contract Oct.-Dec. FY2012		1701	67	
Total: Planned New PBVs under HAP in FY2012		1904	107	

Section II: General Housing Authority Operating Information

New PBVs Anticipated to be under HAP Contracts in FY2013				
PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
Regional Housing Initiative	North & Tallman	33	8	Three scattered sites located in the West Town Community Area. Substantial Rehabilitation of a 4-story building and New Construction of (3) two-flats.
PRA Activity Supportive Housing	New Moms Transformation Project	40	40	5353 W. Chicago Avenue in the Austin Community Area. New Construction of a 4-story building.
PRA Activity Supportive Housing	Viceroy Apartments	89	89	1519 W. Warren Boulevard in the Near West Side Community Area. Historic façade preservation and Substantial Rehabilitation of the interior of a 6-story brick building that was constructed in the 1920's as a hotel.
PRA Activity Working Families	Zapata Apartments	12 units anticipated to be added through an amendment. Total units counted previously.	12	New construction of four buildings located in Logan Square within 1/4 mile of each other. The development will serve working families.
PRA Activity Working Families	Winterberry Place	21	6	Substantial Rehab located in Washington Park. The development will serve working families.
Additional Planned PRA Activity in FY2013		n/a	25	
Sub-Total: New PBVs planned to be under HAP Contracts by the end of FY2013		183	180	
Overall Total: All Planned PBVs under HAP Contract through FY2013		7808	2473	

Planned PBVs Under Agreement to Enter into a Housing Assistance Payment (AHAP) through FY2013				
PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs Under AHAP	Site Description
PRA Activity Senior Housing	St. Boniface Senior Apts.	54	14	1358 W. Chestnut in the West Town community. New Construction and partial rehab of housing for seniors.
PRA Activity Supportive Housing	3600 N. Halsted	79	79	Substantial Rehab located in Lakeview. The development will serve individuals age 55 and older targeting the LGBT community.
PRA Activity Supportive Housing	The Diplomat	51	51	Substantial Rehab at 3208 N. Sheffield in Lakeview. The development will serve individuals in need of mental health services.
PRA Activity Supportive Housing	Lake Street Studios	61	61	New Construction at Lake and Halsted in the West Loop. The development will serve homeless individuals in need of supportive services.
PRA Activity Supportive Housing	Veterans New Beginngs	54	54	New Construction at 8132 S. Racine in the Auburn Gresham community. The development will serve homeless Veterans in need of supportive services.
PRA Activity Senior Housing	The Rosenwald	331	60	Substantail Rehab located in Bronzeville. The development will serve seniors age 55 and up.
Additional Planned PRA Activity-AHAP in FY2013		n/a	6	
Total Planned PBVs under AHAP Contract in FY2013		630	325	

Leasing Information: Public Housing

Number of Public Housing Units to Be Leased in FY2013

To promote housing options for low-income families, CHA will continue to lease rehabilitated and redeveloped public housing properties as units become available. In FY2013, CHA plans to lease a total of 17,677 MTW public housing units in its traditional family, scattered-site, senior-designated and mixed-income housing portfolios. This figure is based on CHA's target occupancy level of 98% throughout its housing portfolios and encompasses units turned over from existing leases as well as projected new leases in existing and newly delivered public housing units by the end of FY2013. CHA does not have any non-MTW public housing units.

FY2013 Public Housing Leasing	
CHA Portfolio	Total Units
Family	4,452
Scattered Site	2,559
Senior	8,114
Mixed-Income/PII	2,552
Total	17,677

Anticipated Issues Related to Public Housing Leasing in FY2013

While CHA strives to meet and exceed the 98% occupancy goal, an anticipated barrier to leasing is finding applicants that can meet all of CHA's screening criteria and successfully pass eligibility policies. For example, there are many applicants who are unable to meet CHA's work requirement, so they are returned to the wait list until they can show compliance or exemption from the work requirement in order to be housed. Another barrier may be that applicant information is not updated and there is a large non-response rate. CHA is currently procuring a vendor to conduct a wait list update to refresh the applicant information and to obtain additional applicant information to find out if they require additional supportive services.

As outlined on p. 13, CHA has several categories of public housing units in its portfolio that are currently offline and unavailable for HUD-approved reasons. In coordination with HUD, CHA continues to prioritize reducing the number of offline units and making additional units available for leasing as soon as possible. CHA provides quarterly status updates directly to HUD and publicly on CHA's website. The following is a summary CHA's long-term strategies to address offline units by category as of April 2013.³

Units pending redevelopment/planning

A significant number of units are offline due to pending redevelopment plans, primarily at Lathrop Homes, Altgeld Gardens/Murray Homes and Frances Cabrini Rowhouses. While planning is underway for the redevelopment of these sites, the number of offline units in this category will not fluctuate significantly in FY2013. However, CHA is moving forward to expedite the finalization of plans to the extent possible given community planning processes and key stakeholder input.

³ Please note the updates in this section were made after submission of data for total offline unit counts on p. 13 as of August 2012. As of the end of FY2012, no units were offline for relocation resources and the number of offline units categorized as non-dwelling or pending demolition/disposition has decreased. In addition the status of major construction projects has changed.

Lathrop Homes – 748 offline units

- CHA is in the last stages of finalizing the plan for Lathrop Homes in coordination with the Chicago Department of Housing and Economic Development and other key stakeholders. The final plan will also address phasing issues and will determine the ability to return quickly units on the north side of the property.
- CHA remains committed to delivering 400 units of replacement family public housing units and retaining the 92 senior public units at the existing Lathrop Elderly (city/state project-based) property.
- Simultaneously, the Section 106 process is ongoing and all current plan options preserve the majority of the north side of the property in anticipation of utilizing historic tax credits.
 - Through the 106 process, CHA is working with the Illinois Housing Preservation Agency to provide an archaeological survey of the site requested by the Potawatomi Cultural Center and Museum. Pending the results, redevelopment plans could potentially be delayed 6-12 months.
- Construction Start: 1st Quarter 2015 (Phase I, pending archeological survey results)
- Unit Delivery: 3rd Quarter 2016 (Phase I, pending archeological survey results)

Frances Cabrini Rowhouses – 437 offline units

- Planning exercises for the remaining Cabrini-Green sites, including the Cabrini Rowhouses, are underway led by Urban Works. The objective is to create development zones to guide solicitation of partners for implementation. CHA plans to act as the master developer for the remainder of the Cabrini-Green property.
- Section 106 Historic Preservation Process: May 2013
- Present Draft Development Zone Plan: May 2013
- Present Final Development Zone Plan: August/September 2013
- Release Solicitation for Development Zone Proposal(s): October 2013 (Phase 1)
- Construction Start: 1st quarter 2015 (Phase 1)
- Unit Delivery: 3rd quarter 2016 (Phase 1)

Altgeld Gardens/Phillip Murray – 628 offline units

- The vision of Altgeld/Murray planning is to build on CHA's investment for the rehabilitation of 1,323 units. The ultimate goal being to create an economically viable and sustainable community.
- Release Planning RFP: May 2013
- Section 106 Historic Preservation Process: June 2013
- Present Final Master Plan: September 2013
- Begin Implementation of Master Plan: November 2013
- Construction Start: 3rd Quarter 2014

Parkview/Fannie Emanuel – 181 offline units

- CHA will act as the master developer through utilization of the RAD program.
- Release RFP for Design Services: February 2013
- Submit RAD Application: September 2013
- Construction Start: 2nd Quarter 2014

- Unit Delivery: 1st Quarter 2015

Henry Horner Superblock – 92 offline units

- The redevelopment of the Horner Superblock will transform 201 public housing units into a mixed income site. The current estimated unit mix includes 95 public housing units with the remaining split between market and affordable units.
- Finalization of the Settlement Agreement/Unit Mix: July 2013
- Construction Start: 2nd Quarter 2014
- Unit Delivery: 4th Quarter 2014

Scattered Sites Southeast/Dorchester Artist Housing – 36 offline units

- The development team along with CHA continues to work to refine the plan to redevelop the Dante/Harper scattered sites development located in the Greater Grand Crossing neighborhood. This innovative mixed-income development will feature an onsite art center and provide space for community art.
- Construction Start: August 2013
- Unit Delivery: 3rd Quarter 2014

Units undergoing capital maintenance

This category includes units held offline for ongoing and upcoming maintenance or extensive rehabilitation work across CHA's portfolio. As part of CHA's strategy to modernize, maintain and preserve its existing housing stock and ensure compliance with all regulatory and safety requirements, CHA is making strategic investments at several priority properties. These capital investments require that some units in occupied buildings be vacated for construction to occur. In FY2013 and moving forward, CHA has committed to holding only the minimum number of units offline for the duration of construction projects and resuming leasing as soon as feasible when units are completed. While CHA will hold only the minimum number of units offline for construction, major capital projects at larger sites consist of rolling rehabilitation of units and the number of offline units will fluctuate until all current residents in specific properties are housed in newly rehabilitated units.

In FY2013, a total of nine major capital projects will continue or begin, with seven of the nine projects to be completed by mid-2014. Projects include ADA accessibility modifications, significant new life safety features (sprinklers, elevator controls and interior cameras), replacement of plumbing risers, kitchens and baths, and addressing water infiltration issues. The following is a summary of major capital projects for FY2013.

CHA Major FY2013 Capital Projects				
Project/Site	Construction Start	Construction Complete/All Units Available for Leasing	Project Duration	April 2013 Status
Lake Parc Place	May 2012	August 2013	15 months	70% complete; 70 units offline
Judge Slater Apartments	May 2012	February 2014	20 months	55% complete; 124 units offline
Patrick Sullivan Apartments	May 2012	June 2014	25 months	48% complete; 160 units offline
ADA Projects (Brooks Homes, Lowden Homes)	April 2013	December 2013	8 months	10% complete; 14 units offline
Lidia Pucinska Apartments	April 2013	January 2015	20 months	0% complete; 24 units offline
Long Life Apartments	May 2013	July 2014	14 months	0% complete; 22 units offline in preparation for construction
General Renovation of Vacant Scattered Site Units	May 2013	December 2013	8 months	0% complete; 78 units offline
Senior Housing Water Infiltration Projects (3 sites)	May 2013	December 2013	8 months	0% complete; 51 units offline
Lincoln Perry Apartments/Annex	August 2013	February 2015	18 months	0% complete; 22 units offline in preparation for construction

Units pending demolition/disposition

Units in this category are pending HUD approval of demolition or disposition and will not come back online. As of August 2012, this category included the Norfolk-Scattered Sites property which was pending HUD approval for disposition as well as units designated for the National Public Housing Museum. As of the end of FY2012, HUD approved the disposition of the Norfolk-Scattered Sites property.

Units used as Relocation Resources

CHA occasionally must designate units for relocation purposes. As of August 2012, 17 units were designated to provide relocation options for remaining families at the Norfolk-Scattered Sites property which was pending disposition. All 17 units were returned to general leasing by November FY2012.

Units used for non-dwelling purposes

In FY2013, CHA will evaluate non-dwelling use of units across its portfolio in order to reduce the number of units in this category. CHA anticipates reductions in this category in FY2013, including returning units previously used for non-dwelling purposes in senior and family sites back online for leasing as appropriate.

Leasing Information: Housing Choice Voucher ProgramPlanned Number of Housing Choice Vouchers to Be Leased

CHA has a leasing target of 98% for the HCV Program. Based on the 98% leasing target, CHA anticipates that 38,086 HCVs, of the planned 38,471 authorized vouchers, will be leased in FY2013. The following tables show projected HCV leasing by program type.

FY2013 Planned HCV Leasing Activity		
HCV Program	Planned Vouchers for Leasing	Planned Vouchers To Be Leased
MTW	36,679	36,496
Non-MTW	1,846	1,828
Total Vouchers	38,525	38,323

Non-MTW HCV Program	HCVs Planned To Be Leased
Moderate Rehabilitation	1,263
VASH	515
Mainstream	50
Total Non-MTW	1,828

Anticipated Issues Related to HCV Leasing

CHA does not anticipate encountering difficulties leasing HCVs during FY2013. Nonetheless, CHA will continue to monitor the economic conditions in the rental housing market to ensure that proactive measures are in place to minimize the effect of an economic downturn on the lease-up activity in the HCV Program. A variety of strategies will continue to be in place to assist CHA in maximizing lease-up, such as the referral partnership with Access Living, an advocate for affordable, accessible, and integrated housing options in Chicago communities, in addition to owner outreach efforts and the assistance provided to find suitable housing through CHA's Mobility Program. Finally, CHA continues to work closely with the Jesse Brown Veteran Affairs Medical Center to improve the number of referrals received for the Veterans Affairs Supportive Housing (VASH) Program.

Wait List Information

CHA maintains several public housing wait lists including the Community-Wide (Family Housing) Wait List, Community Area Wait Lists, and Senior Site-Based Wait Lists. In addition, CHA maintains an overall wait list for the HCV Program.

CHA has procured a vendor to conduct a web based application update for all applicants on the Community-Wide (Family Housing), Community Area, and HCV Wait Lists by the end of FY2012. CHA hopes to gain meaningful and updated information from applicants in order to house them faster and in units that best meet their housing needs. Beginning in FY2012, CHA will mail letters to applicants inviting them to complete the online update. Applicant information will be updated in CHA's system of record, Yardi. Applicants who do not respond to the update will be removed from the wait lists.

Anticipated Changes to Public Housing Wait Lists

The following paragraphs summarize anticipated FY2013 activity for CHA's public housing wait lists.

Community-Wide Wait List (Family Housing Wait List)

The Community-Wide Wait List, also known as the Family Housing Wait List, contains adult applicants who are interested in units within CHA's city-wide traditional family portfolio. CHA will continue to screen applicants from the Community-Wide Wait List and provide housing offers for available units to eligible applicants. The Community-Wide Wait List was last opened in FY2010 and is currently closed. However, CHA may open this wait list periodically for specific groups based on need (e.g. bedroom size, accessible features, etc.).

Community Area Wait Lists

The Community Area Wait Lists contain applicants interested in housing opportunities in CHA's scattered site portfolio. CHA has a Community Area Wait List for each of the 77 community areas in the City of Chicago. In general, these wait lists are opened periodically (for approximately 15-30 days) in order to maintain an adequate list of applicants. During the open period, applications are collected and placed on these wait lists with the same application date (effective the date the open period ends), and an electronic system randomly assigns each application a ranking on the list. CHA opens Community Area Wait Lists when they are near depletion, and the wait lists are maintained in accordance with CHA's Gautreaux obligations. In FY2013, CHA will continue to open various community-area wait lists throughout the year depending on current or expected vacancies and whether there are any depleted wait lists in those community areas.

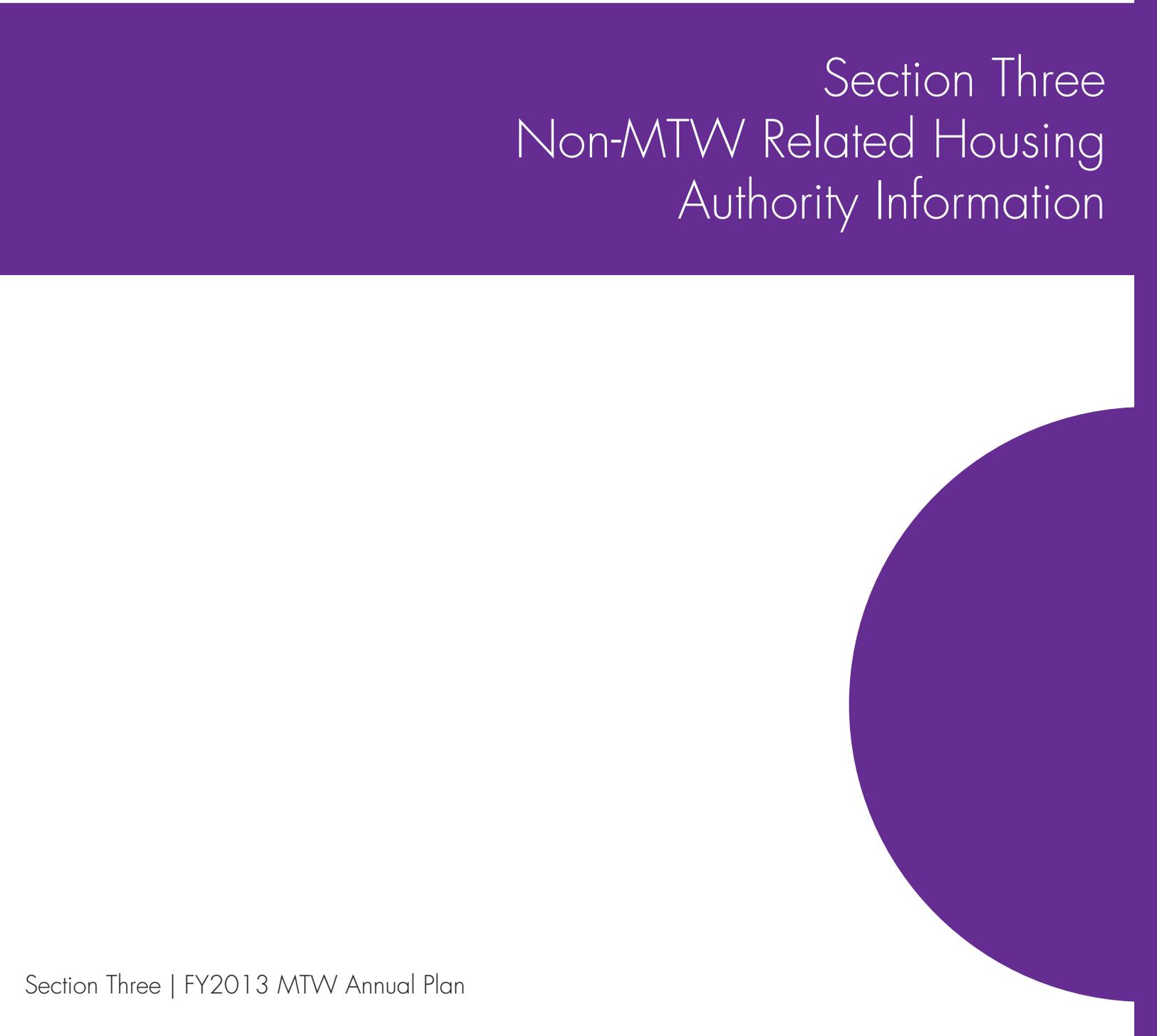
Senior Site-Based Wait Lists

The Senior-Site Based Wait Lists are for applicants requesting studio and one-bedroom apartments in senior designated housing developments. In FY2013 CHA will continue to update the designation of each building in accordance with the 2010 Senior Designated Housing Plan which allows 1) buildings to be designated Reduced Age Buildings (55 years and older to be housed) if any building has an occupancy level below 90% for six consecutive months, and 2) buildings to be designated Traditional Buildings (62 yrs and older to be housed) if any Reduced Age Building reaches 98% occupancy for 12 consecutive months.

Anticipated Changes to CHA's HCV/PBV Wait Lists

The HCV Wait List was last opened in FY2008 and is currently closed. In FY2013, CHA plans to continue the screening of applicants on the HCV Wait List and, where eligible, offer an opportunity to be housed by becoming a participant in CHA's HCV Program. Applicants for the HCV Wait List are afforded the opportunity to concurrently select a preference for a PBV unit. Selecting the PBV application preference does not affect an applicant's place on the HCV Wait List, or exclude an applicant from receiving a tenant-based subsidy.

As previously mentioned, by the end of FY2012 CHA plans to update and purge its waiting lists. In FY2013, through the update and purge of the HCV waiting list, CHA will be able to more effectively house applicants by saving time and resources in the outreach and screening process.



Section Three Non-MTW Related Housing Authority Information

Section III: Non-MTW Related Housing Authority Information (Optional)

This section contains information on planned sources and uses of non-MTW funds as well as planned non-MTW activities and programs in FY2013.

Planned Sources and Uses of Other HUD or Federal Funds

This is not applicable.

Description of Planned Non-MTW Activities in FY2013

CHA Redevelopment Activities

- In response to a Choice Neighborhoods or other Federal Notices of Funding Availability (NOFAs) released in FY2013, CHA may submit application(s) for grant funding for redevelopment.
- CHA will restructure working groups to allow for non-public housing and public housing residents living in the new communities to be represented.

Housing Choice Voucher Program Initiatives

Self-Service Kiosk for HCV Participants

In FY2012, CHA launched the first two self-service kiosks in two (out of four) regional offices to assist participants while saving time and costs. Using the kiosks, participants are able to bypass the waiting room and complete standard administrative tasks and requests without an appointment. The user-friendly interface of the kiosks accepts the participant's ID and Head of Household's Social Security Number to verify identity. Once the participant accesses the tenant portal, an intuitive interface guides them through the process, prompting them for information when necessary and allowing the participant to report a change of income, add family members, remove family members, and scan required documents directly into CHA's system. After completing the request, a receipt is printed for the participant, detailing the time and date of the request, a list of all generated forms, and any outstanding information. Data from the Kiosk is sent directly to the participant's housing specialist, who then approves/denies the request and follows up with the family.

By the end of FY2013, CHA plans to implement kiosks at each regional office to allow families currently on the waiting list to update their contact information and preferences, as well as determine their status on the waiting list. In addition, future versions of the kiosk implementation will also allow the resident to electronically sign forms, thereby streamlining processes and electronically transferring documents safely, efficiently, and accurately to the participant's file.

HCV Participant Portal

In FY2012, CHA developed the HCV Program Participant Portal, an interactive communication tool that will keep HCV participants connected with the HCV Program 24/7. HCV participants can access this portal online from a computer at home or in CHA's resource centers. Applicants will be able to get waitlist information while HCV participants will be able to process biennial re-certifications, interims, and moves. In addition, HCV will disseminate program news, initiatives and educational workshops, and a customer service survey. HCV participants will find the Portal user-friendly and a vital resource. CHA launched a pilot of the HCV Program Participant Portal in FY2012 and plans to fully implement it in FY2013 in all of its regional offices.

HCV Participant Council

In April 2009, and in accordance with Section 511 of the United States Housing Act and regulations in the 24 CFR Part 903, CHA established the HCV Program Participant Council, made up of active and compliant HCV Program participants who reflect and are representative of the interests of all families participating in CHA's HCV Program. The Participant Council was formed to provide a forum for sharing information about the authority's Moving to Work Annual Plan and/or the HCV Program Administrative Plan, assist CHA in the development of strategies to improve the overall administration of the HCV Program and offer effective feedback on said strategies, once implemented. In addition, the Council may make recommendations on any significant amendments or modifications to the said plans. In FY2012, CHA revised the Participant Resource Council guidelines to redefine responsibilities and term limits. In FY2013, CHA plans to increase the number of Participant Resource Council activities and re-evaluate the new guidelines.

HCV Owner Council

In early 2008, CHA established the HCV Program Owner Resource Council, an indispensable networking and information exchange opportunity for owners, property managers and CHA HCV Program staff. The Council provides HCV Program owners and property managers a forum to share experiences, discuss ideas, hear information on the authority's Moving to Work Annual Plan and/or the HCV Program Administrative Plan, assist CHA in the development of strategies to improve the overall administration of the HCV Program and provide effective feedback on said strategies, once implemented. In addition, the Council may make recommendations on any significant amendments or modifications to the said plans. In FY2012, CHA revised the Owner Resource Council guidelines to redefine membership, term limits and responsibilities. In FY2013, CHA plans to increase the number of Owner Resource Council activities and re-evaluate the new guidelines.

HCV Owner Excellence Program

CHA launched the Owner Excellence Program [OEP] in September 2011. The purpose of the OEP is to recognize and reward outstanding property owners and/or property managers who participate in the HCV Program. OEP inspires other participating owners to strive for that same level of dedication to both their properties and tenants. OEP members meeting program criteria receive many benefits as a reward for their exceptional property management skills. These incentives not only serve to encourage their continued participation in CHA's HCV Program, but also to increase the number of high-quality HCV units. Some of OEP's benefits include a designated team of "Owner Ambassadors" to serve its members, a business center, preferred inspections scheduling and special events. OEP members with high-quality units are also eligible to apply for the Unit Excellence Program [UEP]. CHA began to grant UEP designations in May 2012. UEP units receive additional unit-based benefits, such as acceptance of passed inspections for new tenancy approvals, vacancy payments, and biennial inspections. In FY2013, CHA plans to continue to monitor and evaluate OEP and UEP activities.

HCV Owner Symposium

CHA plans to hold the 6th Annual Owner Symposium in FY2013. This annual activity provides a platform where property owners and managers throughout the City of Chicago can learn how to improve their business and advance their property management skills. Property owners and managers have the opportunity to attend breakout sessions around the topics of property management, evictions, inspections, rent determination, property renovation, lead-based paint, property taxes, mold prevention, mortgages and fair housing. Through this venue, property owners and managers are able to learn about industry products and services through area vendors and share their knowledge through a number of networking opportunities.

Resident Services Program Initiatives

New Service Model

CHA is in the process of planning for a new service model, which will transition from comprehensive case management services with wrap-around services and intensive outreach to a regionally based model that will focus on adult education and employment, youth and clinical services. As part of this process, CHA is evaluating a pilot program that implemented such a regional service model in one region in FY2012. In FY2013, CHA will fully develop this new service model in line with its overall strategic direction.

Section Four Long-term MTW Plan

Section IV: Long-Term MTW Plan (Optional)

This section describes potential activities that CHA will investigate and possibly implement beyond FY2013. CHA will continue to use the flexibilities afforded by the MTW Demonstration Program to not only meet the statutory objectives of the program, but also as a platform to creatively achieve its goals.

CHA's New Strategic Plan- Plan Forward: Communities That Work

In FY2012, under new mayoral and agency leadership, CHA initiated the process of working with numerous stakeholders, including the City of Chicago, HUD and the John D. and Catherine T. MacArthur Foundation, to develop a new strategic plan. To ensure broad input, CHA engaged residents, employees, developers, bankers, advocates, service providers, foundation partners, local civic and community leaders, and other interested stakeholders for their insights and ideas through a series of input sessions and via a public web portal. The final strategic plan, *Plan Forward: Communities that Work*, takes into account the need to fulfill existing commitments under the Plan for Transformation and the need to reconsider policies and programs to adjust to new economic realities and to use the platform of affordable housing to improve residents' lives and surrounding communities.

The newly released Plan Forward document is included as an appendix to the FY2013 annual plan. In addition, information is available on CHA's website: www.thecha.org. Plan Forward lays out the following newly articulated mission and goals that will guide CHA's current and future work.

CHA Mission: *To leverage the power of affordable, decent, safe, and stable housing to help communities thrive and low-income families increase their potential for long-term economic success and a sustained high quality of life.*

Goal 1: Reimagine the final phase of the Plan for Transformation, coordinating public and private investments to develop healthy, vibrant communities.

This goal addresses the need to fulfill the commitments of the Plan for Transformation, while helping to provide the amenities and services required for healthy communities. The following are examples of strategies and initiatives related to this goal.

- Fulfill the 25,000-unit commitment using every available resource through preservation, construction and acquisition/rehabilitation.
- Make the most of CHA land by evaluating all CHA property and land assets and rethinking uses for vacant land.
- Focus on whole communities, tailoring the unit mix and coordinating public and private investments in amenities and resources.
- Accelerate redevelopment and control costs by limiting cost per unit and exploring alternative financing strategies.
- Explore a new local time-limited subsidy program with housing and service components.

Goal 2: Ensure that CHA's housing portfolio is safe, decent and sustainable.

This goal addresses the need to ensure that all housing supported by federal and local subsidy adheres to relevant standards of quality in order to secure the legacy of the Plan for Transformation and provide the housing that residents deserve. The following are examples of strategies and initiatives related to this goal.

- Guarantee high-quality housing by conducting a quality review of all units and improving property management service and accountability.
- Enhance public safety.
- Improve energy efficiency.

- Implement cutting-edge reform by aligning administration and policies for public housing and Housing Choice Voucher programs.

Goal 3: Expand services to more residents, targeted to their needs, and at critical milestones in their lives.

This goal addresses the need to provide more effective services to residents at important points in their lives. The following are examples of strategies and initiatives related to this goal.

- Reimagine CHA's service model for more families with a renewed focus on early childhood services, youth engagement and adult employment.
- Encourage families who are able to transition off of housing subsidy through an innovative rent structure and targeted services.
- Implement pilot programs in entrepreneurship, adult literacy and youth substance abuse.

CHA will continue to pursue the three statutory objectives of the MTW Demonstration Program in fulfilling the commitments of the original Plan for Transformation and achieving the goals of Plan Forward. The successful implementation of Plan Forward will require ongoing collaboration with many key stakeholders, including U.S. Department of Housing and Urban Development, City of Chicago and CHA's Board of Commissioners. As CHA finalizes detailed proposals for new strategies and implementation plans for specific initiatives, CHA will continue to coordinate with HUD for review and approval of specific proposals and will incorporate these into potential amendments to the FY2013 annual plan and upcoming CHA annual plans.

Conversion of CHA Mod-Rehab Program Units

CHA will conduct an assessment of the 27 privately-owned properties in CHA's Moderate-Rehabilitation program to identify opportunities for possible conversion to projected-based voucher units through PRA or preservation under other housing programs. These properties provide 1,276 units of low-income housing across the city of Chicago that are not included in the unit delivery count numbers in the Plan for Transformation.

Public Housing Five-Year Capital Plan

Public Housing 5-Year Capital Improvement Plan		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
	Total CHA Capital	2013	2014	2015	2016	2017
Sources of Funds						
Capital Fund Program	376,254,844	80,706,102	77,881,388	75,155,540	72,525,096	69,986,718
HOPE VI Grants	16,634,188	10,530,731	3,362,000	0	2,741,457	0
Other Funding	11,609,330	11,609,330	0	0	0	0
MTW Fund Requirement	1,400,836,325	246,561,337	456,718,856	371,417,488	195,666,192	130,472,452
Projected Capital Fund Carryover	101,854,378	31,106,440	18,643,110	17,990,601	17,360,930	16,753,297
Total Sources	1,907,189,065	380,513,940	556,605,354	464,563,629	288,293,675	217,212,467
Uses of Funds						
Category 1: Existing Redevelopment Commitments	123,774,951	23,139,487	41,535,464	16,800,000	23,150,000	19,150,000
Category 2: Senior Housing	433,582,087	123,399,881	118,391,335	73,485,389	67,814,681	50,490,801
Category 3: Scattered Sites	624,621,571	93,256,916	222,724,655	227,880,000	40,380,000	40,380,000
Category 4: Non-202 Family Properties	141,898,141	31,597,479	50,475,662	36,525,000	16,800,000	6,500,000
Category 5a: 202 Family Properties	145,624,323	8,731,005	36,788,318	23,340,000	36,820,000	39,945,000
Category 5b: 202 Family Properties	104,008,925	22,426,925	12,912,000	22,450,000	40,220,000	6,000,000
Contingency	46,079,367	19,162,562	11,243,388	5,743,771	5,435,581	4,494,065
Architectural & Engineering	57,211,356	14,651,556	17,902,333	8,770,034	8,696,929	7,190,504
Construction Management	15,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Sub-Total - Project Capital Requirements	1,691,800,720	339,365,810	514,973,155	417,994,194	242,317,191	177,150,370
Capital Maintenance	60,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000
Development Management Staff and Expenses	14,498,364	2,949,056	2,760,597	2,843,415	2,928,717	3,016,579
Capital Construction Staff and Expenses	10,115,207	2,195,175	1,893,102	1,949,895	2,008,392	2,068,643
Environmental Consulting/Remediation includes CCD	44,020,000	5,995,000	7,540,000	12,340,000	11,605,000	6,540,000
Total Uses	1,820,434,291	362,505,041	539,166,854	447,127,504	270,859,300	200,775,592
Bond Debt Service						
Interest	37,704,774	9,153,899	8,128,500	7,651,125	7,149,375	5,621,875
Serial Principal	49,050,000	8,855,000	9,310,000	9,785,000	10,285,000	10,815,000
Total Bond Debt Service	86,754,774	18,008,899	17,438,500	17,436,125	17,434,375	16,436,875
Total Expenditure	1,907,189,065	380,513,940	556,605,354	464,563,629	288,293,675	217,212,467
Cumulative Funding Availability / (Requirement)	(0)	0	0	0	0	0

Section Five Proposed MTW Activities

Section V: Proposed MTW Activities - HUD Approval Requested

This section contains information on proposed FY2013 MTW activities for which CHA is seeking HUD approval.

All Clear Utility Debt Assistance Program

CHA seeks authority to offer one-time assistance to eligible CHA residents to keep current with their utility payments and remain lease compliant. In partnership with ComEd, the program, known as All Clear, helps eligible residents clear utility debt and stay current with their utility bills after receiving assistance. CHA requests authority to provide funding for this program in addition to ComEd funds in a given year. Eligible residents must pay 50% of the total amount of their utility debt, and the program provides the other 50% up to a maximum of \$500. Residents are notified of their eligibility through notification letters and a special help line is set up to assist residents who are eligible to participate. Assistance is offered to eligible residents only until the funds are exhausted in a given year.

- **Anticipated Impact:** CHA uses the All Clear utility assistance program as a self-sufficiency measure. Clearing outstanding debt can be a first step toward financial stability.
- **Statutory Objective:** MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- **Baseline:** In FY2012, 5,122 residents participated in the utility debt assistance program which was fully funded by ComEd.
- **Benchmark:** In FY2013, CHA anticipates 5,000 residents will receive utility debt assistance through the program and 250 residents will participate in workshops on energy efficiency and financial management. CHA anticipates ComEd will fully fund the program up to \$500,000 in FY2013.
- **Data Collection and Measurement:** CHA tracks the number of residents assisted, the amounts of utility debt paid by residents and by ComEd as well as outcome data on residents' ability to stay current with utility bills after participating in the program.
- **Authorization:** Amendment No. 6 to CHA's Amended and Restated MTW Agreement.

Section Six Ongoing MTW Activities

Section VI: Ongoing MTW Activities - HUD Approval Previously Granted

This section contains information on CHA's ongoing MTW activities that have previously been approved by HUD that will also be carried out in FY2013. A summary table of ongoing MTW activities is also provided on p. 70.

CHA continues to work with HUD for technical guidance and feedback on MTW activity reporting requirements and to refine metrics in order to better track outcomes related to these activities. CHA is always seeking to use fact-based data and best practices in developing and measuring MTW activities. To date, outside evaluators have not been used to further assess CHA's ongoing MTW activities. There have been no changes to authorizations for the following ongoing MTW activities.

Overall

Revitalization of 25,000 Units

CHA is committed to the goal of revitalizing 25,000 housing units by the end of the Plan. Each year CHA continues to make progress toward the goal by completing additional housing units and creating more housing options for CHA's residents. The impact of this activity is that more affordable housing opportunities are available to low-income residents in Chicago neighborhoods through rehabilitation, redevelopment, acquisition and the use of project-based vouchers. This activity was implemented in FY2000 and is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Status Update:** CHA continues to make progress toward the goal of 25,000 housing units through continued redevelopment in mixed-income sites, public housing acquisition initiatives and the Property Rental Assistance (project-based voucher) program.
- **Baseline:** CHA committed to redeveloping and/or rehabilitating 25,000 housing units when CHA joined the MTW Demonstration Program.
- **Benchmark:** In FY2013, CHA will add 525 units to the overall housing stock, including public housing and project-based vouchers. Specific initiatives are described in Section II.
- **Data Collection and Measurement:** CHA tracks the number of units delivered based on the City of Chicago's certificates of occupancy and Habitat's Notices of Acceptance issued as well as project-based units under HAP contracts in Chicago.
- **Authorization:** Attachment D, Paragraph 1 and Amendment 3 of CHA's Amended and Restated MTW Agreement in which the 25,000 unit goal addresses the requirement of Section 204(c) (3) (c) of the 1996 Appropriations Act.

Comprehensive Low-Income Home Ownership Program

As an MTW agency, CHA has expanded its HCV Choose to Own (CTO) Home Ownership Program to current CHA public housing residents and has eliminated the HCV Program participation prerequisite. As a result of this activity, CHA anticipates meeting home ownership interests for a greater number of low-income families while also expanding the pathways to become and remain a homeowner. The impact of this program is to increase both the avenues that lead to home ownership and types of housing options for low-income families. Participants of this program receive a subsidy to be used toward the payment of their monthly mortgage obligation. Pre- and post-home ownership education and counseling requirements are an integral component to remain an eligible participant. Public housing families who do not meet HCV program income guidelines may still take advantage of counseling and other private incentives that may be available. This activity was implemented in FY 2011 and is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Status Update:** CHA currently offers the Choose to Own program to eligible families in both HCV and public housing. 371 homes have been purchased since the Choose to Own program began, two of which were purchased by public housing residents.
- **Baseline:** Zero public housing residents purchased homes through CHA's home ownership program prior to this activity.
- **Benchmark:** Five public housing residents will purchase homes through CHA's Comprehensive Low-Income Home Ownership Program in FY2013.
- **Data Collection and Measurement:** CHA will track the number of homes purchased by both public housing residents and HCV Program participants.
- **Authorization:** Attachment C, Section B, Paragraph 1(b)(iii), and Attachment C, Section D, Paragraph 8 (a-b), which waives certain provisions of Sections 8 (o)(15) and 8(y) of the 1937 Act and 24 C.F.R 982.625 through 982.643.

Public Housing

Public Housing Work Requirement

CHA implemented a work requirement in FY2009 as a condition of occupancy across its public housing portfolio. With the BOC approval of the FY2011 ACOP, CHA has changed the age range of the work requirement to apply to adult members of public housing households age 18 to age 54, or age 17 and not attending school full time.⁴ In addition, upon a third request for Safe Harbor and subsequent requests, CHA now requires residents who seek Safe Harbor for reason of failure to obtain employment to work with their service provider to obtain a workforce assessment and to develop an action plan prior to returning to a property manager. If a resident is seeking Safe Harbor for any other reason (e.g. waiting on SSI determination); this process does not apply. Residents who are approved for Safe Harbor are re-examined every 90 days to determine their compliance. If a resident is denied Safe Harbor, the resident has the right to grieve CHA's decision through the grievance process outlined in CHA's Resident's Grievance Procedure.

CHA provides resources to aid residents in fulfilling the work requirement through case management services and workforce development programs. The impact of the public housing work requirement is a greater number of residents engaged in employment, education, job training, and community service in order to achieve self-sufficiency. This activity is related to MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.

- **Status Update:** CHA will continue to support residents in meeting the work requirement through education, workforce development and other services. Following a revision to CHA's ACOP, the Safe Harbor policy now requires residents who request a third consecutive Safe Harbor to complete an assessment with CHA's contracted service providers.
- **Baseline:** The number of residents in compliance and with Safe Harbor status as of 12/31/12.
- **Benchmark:** Move 3% of those with a Safe Harbor designation to compliance.
- **Data Collection and Measurement:** CHA tracks work requirement compliance at the time of re-examination using CHA's Yardi database. CHA tracks the changes in compliance status each year compared to the previous year's baseline.

⁴ The original work requirement applied to every adult member of a public housing household, age 18 to age 61 (or age 17 and not attending school full time), to be engaged in employment or employment related activities for, at least, 20 hours per week, unless the resident is eligible for an exemption or granted Safe Harbor.

- **Authorization:** Attachment D, Paragraph 21 of CHA's Amended and Restated MTW Agreement which gives CHA authority to implement a work requirement as a condition of tenant occupancy.

Office of the Ombudsman

CHA established the Office of the Ombudsman in FY2008 to address the concerns of public housing residents in mixed-income communities. The Ombudsman serves as a liaison between residents and CHA leadership, while providing a forum for residents to learn about the benefits and offerings in the mixed-income communities. The Ombudsman holds meetings for public housing residents renting in mixed-income developments by region. Residents and other community members are provided an opportunity to share comments and concerns at these meetings, and comments are collected, responded to, and posted on CHA's website. The impact of this activity is that, by providing designated CHA staff to assist public housing residents in mixed-income communities in resolving any public housing-centric issues that may arise, residents are able to adapt to their new communities. Having designated staff for this purpose also promotes efficiency by avoiding the duplication of efforts by various departments in response to inquiries directed to multiple departments. This activity is related to MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient. It is also related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Status Update:** The Office of the Ombudsman will hold a series of community engagement events for residents of mixed-income developments, including bi-annual meetings.
- **Baseline:** Zero meetings and resident participation prior to the creation of the Office of the Ombudsman in FY2008.
- **Benchmark:** Minimum of six meetings for mixed-income residents each year. Meetings will be semi-annual in three geographic regions – North, South, and West/Central.
- **Data Collection and Measurement:** CHA tracks the number of meetings and resident participants, and posts the meeting notes and responses on CHA's website.
- **Authorization:** Attachment D, Paragraph 20 of CHA's Amended and Restated MTW Agreement, which waives provisions of 24 CFR 964.18 as well as 24 CFR 964 Subpart B for mixed-finance developments.

\$75 Minimum Rent

Through the approval of the FY2007 ACOP, CHA's BOC approved an increase in the minimum rent⁵ from \$50 to \$75. The \$75 minimum rent was first implemented in FY2009, as resident re-examinations took place. The impact of the revised minimum rent level is an increase in rent collection revenue from residents paying the minimum rent. This activity is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Status Update:** In FY2013, CHA will continue to enforce the seventy-five dollar minimum total tenant payment.
- **Baseline:** Amount of revenue generated from using the previous \$50 minimum rent. In FY2008, CHA billed residents \$187,157 at or under the \$50 minimum rent.⁵
- **Benchmark:** CHA collects \$25 more in rent revenue for each eligible resident who pays the minimum rent each year. In FY2013, CHA estimates it will collect 1,411,200 in minimum rent.⁶

⁵ Upon re-examination, each resident is given a choice to pay income-based rent (the higher of 30% of monthly adjusted income or 10% of monthly gross income) or a flat rent, which is based on the market rent for a comparable unit. The minimum rent is the minimum total tenant payment in the income-based rent calculation. Eligible residents may request a hardship exemption from the \$75 minimum rent.

⁶ This number is subject to change depending on the increase or decrease in the number of tenants that continue to pay minimum rent in the fiscal year.

- **Data Collection and Measurement:** CHA will track the amount of rent billed each month through rent payments at or under the minimum rent. CHA will compare revenue from the \$75 minimum rent to revenue that would have resulted from the \$50 minimum rent.
- **Authorization:** Attachment C, Section C(11) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 3(a)(2), 3(a)(3)(A) and Section 6(l) of the 1937 Act and 24 C.F.R. 5.603, 5.611, 5.628, 5.630, 5.632, 5.634 and 960.255 and 966 Subpart A. This allows CHA to determine the minimum rent amount.

Reasonable Cost Formula and Methodologies for Rehabilitation

Beginning in FY2008, CHA established reasonable cost limitations for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits. The reasonable cost formula converts CHA's historical construction costs and market conditions into a table of limitations by unit bedroom size and building structure type. CHA updates the database with market data based upon the latest market conditions in Chicago. To establish reasonable cost limitations, data is extracted from the latest construction bids for rehabilitation activity and from evaluations of current market conditions, which are determined by conducting market research of escalation factors in industry publications. The impact of the use of the reasonable cost formula for rehabilitation is that CHA can move forward with rehabilitation activity in alignment with established construction schedules in order to meet unit delivery goals while minimizing cost overages resulting from construction delays. This activity is related to MTW Statutory Objective I: Increase housing choices for low-income families, and MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Status Update:** CHA has substantially completed rehabilitation of family properties as part of the Plan for Transformation. Pending future plans, CHA may utilize this flexibility which allows more units to be rehabbed under the reasonable cost limitations. CHA does not anticipate using this flexibility in FY2013.
- **Baseline:** The reasonable cost limitations established by HUD and approved in FY2008. The baseline is the number of units CHA is able to rehabilitate without the reasonable cost limitations in a given year.
- **Benchmark:** CHA does not anticipate using this flexibility in FY2013.
- **Data Collection and Measurement:** CHA tracks the additional number of units that can be rehabilitated and delivered using the reasonable cost formula.
- **Authorization:** Attachment C, Section C(16) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 6(b) of the 1937 Act and 24 C.F.R. 941.306. This allows CHA to establish an alternative reasonable cost formula reflecting CHA's actual costs experienced for construction activity in the local market as the cost control measure for quality construction work.

Reasonable Cost Formula and Methodologies for Redevelopment

In FY2010, CHA proposed reasonable cost limitations for its redevelopment activities to replace HUD's current Total Development Cost (TDC) limits. Rising construction costs, reduced low-income housing tax credit equity prices, and reduced soft loan funds had combined to significantly reduce the number of new public housing units that CHA was able to deliver annually over the past few years at its mixed-income development sites. The proposed reasonable cost formula was approved by HUD in July 2010. The increased reasonable cost limits cover the full cost of public housing units, as originally intended, and increase public housing opportunities on an annual basis. The impact of the increased reasonable cost limits is that CHA is able to finance the full cost of its public housing units in mixed-income redevelopments which allows the tax equity and soft loan funds to be directed toward the construction of the accompanying affordable housing units at these mixed-income developments. This activity is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Status Update:** The reasonable cost formula was used for the first time in closing the mixed-income phase, Park Boulevard IIA Rental, in June 2011 which will deliver a total of 46 public housing units in FY2012. CHA used the reasonable cost formula to close and start construction on 19 public housing units at Oakwood Shores 2C and 47 public housing units at Lakefront Phase II in the first half of FY2012. In addition CHA anticipates using the reasonable cost formula to close and start construction on 22 public housing units at Oakwood Shores 2D and 28 public housing units at Shops and Lofts at 47 by the end of FY2012.
- **Baseline:** Without the use of the reasonable cost formula for mixed-income developments projected to be under construction in FY2013, CHA would only be able to provide 83 public housing units across the four developments at Oakwood Shores 2C and 2D, Lakefront Phase II, and Shops and Lofts at 47.
- **Benchmark:** Through the use of the reasonable cost formula in developments projected to be under construction in FY2013, CHA will provide an additional 33 public housing units across the four developments at Oakwood Shores 2C and 2D, Lakefront Phase II, and Shops and Lofts at 47, for a combined total of 116 public housing units at these properties. The 88 public housing units at Oakwood Shores 2C and 2D and Lakefront Phase II are projected for delivery in FY2013. The 28 units at Shops and Lofts at 47 are not projected for delivery until FY 2014.
- **Data Collection and Measurement:** CHA tracks the additional number of public housing units that can be constructed and delivered using the alternate reasonable cost formula.
- **Authorization:** Attachment C, Section C (16) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 6(b) of the 1937 Act and 24 C.F.R. 941.306. This allows CHA to establish an alternative reasonable cost formula reflecting CHA's actual costs experienced for construction activity in the local market for mixed-income communities as the cost control measure for quality construction work.

Housing Choice Voucher Program

Biennial Re-examinations of HCV Participants

CHA conducts biennial re-examinations for HCV Program participants to review family circumstances, income, assets, expenses, and family composition to establish continued eligibility for the HCV Program. CHA will continue to recertify all HCV participants biennially as it has since 2004 for elderly/disabled participants and for all participants since 2006.⁷ The impact of this activity is reduced staff time and administrative cost savings related to HCV re-examinations. CHA is able to redirect time savings associated with biennial re-examinations toward improved customer service initiatives. This activity is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Status Update:** As stated in the FY2012 Annual Plan, CHA plans to lease 38,323 Housing Choice Vouchers (includes MTW and Non-MTW vouchers) in FY2012. Biennial re-examinations will continue to result in staff time savings in the re-examination process. In addition, 520 VASH participants were moved to biennial cycle, thus increasing the number of staff hours saved conducting re-examinations. Finally, in FY2012, time to process re-examinations increased to approximately 3.0 hours due to additional process of criminal screening, re-verification of reasonable accommodations and an increase in re-scheduling of in-person interviews where all adult members of the household must be present.
- **Baseline:** In FY2005, 35,339 re-examinations based on required re-examinations for 35,339 HCV participants, for a total of 70,678 hours conducting re-examinations.
- **Benchmark:** Conduct re-examinations on approximately half of HCV participants each year. In FY2013, conduct approximately 19,162 re-examinations, based on the planned number of HCVs leased, for a savings of 57,485

⁷ HCV participants participating in the Family Self Sufficiency Program are recertified annually.

staff hours. Due to the current fixed fee contract that CHA has with Program Administrators operating the HCV Program, CHA will provide the cost savings associated with this activity in FY2013⁸.

- **Data Collection and Measurement:** CHA tracks the number of hours it takes staff to complete reexaminations. In FY2012, time to process re-certifications increased to approximately 3.0 hours due to additional process of criminal screening, re-verification of reasonable accommodations and an increase in the rescheduling of in-person interviews where all adult members of the household must be present.
- **Authorization:** Attachment C, Section D (1) (c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(5) of the 1937 Act and 24 C.F.R. 982.516.

Exception Payment Standards⁹

In FY2010, CHA established criteria for the agency to self-certify exception payment standards that may be up to 300% of the established payment standard. Based on historical data, CHA does not expect to approve exception payment standards higher than 218%. Exception payment standards are part of CHA's strategy to expand housing choices for HCV participants through access to opportunity areas throughout Chicago with low poverty, quality schools, transportation access, and community amenities. Beginning in FY2011, families in CHA's Mobility Counseling Program who move into designated opportunity areas are eligible for exception payment standards, although participation in this program is not required to take advantage of this opportunity. The impact of this activity is that exception rents will increase the housing opportunities in neighborhoods that typically have higher rents in cases where rent may be an obstacle. This activity is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Status Update:** In FY2012, CHA redefined and designated new Opportunity Areas throughout Chicago. In addition, CHA increased owner outreach and retention efforts in Opportunity Areas through the Owner Excellence Program and the "Buen Hogar" partnership with Erie Neighborhood House.
- **Baseline:** Prior to the implementation of this activity, zero applications for exception payment standards were submitted or granted. In FY2011, CHA's Resident Services Department began to administer the Mobility Program, which was previously managed by an HCV Program Administrator. By the end of FY2011, 6 HCV participants moved into Opportunity Areas with exception payment standards.
- **Benchmark:** CHA's goal is to increase the number of HCV participants living in newly designated opportunity areas using exception payment standards. At the end of FY2013, CHA anticipates a total of 70 HCV participants to be living in Opportunity Areas with an exception payment standard.
- **Data Collection and Measurement:** In FY2011, CHA began to track exception payment standards using 50058 field 2q. By the end of FY2012, CHA will be able to identify the number of HCV participants living in Opportunity Areas with and without exception payment standards. In addition, CHA will identify HCV participants who may no longer live in Opportunity Areas, due to the newly designated Opportunity Areas, and, if necessary, develop a policy to properly serve this population.
- **Authorization:** Attachment C (D)(2)(a-c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(1-3), 8(o)(7), and 8(o)(10) of the 1937 Act and 24 C.F.R. 982.308, 982.503, 982.507, 982.508, 982.518, and 982.451.

⁸ The current contracts with Program Administrators expire in December FY2012. CHA plans to extend the contracts for 6 months while the new RFP is developed. The new contract, expected to be executed in the summer of FY2013, will include a section for MTW activities to reflect cost savings associated with on-going activities, which will be based on staff hours saved per activity. In addition, CHA will include a clause to guarantee a deduction in actual payment for every new MTW activity implemented.

⁹ Previously known as "Exception Rents".

HCV Owner Excellence Program MTW Activities

CHA implemented the Owner Excellence Program (OEP) on September 1, 2011. Prior to membership, an owner must be accepted into the program and fulfill certain requirements, such as completing courses in HQS, HCV, and property management. By the end of FY2012, CHA anticipates approximately 271 OEP members representing 2,610 HCV occupied units.

As a part of the OEP Program, owners may be eligible for a Unit Excellence Program [UEP] designation. The first UEP designations took place in May 2012. As of June 2012, there were 151 OEP members with 1,710 HCV occupied units (5% of total HCV occupied units). Out of these units, 220 (13%) have received a Unit Excellence designation and are eligible for two vacancy payments.

The following MTW activities related to the OEP program were proposed in CHA's FY2011 MTW Annual Plan and approved by HUD. However, not all components of the OEP were initiated in FY2011, thus CHA did not implement these activities in FY2011. CHA plans to begin implementing the below activities by the end of FY2012 and will continue these activities in FY2013.

Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval within 90 Days of Passed Date

Currently, CHA conducts an HQS inspection for each Request for Tenancy Approval received. As part of CHA's Owner Excellence Program, the HCV Program is authorized to approve tenancy for a unit that passed inspection within the previous 90 calendar days without a new inspection. This would reduce the amount of annual or initial HQS inspections conducted. The purpose of this activity is to provide incentives to retain high quality owners and units, to continue to provide viable housing options for HCV participants and to decrease the moving rate of HCV participants in high quality units. This activity was approved in FY2011 and is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Status Update:** Only units with a UEP designation are eligible for this activity. This activity has not yet been fully implemented, but it will be by the end of FY2012.
- **Revised Baseline:** Based on historical data¹⁰, 14.92% of HCV participants move in a calendar year.
- **Revised Benchmark:** In FY2013, CHA anticipates a reduction of the move rate for HCV participants residing in UEP units. CHA estimates that moves of HCV participants living in UEP units will be less than 14.92%.
- **Revised Data Collection and Measurement:** As part of the overall OEP program, CHA will monitor various performance indicators related to this activity including the number of move-outs from UEP and non-UEP units, re-leasing of UEP and non-UEP units within 90 days of the unit's passed annual or initial inspection, and inspection outcomes.
- **Authorization:** Attachment C (D) (5) of the MTW Agreement which waives certain provisions of Section 8(o) (8) of the 1937 Act and 24 CFR 982 Subpart I.

Owner Excellence - Vacancy Payments

As part of CHA's Owner Excellence Program, the HCV Program will provide a modest vacancy payment to participating owners who re-lease a Unit Excellence Program [UEP] unit currently on the HCV Program to another HCV participant. The purpose of this activity is to provide incentives to retain high quality owners and units in the program, and to continue to provide viable housing options for families. CHA will provide vacancy

¹⁰ Data from FY2008 – FY2011.

payments to eligible owners upon the execution of a new HAP contract for a re-leased UEP unit. One-hundred percent of the previous family's HAP will be paid to participating owners for the vacant period at an amount not to exceed 60 days of the previous family's HAP. The unit shall be deemed vacant (A) commencing on the first day for which HAP is not paid for the unit following completion of a move out or termination of the lease, and (B) ending on the day preceding the first day for which HAP is paid for such unit based on the execution of a new Housing Assistance Payment Contract with the Chicago Housing Authority. This activity was approved in FY2011 and is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Status Update:** Only units with a UEP designation are eligible for this activity. This activity has not yet been fully implemented, but it will be by the end of FY2012
- **Revised Baseline:** Based on historical data¹¹, 14.92% of HCV participants move in a calendar year. In addition, CHA estimates that CHA re-leases 3.04% of HCV units to HCV participants within 60 days.
- **Revised Benchmark:** In FY2013, CHA anticipates a reduction of the move rate for HCV participants living in UEP units. CHA estimates that moves of HCV participants living in UEP units will be less than 14.92%.
- **Revised Data Collection and Measurement:** As part of the overall OEP program, CHA will monitor various performance indicators related to this activity including the number of move-outs from UEP and non-UEP units, re-leasing of UEP and non-UEP units, and vacancy payments.
- **Authorization:** Attachment C (D) (1) (d) of the MTW Agreement which waives certain provisions of Sections 8(o) (9) of the 1937 Act and 24 CFR 982.311.

Owner Excellence - Biennial Inspections

As part of CHA's Owner Excellence Program, the HCV Program is authorized to conduct biennial inspections on qualifying units, as defined by CHA, for participating owners. Qualifying units will meet strict eligibility criteria and exceed more stringent inspection standards. The impact of this activity is a reduction in staff hours spent on conducting inspections, which subsequently will result in administrative cost savings. This activity was approved in FY2011 and is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Status Update:** Only units with a UEP designation are eligible for this activity. This activity has not yet been fully implemented, but it will be by the end of FY2012
- **Baseline:** In FY2011, CHA conducted 36,608 annual or initial inspections for a total of 146,432 staff hours.
- **Benchmark:** In FY2013, CHA estimates a saving of at least 880 staff hours by conducting biennial inspections for eligible UEP units. Due to the current fixed fee contract that CHA has with Program Administrators operating the HCV Program, CHA will provide the cost savings associated with this activity in FY2013.¹²
- **Data Collection and Measurement:** Based on a time study conducted by HCV, CHA estimates that it takes four hours to conduct and process an annual inspection series, including scheduling, routing, notification, travel, the actual inspection, and related clerical tasks. CHA will track annual or initial inspections for non-UEP units and biennial inspections for UEP units and the associated staff time and

¹¹ Data from FY2008 – FY2011.

¹² The current contracts with Program Administrators expire in December FY2012. CHA plans to extend the contracts for 6 months while the new RFP is developed. The new contract, expected to be executed in the summer of FY2013, will include a section for MTW activities to reflect cost savings associated with on-going activities, which will be based on staff hours saved per activity. In addition, CHA will include a clause to guarantee a deduction in actual payment for every new MTW activity implemented.

cost savings upon implementation. In addition, as part of the overall OEP program, CHA will monitor various performance indicators for participating owners/units.

- **Authorization:** Attachment C (D) (5) of the MTW Agreement which waives certain provisions of Section 8(o) (8) of the 1937 Act and 24 CFR 982 Subpart I.

Elimination of Assets in Income Calculation

CHA's HCV Program is authorized to no longer include income earned from assets as part of income calculations for participants after initial admission. CHA continues to verify assets for the purposes of initial income eligibility for the HCV Program. The impact of this activity is a reduction in staff resources associated with verifying assets which will be redirected to ensure improved and more accurate rent calculations. This activity was fully implemented in FY2011 and is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Status Update:** This activity was implemented in FY2011, and in FY2013, due to the biennial re-examination schedule, CHA will reach full implementation of this activity for each re-certified HCV participant.
- **Baseline:** Prior to the implementation, approximately 35% of HCV participants had assets. CHA spent 5,951 staff hours annually on asset calculation for initial eligibility and re-examinations.
- **Benchmark:** In FY2013, CHA will spend approximately 210 staff hours annually, calculating assets only at admission. Due to the current fixed fee contract that CHA has with Program Administrators operating the HCV Program, CHA will provide the cost savings associated with this activity in FY2013.¹³
- **Data Collection and Measurement:** CHA estimates that it takes 20 minutes to process an asset calculation. CHA will track the number of new admissions with assets and the hours spent on asset calculations.
- **Authorization:** Attachment C, Section D (2)(a) and Attachment C, Section D, (3)(b), which waives certain provisions of 24 C.F.R. 982.516 and 24 C.F.R. 982.518.

Property Rental Assistance/Project-Based Voucher Program

Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties

CHA may increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building. CHA uses this flexibility to create innovative funding structures for PBV developments and enhance its Property Rental Assistance Program. The impact of making PBVs available in excess of the 25% limit is that more developers are enticed to preserve or create affordable housing, increasing the availability of quality housing options throughout Chicago's communities for low-income individuals and families. This activity was first implemented in FY2008 and is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Status Update:** CHA is currently using this flexibility in six family PBV properties, including North Avenue Apartments (67% PBV/24 total/16 PBV), Rosa Parks Apartments (28% PBV/94 units/26 PBV), Nuestro Hogar (26% PBV/35 total/11 PBV), Ironwood Courts (30%/46 total/14 PBV), Resurrection Homes (40%/5 total/2 PBV), and St. Edmunds Court (28% PBV/36 total/10 PBV). CHA continues to pursue projects where PBV assistance exceeds 25% of total units in family properties. CHA anticipates using this flexibility by the end of FY2012 at two additional sites, including Zapata Apartments (30% PBV/61 total/18 PBV) and 1531-1539 W. 90th Street (40%/10 total/4 PBV).
- **Baseline:** Prior to FY2008, zero PBV family properties exceeded the 25% limit for PBV units.
- **Benchmark:** In FY2013, CHA does not currently anticipate using this flexibility for existing properties in the PRA pipeline. However, CHA may choose to allow the number of PBV units to exceed 25% of total units for new family property opportunities that arise in FY2013.

¹³ IBID.

- **Data Collection and Measurement:** CHA measures the number of executed AHAP and HAP contracts in family properties with PBV units that exceed 25% of total units.
- **Authorization:** Attachment D, Paragraph 6 of CHA's Amended and Restated MTW Agreement which waives Section 8(o)(13)(D)(i) of the 1937 Act and 24 CFR 983.56. This waiver provides CHA with the ability to supply more affordable housing units in family PBV buildings.

Authorization of Qualified Owners/Property Managers to Perform Initial Eligibility Determinations and Re-examinations

CHA plans to train and certify qualified owners, as defined by CHA, in the Property Rental Assistance (PRA) Program to perform initial tenant eligibility determinations and re-examinations of PBV participants. CHA will require the owners to enter re-examination and initial eligibility data into CHA's systems of record for transmission to HUD PIC, will monitor owner performance monthly, and will perform comprehensive quality control reviews. However, CHA will continue to monitor EIV for income verification and participating owners will not be granted access to this function. The anticipated impact of this activity is to reduce costs, to minimize the duplication of effort, and to administer the PRA program using a best practices model for privately-managed mixed-income and public housing developments. This activity was first approved in FY2011 and is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Status Update:** This activity has not yet been fully implemented. In FY2012, CHA completed the following activities to plan for the implementation of authorizing qualified owners/property managers to perform initial eligibility determinations and reexaminations: (1) Performed Asset Management Reviews and developed risk ratings for all 92 PRA properties to determine which owners/property managers are qualified to do initial eligibility determinations and reexaminations; (2) Created process flows and policy and procedures to be followed by qualified owners/property managers to ensure initial eligibility and reexamination screenings are done correctly; and (3) Set up security groups to allow qualified owners/property managers access to Yardi, CHA's system of record, to perform initial eligibility and reexamination screenings, and to ensure they have the proper level of system access.
- **Baseline:** In FY2011 and FY2012, CHA's costs were approximately \$558 per waitlist and admission services and \$37.16 per occupied unit per month. Of the \$558, CHA estimates that 50%, or \$279, pertains to initial eligibility determination activities. (CHA may adjust the baseline in the future as necessary due to contract amendments or the use of a new contractor.)
- **Benchmark:** In FY2013 CHA anticipates allowing 11 qualified owners/property managers with 276 units to perform initial eligibility determinations and reexaminations of PBV participants. CHA's FY2013 anticipated cost savings is expected to be \$37,000 for initial eligibility determinations and \$124,000 for reexaminations performed by qualified PRA owners.
- **Data Collection and Measurement:** CHA will track the number of project-based voucher units where owners perform initial eligibility determinations and re-examinations and the associated cost savings.
- **Authorization:** Attachment C, Section D (1)(a) and Attachment C, Section D(1)(c), which waives certain provisions of Sections of 8(o)(5) and 8(o)(7) of the 1937 Act and 24 C.F.R. 982.162 and 24 C.F.R. 982.516.

Authorization of Qualified Owners/Property Managers to Perform Annual Inspections

(previously referred to as Ensure Excellent Maintenance of Quality Housing)

CHA performs quality control inspections of Property Rental Assistance (PRA) units and developments consistent with best practices in subsidized-property management. CHA employs a model similar to one that is used by privately-managed public housing and mixed-finance developments. Under this approach, CHA will require owners, through their property managers or contract inspectors that have demonstrated successful property management

knowledge and/or experience, to inspect all project-based voucher units annually to insure that they meet HQS and Chicago Building Code. Such owners will be required to certify inspection results and confirm timely repairs. In addition, owners will be required to perform turnover and special inspections and to maintain documentation for CHA review. CHA will perform quality control inspections, review property records of inspections and repairs, and assess the overall property conditions annually. For all properties, CHA will reserve the right to inspect all units in the property as deemed essential to ensure that the property meets inspections standards. The anticipated impact of this activity is to reduce duplicative inspections as well as the associated tenant inconvenience in developments that have additional governmental funding such as tax credits and state-financed loans. This activity was approved in FY2011 and is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Status Update:** This activity has not yet been fully implemented. In FY2012, CHA completed the following activities to plan for the implementation of authorizing qualified owners/property managers to perform annual inspections of PRA units to ensure that they meet HQS and Chicago Building Code: (1) Performed Asset Management Reviews and developed risk ratings for all of the PRA properties to determine which owners/property managers are qualified to do annual inspections; (2) Created process flows and policy and procedures to be followed by qualified owners/property managers to ensure annual inspections are done timely in accordance to HUD rules and regulations.
- **Baseline:** CHA spent approximately \$9 per project-based voucher unit inspection in FY2010 and FY2011.
- **Benchmark:** CHA estimates a cost savings of \$30,000 upon phasing in PRA properties for this activity in FY2013.
- **Data Collection and Measurement:** CHA will track the number of annual and turnover unit inspections and the costs per inspection.
- **Authorization:** Attachment C, Section D (5), which waives certain provisions of 24 C.F.R. 982 Subpart I.

30-Year PBV Contract Commitments

To facilitate the expansion of affordable housing opportunities through the use of project-based vouchers, CHA enters into new PRA Program project-based voucher HAP contracts for an initial term between one and 30 years. CHA utilizes MTW authority to enter into contracts that require an initial term of 16-30 years. These agreements will be made while CHA is a MTW agency and are subject to the availability of funding. CHA's relevant contracts include a clause stating that the duration period is pursuant to CHA's MTW authorizations. The impact of this activity is that it will assist developers to obtain better financial terms and help to ensure the long-term availability of quality affordable housing. Through this activity, contracts with an initial term of 16-30 years do not have the 15-year extension option. This activity was first implemented in FY2011 and is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Status Update:** In FY2012, in an effort to ensure extended affordability in high quality housing for low-income households, CHA entered into 8 HAP Contracts of 30 years and 2 HAP Contracts of 20 years, representing 259 units.
- **Baseline:** Prior to FY2011, zero project-based voucher contracts exceeded initial terms of 15 years.
- **Benchmark:** CHA anticipates that in FY2013 most new construction projects will execute HAP contracts that exceed the 15-year initial term. It is also anticipated that approximately half the existing and substantial rehabilitated projects will be considered viable applicants for these contracts. Based upon these assumptions, approximately 9 new HAP contracts exceeding 15-year initial terms will be executed in FY2013 with a total of 106 PRA/PBV units.
- **Data Collection and Measurement:** CHA tracks and measures the number of executed HAP contracts with initial terms of 16 to 30 years.

- **Authorization:** Attachment C, Section D (2)(b), which waives certain provisions of 24 C.F.R. 983 Subpart E.

PRA Inspections

For the PRA Program, CHA reduces the number of inspections required prior to lease-up of project-based voucher developments that are new construction or substantial rehabilitation. In cases involving such properties, CHA considers Certificates of Occupancy issued by the City of Chicago as evidence of the property's compliance with Housing Quality Standards. CHA will not perform initial inspections on such units prior to entering into the PRA Housing Assistance Payment contracts. The impact of this activity is CHA is able to make units available for occupancy more quickly by reducing the number of required inspections. This activity was first implemented in FY2011 and is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Status Update:** In FY2012, CHA placed 155 units in 4 developments under HAP Contracts utilizing Certificates of Occupancy issued by the City of Chicago Department of Buildings Inspectors.
- **Baseline:** Zero units were previously inspected and issued Certificates of Occupancy by City of Chicago inspectors without a second inspection being conducted by CHA.
- **Benchmark:** In FY2013, approximately 161 newly constructed or rehabbed units will be inspected and issued Certificates of Occupancy by City of Chicago inspectors and be available for occupancy more quickly by eliminating a second inspection by CHA of each unit.
- **Data Collection and Measurement:** CHA tracks the number of new and rehabbed units under HAP contract and occupied more expediently.
- **Authorization:** Attachment C, Section D(7)(d)(ii), which waives certain provisions of 24 C.F.R. 982 Subpart I.

Two-Year Requirement for PBV Participant Transition to Housing Choice Voucher

Under the PRA program, CHA reduces the turnovers in project-based voucher developments by allowing families only to receive a Housing Choice Voucher after two years of occupancy rather than one year, except for tenants currently residing in a supportive housing unit. Supportive housing units are exempt from the two-year tenancy requirement in cases where families who graduate from their supportive services program(s) before two years wish to move to traditional family housing. In those cases, the family would be issued a tenant-based voucher and the unit would become available for another family in need of supportive services. The impact of this activity is a decrease in the administrative cost to issue vouchers for each PBV unit turned over. Moreover, this also assists PBV developments reduce turnover costs. This activity was first implemented in FY2011 and is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Status Update:** All of the non-supportive housing PRA/PBV HAP contracts executed in FY2012 are subject to the two-year tenancy requirements. By the end of FY2012, it is anticipated that approximately 10 PRA HAP contracts totaling 259 PRA/PBV Units will have new program participants that will be eligible for Housing Choice Vouchers after two years of occupancy.
- **Baseline:** Prior to this activity, zero PRA units previously carried the two-year occupancy requirement for a tenant to receive a HCV if he/she wishes to move.
- **Benchmark:** Approximately 14 new PRA units coming on line under HAP contracts in FY2013 will carry the two-year occupancy requirement.
- **Data Collection and Measurement:** CHA tracks the number of units under HAP contracts with this requirement.
- **Authorization:** Attachment C, Section D (7) of CHA's Amended and Restated MTW Agreement.

Payments During Initial Occupancy – New Construction and Substantially Rehabilitated Properties

To provide an incentive for participation in CHA's PRA Program and to ensure the long-term viability of newly constructed and substantially rehabilitated properties, CHA provides vacancy payments, as determined necessary

on a project by project basis, during the initial operating lease-up period. Such an approach is consistent with practices in the affordable housing industry (e.g., initial operating reserve for tax-credit properties, provision of operating subsidy for mixed-finance and public housing properties, and allowable vacancy payments from execution of contract to initial occupancy in the Moderate Rehabilitation Program). These payments allow new developments to maintain a positive cash position in meeting operating expenses when all of the PRA units are not leased.

CHA is authorized to make payments for a period not to exceed 90 days from the execution of the HAP contract. These vacancy payments would be equal to 50% of the contract rent for the initial 60 days of the vacancy. CHA may determine that there is a reasonable opportunity to refer an applicant from its waiting list and may elect to pay an additional vacancy payment of 100% of the contract rent for the additional 30 days. Under no circumstances will the vacancy payments exceed the 90-day period. Payments are contingent on the owner demonstrating compliance with program rules, including taking all feasible actions to fill the vacancies and not rejecting eligible applicants except for good cause acceptable to CHA. Further, CHA does not compensate landlords for units that receive funding from another source. This activity was implemented in FY2012. This activity is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Status Update:** In FY2012, CHA paid \$79,000 in vacancy payments to nine PRA developments. This has allowed the owners of these properties to maintain a positive cash position while trying to actively lease vacant PRA units. Depending on site-based wait lists policy discussions, the amount of initial occupancy payments could substantially increase in FY2013.
- **Baseline:** Prior to this activity, CHA did not provide payments during initial occupancy for any PRA properties.
- **Benchmark:** In FY2013, CHA may provide vacancy payments for up to 13 PRA properties for a potential cost of up to \$110,000.
- **Data Collection and Measurement:** CHA tracks the number of PRA developments and number of units that receive initial payments as well as associated costs.
- **Authorization:** Amendment No. 6 to CHA's Amended and Restated MTW Agreement which amended Attachment D, Section 23.

Funding Supportive Services for Project-Based Voucher Program

CHA is authorized to approve rents that include both the cost of the rental subsidy and the cost of support services. Such rents would be limited to supportive housing developments where an owner providing supportive services loses or is unable to obtain the funding to provide the supportive services, and has exhausted all other options. The costs of the supportive services will be included in the rent payment to the owner. CHA estimated a monthly cost of \$500 per voucher for single households and \$667 per voucher for family households to contribute toward supportive services. Such funding will enhance housing opportunities for families that without such services will not be able to sustain lease compliance and therefore run the risk of becoming homeless. This activity was approved in FY2011 and is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Status Update:** This activity has not yet been implemented. CHA continues to explore options for a funding source to cover the increased cost for supportive service delivery. CHA intends to implement this activity in the future in the event that a development is in need of supportive services funding.
- **Authorization:** Amendment No. 6 to CHA's Amended and Restated MTW Agreement which amended Attachment D, Section 23.

PBV Rent Increase Policy

For the PRA program, CHA received approval to consider reasonable market rents for unassisted comparable units in high rent and/or opportunity areas in order to expand the availability of quality affordable housing to more

neighborhoods. Through this authorization CHA has the flexibility to grant properties that use CHA project-based vouchers an annual rent increase based on a formula. In such cases, CHA will explore using Table One (1) Contract Rent (highest cost utility included) annual adjustment factors (AAFs) published by HUD in the Federal Register as the cap for rent increases subject to rent reasonableness. The anticipated impact of this activity is the rent increase will facilitate favorable financing by providing assurance that annual rent increases will be available to support the cost escalation factors in financing packages for the developments. This activity is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Status Update:** CHA has decided not to implement this activity. It will not be included in future annual plans and reports.
- **Authorization:** Attachment C, Section D (2)(a), which waives certain provisions of 24 C.F.R. 982.508, 24 C.F.R. 982.503, and 24 C.F.R. 982.518.

Section VI: Ongoing MTW Activities

FY2013 Ongoing MTW Activities							
Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception
Revitalization of 25,000 Units	Increase Housing Options	FY2000	<p><u>Description:</u> CHA will revitalize 25,000 housing units by the end of the Plan.</p> <p><u>Impact:</u> More affordable housing opportunities available for low-income residents in Chicago neighborhoods.</p>	<p><u>Baseline:</u> Redevelop/rehabilitate 25,000 units of housing.</p> <p><u>Benchmark:</u> In FY2013, CHA will add 525 units to the overall housing stock, including public housing and project-based vouchers.</p>	CHA tracks the number of units delivered based on the City of Chicago's certificates of occupancy and Habitat's Notices of Acceptance issued as well as project-based units under HAP contracts in Chicago.	Attachment D, Paragraph 1 and MTW Agreement, Amendment 3	Not applicable.
Comprehensive Low-Income Home Ownership Program	Self-Sufficiency	FY2011	<p><u>Description:</u> CHA has expanded the Choose to Own (CTO) Home Ownership Program to current CHA public housing residents, eliminating the HCV participant prerequisites.</p> <p><u>Impact:</u> Increase the avenues that lead to home ownership and types of housing options for low-income families.</p>	<p><u>Baseline:</u> Zero public housing residents purchased homes through CHA's home ownership program prior to this activity.</p> <p><u>Benchmark:</u> Five public housing residents will purchase homes through CHA's Comprehensive Low-Income Home Ownership Program in FY2013.</p>	CHA tracks the number of homes purchased by both public housing residents and HCV Program participants.	Attachment C, Section B, Paragraph 1(b)(iii) Attachment C, Section D, Paragraph 8 (a-b)	Not Applicable.
Public Housing Work Requirement	Self-Sufficiency	FY2009	<p><u>Description:</u> CHA requires adult public housing household members to be engaged in employment or employment related activities for 20 hours a week unless the resident is exempt or granted Safe Harbor.</p> <p><u>Impact:</u> Greater number of residents engaged in employment, education, job training, and community service in order to achieve goals for self-sufficiency.</p>	<p><u>Baseline:</u> The number of residents in compliance as of the end of FY2012.</p> <p><u>Benchmark:</u> Move 3% of those with a Safe Harbor designation to compliance.</p>	CHA tracks work requirement compliance at the time of re-examination. CHA tracks the changes in compliance status each year compared to the previous year's baseline.	Attachment D, Paragraph 21	Yes.
Office of the Ombudsman	Self-Sufficiency Reduce Costs and Cost Effectiveness	FY2008	<p><u>Description:</u> The Office of the Ombudsman serves as a liaison between residents and CHA leadership, while providing a forum for residents to learn about the benefits and offerings in the mixed-income communities.</p> <p><u>Impact:</u> Public housing centric issues that may arise in mixed-income communities are resolved and residents adapt to their new communities.</p>	<p><u>Baseline:</u> Zero meetings and resident participation.</p> <p><u>Benchmark:</u> Host a minimum of 6 meetings for mixed-income residents each year. Meetings are semi-annual in at least three geographic regions- North, South, and West/Central.</p>	CHA tracks the number of meetings and resident participants, and posts the meeting notes and responses on CHA's website.	Attachment D, Paragraph 20	Not applicable.
\$75 Minimum Rent	Reduce Costs and Cost Effectiveness	FY2009	<p><u>Description:</u> CHA increased the minimum rent from \$50 to \$75.</p> <p><u>Impact:</u> Increase in rent collection revenue from residents paying the minimum rent.</p>	<p><u>Baseline:</u> In FY2008, CHA billed residents \$187,157 at or under the \$50 minimum rent.</p> <p><u>Benchmark:</u> Collect \$25 more in rent revenue for each eligible resident who pays the minimum rent each year. In FY2013, CHA estimates it will collect 1,411,200 in minimum rent.</p>	CHA tracks the amount of rent collected each month through rent payments at or under the minimum rent. CHA will compare revenue from the \$75 minimum rent to revenue that would have resulted from the \$50 minimum rent.	Attachment C, Section C(11)	Not applicable.

Section VI: Ongoing MTW Activities

FY2013 Ongoing MTW Activities (continued)							
Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception
Establishment of Reasonable Cost Formula and Methodologies for <u>REHABILITATION</u>	Reduce Costs and Cost Effectiveness Increase Housing Options	FY2008	<u>Description:</u> CHA established reasonable cost limitations for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits. <u>Impact:</u> Meet unit delivery goals while minimizing cost overages resulting from construction delays.	<u>Baseline:</u> Reasonable cost limitations established by HUD and approved in FY2008. The number of units CHA is able to rehabilitate without the reasonable cost limitations in a given year. <u>Benchmark:</u> CHA does not anticipate using this flexibility in FY2013.	CHA tracks the additional number of units that can be rehabilitated and delivered using the reasonable cost formula.	Attachment C, Section C(16)	Not applicable.
Establishment of Reasonable Cost Formula and Methodologies for <u>REDEVELOPMENT</u>	Increase Housing Options	FY2010	<u>Description:</u> In FY2010, HUD approved reasonable cost limitations for CHA's redevelopment activities that replace HUD's current Total Development Cost (TDC) limits. <u>Impact:</u> Finance the full cost of public housing units and increase public housing opportunities in mixed-income sites, which allows tax equity and soft loan funds to be directed toward accompanying affordable housing units at these sites.	<u>Baseline:</u> Without the use of the reasonable cost formula for mixed-income developments projected to be under construction in FY2013, CHA would only be able to provide 83 public housing units across four developments. <u>Benchmark:</u> Through the use of the reasonable cost formula in developments projected to be under construction in FY2013, CHA will provide an additional 33 public housing units across the four developments, for a combined total of 116 public housing units at these properties.	CHA tracks the additional number of public housing units that can be constructed and delivered in mixed-income sites using the alternate reasonable cost formula.	Attachment C, Section C(16)	Not applicable.
Biennial Re-examinations of HCV participants	Reduce Costs and Cost Effectiveness	FY2006	<u>Description:</u> CHA conducts biennial re-examinations for HCV Program participants to review and establish continued eligibility for the HCV program. <u>Impact:</u> Reduced staff time and administrative cost savings related to HCV re-examinations.	<u>Baseline:</u> In FY2005, CHA conducted 35,339 re-examinations based on required re-examinations for 35,339 HCV households. CHA spent 70,678 hours conducting re-examinations. <u>Benchmark:</u> Conduct re-examinations on approximately half of HCV participants each year. In FY2013, conduct approximately 19,043 re-examinations, based on the planned number of HCVs leased, for a savings of 57,129 staff hours. CHA will provide the cost savings associated with this activity in FY2013.	CHA tracks the number of hours it takes staff to complete re-examinations. CHA estimates it takes two hours of staff time for each re-examination.	Attachment C, Section D(1)(c)	Not applicable.
Exception Payment Standards	Reduce Costs and Cost Effectiveness Increase Housing Options	FY2010	<u>Description:</u> CHA self-certifies exception rents that may be up to 300% of the established payment standard to give eligible HCV participants access to neighborhoods that may require higher rents including areas designated as lower poverty, opportunity areas. <u>Impact:</u> Increase housing opportunities of HCV Program participants in lower poverty, opportunity areas throughout Chicago.	<u>Baseline:</u> By the end of FY2011, 6 HCV participants moved into Opportunity Areas with exception payment standards. <u>Benchmark:</u> CHA's goal is to increase the number of HCV participants living in newly designated opportunity areas using exception payment standards. At the end of FY2013, CHA anticipates a total of 70 HCV participants to be living in Opportunity Areas with an exception payment standard.	CHA will track the number of approved exception rents and the increase in HCV households living in designated opportunity areas due to the use of exception rents.	Attachment C (D)(2)(a-c)	Not applicable.

Section VI: Ongoing MTW Activities

FY2013 Ongoing MTW Activities (continued)							
Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception
Owner Excellence-Acceptance of Passed Annual or Initial HQS Inspection for new Request for Tenancy Approval within 90 days of Passed Date	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> HCV will approve tenancy for a unit that passed inspection within the previous 90 days for participants in the Owner Excellence Program.</p> <p><u>Impact:</u> Reduce staff time spent on conducting additional inspections, which results in administrative cost savings.</p>	<p><u>Baseline:</u> Based on historical data , 14.92% of HCV participants move in a calendar year.</p> <p><u>Benchmark:</u> In FY2013, CHA anticipates a reduction of the move rate for HCV participants residing in UEP units. CHA estimates that moves of HCV participants living in UEP units will be less than 14.92%.</p>	As part of the overall OEP program, CHA will monitor various performance indicators related to this activity including the number of move-outs from UEP and non-UEP units, re-leasing of UEP and non-UEP units within 90 days of the unit's passed annual or initial inspection, and inspection outcomes.	Attachment C (D) (5)	Not Applicable.
Owner Excellence-Vacancy Payments	Increase Housing Options	FY2011	<p><u>Description:</u> HCV will provide a modest vacancy payment to owners participating in the Owner Excellence Program who re-lease a unit currently on the HCV program to another participant.</p> <p><u>Impact:</u> Increase in the number of HCV units that are re-leased to other HCV participants.</p>	<p><u>Baseline:</u> Based on historical data , 14.92% of HCV participants move in a calendar year. In addition, CHA estimates that CHA re-leases 3.04% of HCV units to HCV participants within 60 days.</p> <p><u>Benchmark:</u> In FY2013, CHA anticipates a reduction of the move rate for HCV participants living in UEP units. CHA estimates that moves of HCV participants living in UEP units will be less than 14.92%.</p>	As part of the overall OEP program, CHA will monitor various performance indicators related to this activity including the number of move-outs from UEP and non-UEP units, re-leasing of UEP and non-UEP units, and vacancy payments.	Attachment C (D)(1)(d)	Not Applicable.
Owner Excellence-Biennial Inspections	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> HCV will conduct biennial inspections on qualifying units which meet strict eligibility criteria defined by CHA for owners participating in the Owner Excellence Program.</p> <p><u>Impact:</u> Reduction in staff hours spent on conducting inspections, which subsequently result in administrative cost savings.</p>	<p><u>Baseline:</u> In FY2011, CHA conducted 36,608 annual or initial inspections for a total of 146,432 staff hours.</p> <p><u>Benchmark:</u> In FY2013, CHA estimates a saving of at least 880 staff hours by conducting biennial inspections. CHA will provide the cost savings associated with this activity in FY2013.</p>	CHA estimate it takes four hours to conduct an annual inspection. CHA will track biennial inspections for qualifying units in the Owner Excellence Program.	Attachment C (D) (5)	Not Applicable.
Elimination of Assets in Rent Calculation	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> CHA no longer includes income earned from assets as part of the HCV rent calculation after initial admission.</p> <p><u>Impact:</u> CHA is able to reduce staff resources associated with verifying assets which will be redirected to ensuring improved and more accurate rent calculations.</p>	<p><u>Baseline:</u> Prior to the elimination of asset calculations, CHA spent 5,951 staff hours annually to process income from assets.</p> <p><u>Benchmark:</u> In FY2013, CHA will spend approximately 210 staff hours annually, calculating assets only at admission. CHA will provide the cost savings associated with this activity in FY2013.</p>	CHA conducted a time study and determined it takes an average of 20 minutes to calculate assets. CHA tracks hours saved by the elimination of asset calculations.	Attachment C, Section D, Paragraph 2(a) Attachment C, Section D, Paragraph 3(b)	Not applicable.
Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties	Increase Housing Options	FY2008	<p><u>Description:</u> CHA has authority to exceed the 25% limit for PBV units in family PBV properties.</p> <p><u>Impact:</u> Increase the availability of quality housing options throughout Chicago's communities, and in high rent areas, for low-income individuals and families.</p>	<p><u>Baseline:</u> Prior to FY2008, zero PBV family properties exceeded the 25% limit for PBV units.</p> <p><u>Benchmark:</u> In FY2013, CHA does not currently anticipate using this flexibility for existing properties in the PRA pipeline. However, CHA may choose to increase the number of PBV units to more than 25% of total units if new family property opportunities arise in FY2013.</p>	CHA measures the number of executed AHAP and HAP contracts in family properties with PBV units that exceed 25% of total units.	Attachment D, Paragraph 6	Not applicable.

Section VI: Ongoing MTW Activities

FY2013 Ongoing MTW Activities (continued)							
Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception
Authorization of Qualified Owners/Property Managers to Perform Initial Eligibility Determinations and Reexaminations	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> CHA will authorize qualified owners in the PRA Program to perform initial eligibility determinations and re-examinations of PBV participants.</p> <p><u>Impact:</u> Reduce costs, minimize the duplication of effort, and administer the PRA program using a best practices model for privately-managed mixed-income and public housing developments.</p>	<p><u>Baseline:</u> In FY2011 and FY2012, CHA's costs were approximately \$558 per waitlist and admission services and \$37.16 per occupied unit per month.</p> <p><u>Benchmark:</u> CHA's FY2013 anticipated cost savings is expected to be \$37,000 for initial eligibility determinations and \$124,000 for reexaminations performed by qualified PRA owners.</p>	CHA will track the number of project-based voucher units where owners perform initial eligibility determinations and the number of PRA re-examinations and the associated cost savings.	Attachment C, Section D (1)(a) and Section D (1)(c)	Not Applicable.
Authorization of Qualified Owners/Property Managers to Perform Annual Inspections	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> CHA will require PRA owners, through their property managers or contract inspectors that have demonstrated successful property management knowledge and/or experience, to inspect all project-based voucher units annually.</p> <p><u>Impact:</u> Reduce duplicative inspections as well as the associated tenant inconvenience in developments that have additional governmental funding such as tax credits and state-financed loans.</p>	<p><u>Baseline:</u> CHA spent approximately \$9 per project-based voucher unit inspection in FY2010.</p> <p><u>Benchmark:</u> CHA estimates a cost savings of \$30,000 upon phasing in PRA properties for this activity in FY2013.</p>	CHA will track the number of annual and turnover unit inspections and the costs per inspection.	Attachment C, Section D (5)	Not Applicable.
30-Year PBV Contract Commitments	Increase Housing Options	FY2011	<p><u>Description:</u> As part of the PRA project-based voucher program, CHA will enter into contracts that require an initial term of 16-30 years.</p> <p><u>Impact:</u> Assist developers to obtain better financial terms and help to ensure the long-term availability of quality affordable housing.</p>	<p><u>Baseline:</u> Prior to FY2011, zero project-based voucher contracts exceeded initial terms of 15 years.</p> <p><u>Benchmark:</u> CHA anticipates that approximately 9 new HAP contracts exceeding 15-year terms will be executed in FY2013 with total 106 PRA/PBV Units .</p>	CHA tracks and measures the number of executed HAP contracts with initial terms of 16 to 30 years.	Attachment C, Section D (2)(b)	Not applicable.
PRA Inspections	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> CHA will reduce the number of inspections required prior to lease-up of PBV developments that are new construction or substantial rehabilitation. CHA considers issuance of a Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards.</p> <p><u>Impact:</u> Make units available for occupancy more quickly by eliminating a 2nd inspection by CHA for each unit.</p>	<p><u>Baseline:</u> Zero units were previously inspected and issued Certificates of Occupancy by City of Chicago inspectors without a 2nd inspection being conducted by CHA.</p> <p><u>Benchmark:</u> Approximately 161 PRA Units will be available for occupancy more quickly as a result of eliminating a 2nd inspection by CHA in FY2013.</p>	CHA tracks the number of new and rehabilitated units under HAP contract that are occupied more expediently.	Attachment C, Section D (7)(d)	Not applicable.

Section VI: Ongoing MTW Activities

FY2013 Ongoing MTW Activities (continued)							
Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception
Two-Year Requirement for PBV Participant Transition to Housing Choice Voucher	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> CHA will allow families to receive a Housing Choice Voucher after two years of occupancy rather than one year.</p> <p><u>Impact:</u> Decreases the administrative cost to issue vouchers for each PBV unit turned over and reduce turnover costs in PBV developments.</p>	<p><u>Baseline:</u> Zero PRA units previously carried the 2-year occupancy requirement for tenants to receive a Housing Choice Voucher if a tenant wishes to move.</p> <p><u>Benchmark:</u> In FY2013, approximately 14 PRA HAP contracts totaling 286 PRA/PBV units will have this requirement.</p>	CHA tracks the number of units under HAP contracts with this requirement.	Attachment C, Section D (7)	Yes, for reasonable accommodation purposes.
Payments During Initial Occupancy-New Construction and Substantially Rehabilitated Properties (PBV/Property Rental Assistance Program)	Increase Housing Options	FY2011	<p><u>Description:</u> CHA provides vacancy payments, as determined necessary on a project by project basis, during the initial operating lease-up period for newly constructed or substantially rehabilitated PRA properties.</p> <p><u>Impact:</u> Provide an incentive for participation in CHA's PRA Program and ensure the long-term viability of newly constructed and substantially rehabilitated properties.</p>	<p><u>Baseline:</u> Prior to this activity, CHA did not provide payments during initial occupancy for any PRA properties.</p> <p><u>Benchmark:</u> In FY2013, CHA may provide vacancy payments for up to 13 PRA properties for a potential cost of up to \$110,000.</p>	CHA will track the number of PRA developments and number of units that are counted as expanded affordable housing opportunities and receive initial payments.	Upon HUD approval of an amendment to CHA's Amended and Restated MTW Agreement, CHA will have authorization to carry out this activity.	Not Applicable.

Section Seven Sources and Uses of Funding

Section VII: Sources and Uses of Funding

This section contains information on planned sources and uses of funding in FY2013.

Planned Sources and Uses of MTW and Other Funds

MTW SOURCES	FY2012 Budgeted	FY2013 Proposed	Variance	%
Low Rent				
Operating Subsidy	146,479,503	\$ 151,827,142	\$ 5,347,639	3.7
Tenant Rental Income	40,633,172	42,928,196	2,295,024	5.6
Investment Income	417,500	365,000	(52,500)	(12.6)
Other Income	1,009,890	1,178,040	168,150	16.7
Capital				
Capital Grant Funds	168,016,739	111,812,543	(56,204,196)	(33.5)
HCV				
Housing Assistance Subsidy-MTW	349,348,942	332,315,151	(17,033,791)	(4.9)
Housing Assistance Subsidy- MTW Block Grant	93,281,531	323,614,315	230,332,784	246.9
Administrative Fees	26,451,241	28,281,950	1,830,709	6.9
Investment Income	1,940,200	1,110,000	(830,200)	(42.8)
Other Income	173,606	173,606	-	0.0
Total MTW Sources	\$ 827,752,324	\$ 993,605,943	\$ 165,853,619	20.0

OTHER PROGRAM SOURCES	FY2012 Budgeted	FY2013 Proposed	Variance	%
Section 8 (Non-MTW)	11,141,746	13,368,440	2,226,694	20.0
ARRA - Formula Fund (Stimulus)	1,272,393	-	(1,272,393)	(100.0)
Hope VI	25,180,687	12,754,731	(12,425,956)	(49.3)
Other Funding	25,492,724	13,404,563	(12,088,161)	(47.4)
Total Other Program Sources	\$ 63,087,550	\$ 39,527,734	\$ (23,559,816)	(37.3)

GRAND TOTAL MTW & OTHER PROGRAMS	FY2012 Budgeted	FY2013 Proposed	Variance	%
MTW Revenues	\$ 827,752,324	\$ 993,605,943	\$ 165,853,619	20.0
Other Program Revenues	63,087,550	39,527,734	(23,559,816)	(37.3)
GRAND TOTAL SOURCES	\$ 890,839,874	\$ 1,033,133,677	\$ 142,293,803	16.0

FY2013 MTW Sources Explanations (General Fund):

1. Operating Subsidy calculation is based on 22,087 units less an adjustment for units scheduled for demolition and an appropriation level of 89%.
2. Tenant Rental projection is based upon occupancy rates, collections and expenditures for each AMP (Asset Management Property).
3. Investment Income proposed budget based on projected portfolio balance multiplied by current U.S. Treasury Security benchmarks.
4. Other Income estimation based on revenue receipts from the lease of CHA rooftops and other Section 8 miscellaneous revenue sources.
5. Capital funding is based on a FY2013 contract award of \$80.7 million and carryover from prior year grants of \$31.1 million.
6. Housing Assistance Subsidy (MTW/MTW Block Grant) revenue forecast is based upon 36,679 MTW vouchers and 13,524 MTW Block.
7. The projected Administrative Fees is income earned for administering the Section 8 (HCV and Mod-Rehabilitation) Programs.

FY2013 Other Program Sources Explanations:

1. Section 8 (Non-MTW) estimation based on 1,276 voucher units in the Mod-Rehabilitation Program and 50 Mainstream voucher units and 520 Veteran's Affairs Supportive Housing (VASH) .
2. Hope VI funding for FY2013 is projected to be spent for revitalization activities at Roosevelt Square, Parkside of Old Town, Lakefront Phase II, Robert Taylor, Rockwell Gardens and Park Boulevard.
3. Other Funding includes capital and non-capital income which will be used for construction activity at Lake Park Crescent and LeClaire Court Extension. Other Funds are also comprised of the following grants: Partnership for New Communities , Chicago Community Trust and Resident Opportunity and Sufficiency Grant (ROSS).

MTW FUNDS	FY2012 Budgeted	FY2013 Proposed	Variance	%
Low Rent				
Administrative	\$ 71,101,391	\$ 67,199,181	\$ 3,902,210	5.5
Tenant Services	3,108,063	3,191,655	(83,592)	(2.7)
Utilities	25,749,901	27,636,115	(1,886,214)	(7.3)
Maintenance	80,278,622	108,612,605	(28,333,983)	(35.3)
Protective Services	21,061,999	26,794,045	(5,732,046)	(27.2)
General Expense	7,433,802	19,935,950	(12,502,148)	(168.2)
Interest Expense	192	206	(14)	(7.3)
Equipment	848,975	1,995,000	(1,146,025)	(135.0)
Capital				
Administrative	4,319,375	5,084,231	(764,856)	(17.7)
Tenant Services	83,000	110,000	(27,000)	(32.5)
Maintenance	10,963,936	17,050,686	(6,086,750)	(55.5)
Interest Expense	19,700,787	17,958,899	1,741,888	8.8
Capital Projects	145,767,108	275,630,603	(129,863,495)	(89.1)
HCV				
Administrative	14,836,044	14,294,952	541,092	3.6
Tenant Services	70,146,729	69,526,533	620,196	0.9
Utilities	24,524	-	24,524	100.0
Maintenance	21,120	278,900	(257,780)	(1,220.5)
Protective Services	267,833	267,833	-	0.0
General Expense	1,406,711	4,440,128	(3,033,417)	(215.6)
Housing Assistance Payments	350,632,212	333,598,421	17,033,791	4.9
Total MTW Uses	\$ 827,752,324	\$ 993,605,943	(165,853,619)	(20.0)

Section VII: Sources and Uses of Funding

OTHER PROGRAMS	FY2012 Budgeted	FY2013 Proposed	Variance	%
Section 8 (Non-MTW)	11,141,746	13,368,440	(2,226,694)	(20.0)
ARRA - Formula Fund (Stimulus)	1,272,393	-	1,272,393	100.0
Hope VI	25,180,687	12,754,731	12,425,956	49.3
Other Funding	25,492,724	13,404,563	12,088,161	47.4
Total Other Program Uses	63,087,550	39,527,734	23,559,816	37.3

GRAND TOTAL MTW & OTHER PROGRAMS	FY2012 Budgeted	FY2013 Proposed	Variance	%
MTW Fund Expenditures	\$ 827,752,324	\$ 993,605,943	\$ (165,853,619)	(20.0)
Other Program Expenditures	63,087,550	39,527,734	23,559,816	37.3
GRAND TOTAL USES	\$ 890,839,874	\$ 1,033,133,677	\$ (142,293,803)	(16.0)

FY2013 General Fund Explanations (MTW):

1. Administrative expenses include cost for central office staffing and support functions, fringe benefits, consulting and auditing fees and other administrative sundry expenditures.
2. Tenant Services cost is based on expenditures for resident services contracts for the Chicago Department of Family and Support Services which include Early Childhood, Youth, Homeless Prevention and Senior Service programs, Family Works, Transitional Jobs and other housing and supportive services contracts.
3. Utility expense budget reflects projected costs for water, sewer, electricity and gas based on consumption and negotiated contracts with vendors.
4. Maintenance projection reflects costs for contracts and services for the upkeep and maintenance of CHA's privately managed properties, as well as maintenance cost for ITS computer hardware and software.
5. Protective Services costs pertain to services provided by the City of Chicago Police Department for targeted patrols, plus security services at CHA's privately managed properties and its administrative locations.
6. General Expense reflects centralized costs for general liability and property insurance, worker's compensation and environmental liability and contingency.
7. Interest Expense for FY2013 represents the debt service principal and interest amount due on Bonds (\$9.1M Interest, \$8.8 M Principal).
8. Equipment costs pertain to communication servers, hardware, infrastructure, and computer enhancements.
9. Capital Project costs are related to the planned rehabilitation and redevelopment activities as they relate to capital improvements.
10. Housing Assistance Payments are costs for administering the Section 8 (MTW) Program based on 36,679 MTW units and 13,524 MTW Block grant vouchers.

FY2013 Other Program Explanations:

1. Section 8 (Non-MTW) administrative budgeted costs for Mod-Rehab Program based on 1,276 vouchers, 50 Mainstream vouchers and 520 Veterans Affairs Supportive Housing (VASH) vouchers.
2. Hope VI budgeted costs are for capital projects related to revitalization plans. The activities will consist of remediation cost, predevelopment, construction cost and housing and supportive services for CHA residents.
3. Other Funding includes development and additional project costs for Lakefront Phase II Rental, LeClaire Court Extension, administrative cost and funding for housing and supportive services for CHA residents.

Planned Sources and Uses of State or Local Funds

The FY2013 budgeted amount is based on carryover funding from the Illinois Department of Commerce and Economic Opportunity grant (DCEO). The activity budgeted pertains to the land acquisition at LeClaire Court Extension.

OTHER PROGRAMS	FY2012 Budgeted	FY2013 Proposed	Variance	%
State Funds				
Remediation	210,000	-	\$ (210,000)	(100.0)
Site Acquisition	8,900,220	5,362,500	\$ (3,537,720)	(39.7)
Total State Program Expenditures	\$ 9,110,220	\$ 5,362,500	\$ (3,747,720)	(41.1)

Planned Sources and Uses of the Central Office Cost Center (COCC)

CHA will continue to utilize the Cost Allocation method for allocating central office costs. The Cost Allocation method is in compliance with OMB circular A-87. In line with HUD guidance on “asset management rules and MTW relationships,” CHA has implemented a central office cost allocation plan in which the central office costs will be allocated to properties based on an Asset Management Project (AMP) unit to total CHA AMP units. Furthermore, in FY2013 CHA will continue to allocate frontline costs in accordance with CHA’s cost allocation plan. More detail on CHA’s Local Asset Management Plan is found in the Appendices of this document.

Use of the Single Fund Flexibility

As a MTW Demonstration program agency, CHA has the flexibility to combine funding sources, specifically the Public Housing Operating Fund, Public Housing Capital Fund and Section 8 Housing Choice Voucher Program funding sources. These funding sources provide CHA with increased flexibility in the design and administration of housing assistance programs for low-income families. During FY2013 CHA will continue to use single fund flexibility to further support the three MTW statutory objectives (cost reduction, resident self-sufficiency and increased affordable housing options) by designing and/or continuing to implement progressive MTW programming, including possible new initiatives related to CHA’s final strategic plan. During FY2013, CHA will use capital dollars as well as Section 8 MTW Vouchers from the single fund to support ongoing revitalization activities in an effort to further advance the progress of CHA’s Plan for Transformation and implement applicable new strategic plan initiatives.

Through the use of MTW funds, CHA will continue to implement resident service initiatives which connect individuals and families to workforce development and case management programs, including new service initiatives related to the new strategic plan. CHA will apply MTW funds to support employment training and youth development, along with social service programming for senior residents.

Detailed below are descriptions of specific resident services initiatives CHA may continue or modify based on new service strategies in FY2013, all made possible through the utilization of CHA’s single fund flexibility.¹⁴

Current Support to Families in the Process of Being Relocated

CHA provides a variety of support options to families in the process of being relocated from buildings undergoing rehabilitation or redevelopment as part of the Plan for Transformation. In accordance with the Relocation Rights

¹⁴ CHA provides outcomes for these activities and programs described in its annual reports.

Contract, CHA provides relocation notices to families impacted by building closures or consolidation and makes move-related payments. Additionally, residents are offered pre-move counseling, HCV mobility counseling, post-move counseling, unit tours, assistance in accessing other necessary services and support for residents in managing their household and adjusting to new communities. CHA also provides packing materials and moving assistance to families who are relocating.

Support Services for Families

CHA currently offers public housing families living in CHA properties or temporarily utilizing a Housing Choice Voucher a variety of case management and workforce development services. These services focus on measurable outcomes, including permanent housing choices, lease compliance, and employment preparation, placement and retention. CHA is planning to restructure this model to offer services on a first-come, first-served basis to all public housing and Housing Choice Voucher participants. The new service structure will include a focus on families transitioning off of housing subsidy and to place more emphasis on adult education and training, youth programming and clinical services.

Reserve Balances

The CHA maintains reserve balances to fund anticipated future construction and other uses of capital. Through December 31, 2012, the CHA has utilized more than 90% of its excess reserves. Reserves were expended in conjunction with the agency's capital restructuring program, partial bond defeasement, pension plan, and other programs. The 2013 Annual Plan reflects utilizing all remaining excess capital as well as some portion of operating reserves. Excess and operating reserve balances will be used in 2013 in funding the CHA's planned unit acquisitions, senior, family and scattered site housing rehabilitation, and life safety building upgrades. These life safety upgrades are required in order to comply with City of Chicago building codes. These and other funding sources will support the agency's planned addition of 525 housing units in 2013.

Section Eight Administrative

Section VIII: Administrative

This section contains applicable information and administrative requirements as listed in Attachment B (Form 50900).

Description of Any Planned Agency-Directed Evaluation of the Demonstration

CHA is not currently engaged in any agency-directed evaluations of its MTW Demonstration Program.

Annual MTW Plan Certifications of Compliance

OMB Control Number: 2577-0216
Expiration Date: 12/31/2011

Annual Moving to Work Plan Certifications of Compliance

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning FY2013 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA and conducted a public hearing to discuss the Plan and invited public comment.
2. The Agency took into consideration public and resident comment before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan;
3. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
4. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
7. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
9. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
10. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
12. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
13. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
14. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
16. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).

Attachment B

1

OMB Control Number: 2577-0216
Expiration Date: 12/31/2011

17. The PHA will undertake **only** activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds **only** for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

18. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Chicago Housing Authority
PHA Name

002
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Z. Scott
Name of Authorized Official

Chairperson of the CHA Board of Commissioners
Title



Signature

10-16-12

Date

Board Resolution

October 10, 2012

ITEM NO. B1**AUTHORIZATION TO APPROVE THE FY2013 MOVING TO WORK ANNUAL PLAN
(FY2013 MTW Annual Plan)****To the Honorable Board of Commissioners:****RECOMMENDATION**

It is recommended that the Board of Commissioners approve the FY2013 MTW Annual Plan.

The Executive Vice President (EVP) and the Office of the General Counsel have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

CORPORATE GOAL

- 1. Provide more housing options for families**
- 2. Assist residents in achieving self-sufficiency**
- 3. Increase the cost-effectiveness of public housing and HCV program administration.**

GENERAL BACKGROUND

On January 6, 2000, the Chicago Housing Authority (CHA) Board of Commissioners approved the Plan for Transformation, which called for sweeping changes in both the administration and operation of CHA. The Plan for Transformation was approved by the U.S. Department of Housing and Urban Development (HUD) and incorporated into a Moving to Work (MTW) Demonstration Agreement, which was executed on February 6, 2000. The Agreement was subsequently amended in February 2001, requiring CHA to submit an annual plan to HUD, describing anticipated activities that will utilize MTW flexibility.

On June 26, 2008, CHA executed an Amended and Restated MTW Agreement (Restated Agreement) between itself and HUD, which supersedes the original MTW Agreement. The Restated Agreement extends CHA's participation in the MTW Demonstration to the end of FY2018. CHA's continued participation in the MTW Program is contingent upon adherence to the requirements set out in the Restated Agreement, which includes submission of an Annual Plan. The document represents CHA's FY2013 MTW Annual Plan and details CHA's anticipated activities for FY2013.

Per HUD guidelines, CHA has organized the discussions of activities in the FY2013 MTW Annual Plan under the following Sections: Introduction, General Housing Authority Operating Information, Non-MTW Related Housing Authority Information, Long-Term MTW Plan, Proposed MTW Activities – HUD Approval Requested, Ongoing MTW Activities - HUD Approval Previously Granted, Sources and Uses of Funds, and Administrative.

Each activity CHA seeks to engage in that either uses MTW funds or requires a MTW regulatory waiver, has to meet at least one of the following three MTW Statutory Objectives:

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- **MTW Statutory Objective I:** Increase housing choices for low-income families.
- **MTW Statutory Objective II:** Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- **MTW Statutory Objective III:** Reduce costs and achieve greater cost effectiveness in federal expenditures.

Prior to submission of the FY2013 MTW Annual Plan to the Board, a 30-day public comment period was conducted wherein both residents and the public alike were able to submit comments orally and in writing, regarding the information contained in the proposed Plan. The public comment period ran from August 31 through October 1, 2012. During such time, on September 11, 2012, a public comment hearing was held. Prior to finalizing the FY2013 MTW Annual Plan, CHA gave consideration to comments received during the public comment period.

To this end, CHA has complied with the requirements of the Restated Agreement and HUD regulations regarding annual plans. CHA requests that the Board of Commissioners approve the FY2013 MTW Annual Plan, and the form, CHA Certifications of Compliance with MTW Plan Requirements and Related Regulations. Pending Board approval, CHA will submit the FY2013 MTW Annual Plan to HUD.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) laws.

The EVP concurs with the recommendation to approve the FY2013 MTW Annual Plan.

The CEO/President recommends the approval of the FY2013 MTW Annual Plan.

RESOLUTION NO. 2012-CHA-82

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated October 10, 2012 entitled "AUTHORIZATION TO APPROVE THE FY2013 MOVING TO WORK ANNUAL PLAN

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the FY2013 MTW Annual Plan, and the form, CHA Certifications of Compliance with MTW Plan Requirements and Related Regulations.

THAT the Board of Commissioners ("Board") authorizes the Chief Executive Officer or his designee to approve any final changes to the FY2013 MTW Annual Plan. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

THAT, this approval of the FY2013 MTW Annual Plan supersedes any and all conflicting language found in prior CHA MTW Annual Plans.

THAT, the Board of Commissioners hereby grants authorization to submit the FY2013 MTW Annual Plan to the U.S. Department of Housing and Urban Development.



Board Resolution – Amendment to FY2013 MTW Annual Plan

July 17, 2013

Item No. 8

**AUTHORIZATION TO APPROVE THE FY2013 MOVING TO WORK ANNUAL PLAN AMENDMENT
(FY2013 MTW Annual Plan Amendment)**

To the Honorable Board of Commissioners:**RECOMMENDATION**

It is recommended that the Board of Commissioners approve the FY2013 MTW Annual Plan Amendment.

The Executive Vice President (EVP) and the Office of the General Counsel have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

CORPORATE GOAL

- 1. Provide more housing options for families**
- 2. Assist residents in achieving self-sufficiency**
- 3. Increase the cost-effectiveness of public housing and HCV program administration.**

Chicago Housing Authority (CHA) is proposing an Amendment to the FY2013 MTW Annual Plan. A 38-day public comment period was conducted wherein both residents and the public alike were able to submit comments orally and in writing, regarding the information contained in the proposed Plan. The public comment period ran from May 28 through July 5, 2013. During such time, on June 11, 2013, a public comment hearing was held. Prior to finalizing the FY2013 MTW Annual Plan Amendment, CHA gave consideration to comments received during the public comment period. Announcements for the public comment process appeared in the Chicago Defender, Chicago Sun-Times and Hoy newspapers in May 27- June 3 (weekdays only) and again on June 10-14, 2013.

To this end, CHA has complied with the requirements of the Restated Agreement and HUD regulations regarding annual plans. CHA requests that the Board of Commissioners approve the FY2013 MTW Annual Plan Amendment. Pending Board approval, CHA will submit the FY2013 MTW Annual Plan Amendment to HUD.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) laws.

The EVP concurs with the recommendation to approve the FY2013 MTW Annual Plan Amendment.

The CEO/President recommends the approval of the FY2013 MTW Annual Plan Amendment.

RESOLUTION NO. 2013-CHA-55

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 17, 2013 entitled "AUTHORIZATION TO APPROVE THE FY2013 MOVING TO WORK ANNUAL PLAN AMENDMENT"

THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the FY2013 MTW Annual Plan Amendment.

THAT the Board of Commissioners ("Board") authorizes the Chief Executive Officer or his designee to approve any final changes to the FY2013 MTW Annual Plan Amendment. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

THAT, this approval of the FY2013 MTW Annual Plan Amendment supersedes any and all conflicting language found in prior CHA MTW Annual Plans.

THAT, the Board of Commissioners hereby grants authorization to submit the FY2013 MTW Annual Plan Amendment to the U.S. Department of Housing and Urban Development.

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 17, 2013 requesting approval of the FY2013 MTW Annual Plan Amendment, hereto attached.



Chicago Housing Authority
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Chicago, IL 60605
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Appendices

Appendices

Public Comments

PUBLIC COMMENTS: Proposed FY2013 Moving to Work Annual Plan Public Comment Period: August 31 - October 1, 2012				
Row #	Date	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
1	9.4.12	Helen Mosley	Caller requested that someone from CHA return her call.	The call was returned on 9.10.12.
2	9.10.12	Juan Cologne	Caller requested that someone from CHA return his call.	A message was left on Sept 10, 2012 along with a phone number.
3	9.4.12	Jason Adams	I need assistance with housing.	CHA's housing waiting lists are not currently open. The Housing Choice Voucher Program has a customer service call center that may be able to provide other affordable housing resources at 312.935.2600.
4	8.31.12	Miss Brown	I think its a great idea to assist people to better themselves but what happens to those of us that were once very hard working but because of illness are not as viable as we once were. Who will assist us to be come capable of functioning on those not so great days. I have what they call an invisible disability which is difficult within itself to explain and understand at times. I have neurological issues. I once had great credit but I guess everyone(family that is) thought I was dying used my credit and now I can't even get a candy bar on credit. How can I become a homeowner with this horrible credit? There is no way I'll ever be able to live long enough to pay off all the creditors. Can someone please help me with my dilemma?	You do not indicate if you are a CHA resident or HCV Program participant. Regrettably, CHA is not able to assist you with your issues. However, if you are either a CHA resident or HCV Program participant you may contact 312.935.2600 or 312.913.7266.
5	8.31.12	Jilleiane Jamison	My name is Jilleiane Jamison and I am a Chicago resident. I'm not a CHA resident nor do I receive any rental assistance. I'm genuinely passionate about community building, affordability in housing, and assistance for individuals in needs. I've read your MTW plan and I would like to thank you for providing such a detailed account of your efforts to the public. I believe the message is clear and strategically planned. I'm glad that there is a plan to address this issue of affordable housing. I have some suggestions/comments that I feel would be helpful to you reaching your outcomes. First, the website for waitlisted residents is great, and should be rolled out immediately! Good idea! I would like to know how many (family) units are open/vacant and ready for occupancy. I think it would be helpful to be able to provide waitlist status in accordance to bedroom size needed and other preferences. (I believe your MTW states how many are units you have including occupied units...it doesn't mention available vacancies)	Thank you for your comment. CHA follows its process to notify people on the Waitlist when they are eligible for an opportunity for a unit that becomes available.
6	8.31.12	Jilleiane Jamison	The MTW plan notes a barrier to expediting moves from the Family waitlist...applicants not meeting the work and/or other requirements. I personally know people who are on the Family waitlist who are nearing losing their apartment because of increasing rental rates, these people work but have been waiting for 2 years on CHA to send a letter. I would urge CHA to contact waitlisted people immediately to see if they qualify to be placed in family units. I think it would also be helpful if CHA published PBV availabilities and waitlist openings. If you have any questions or want additional feedback on anything I mentioned please don't hesitate to call or email.	Thank you for your comment. CHA follows its process to notify people on the Waitlist when they are eligible for an opportunity for a unit that becomes available.

PUBLIC COMMENTS: Proposed FY2013 Moving to Work Annual Plan Public Comment Period: August 31 - October 1, 2012				
7	8.31.12	Daryel Mccullough	Hi I am disabled and looking for low income housing. How do I get on the waiting list? Please send me information.	CHA's housing waiting lists are not currently open. The Housing Choice Voucher Program as a customer service call center that may be able to provide other affordable housing resources at 312.935.2600.
8	8.31.12	Chantel Sashaalize Tyus	I have been writing CHA for the past few months updating staff of my new address and still have yet to receive any confirmation that anyone has seen it.	Please provide your information and it will be forwarded to the proper department.
9	8.31.12	Goodness and Blessings	This plan will work well for so many low income families. This 2013 Project will give those who would like to go back to school a chance to fulfill their dreams and to be able to afford to pay rent without stressing over paying high affordable market rent including myself.	Thank you for your comment.
10	9.2.12	Dolores Rutherford	One of the major problems with people getting back to work is poor transportation. In some CHA areas working on the weekends can entail a 4-6 block walk to the EL or the nearest CTA bus line. Another difficulty is no bus service on the weekend in some areas. Some CHA sites have no daycare for very young children. Most of the persons seeking work will very likely find little or nothing in their neighborhoods. Some if not most will have to travel a very long way to find or get work. I personally know of someone commuting three hours one way to get to work and day care services. Think of what it is like for this person traveling in bad weather. More daycare services, conveniently located will go a long way to ensuring parents get and keep jobs. Well lit streets, better police protection will go a long way in helping people working late hours to get securely to work and back home. I appreciate being given the opportunity to comment.	Thank you for your comment.
11	9.2.12	somoandperkins	Because folks have been in the position to hold vouchers for a long period of time, working folks have not been able to obtain assistance as readily as needed. My suggestion would be because of the amount of foreclosed homes and the money awarded by the attorney generals office for the suit against major mortgage companies that HUD homes be renovated and sold to participants instead of landlords overcharging and getting rich. In the long term you have homeowners not life long voucher holders. Taxes and insurance can be on a exemption type schedule. You fix a problem instead of putting a band aid on.	Thank you for your comments. CHA has a Choose to Own Program available to both public housing and HCV Program participants.
12	9.3.12	Lillian Williams	I don't understand did I get accepted and what do I have to do?	CHA is unable to provide a specific response to your question as presented. Please feel free to contact CHA at 312.935.2600 if you want to clarify your question.
13	9.10.12	VAMPYPRESS RUBY SOUL	Thank you so much for this Plan, and I would love if you can let us know how to be part of this amazing Plan. I am at the moment homeless with one baby 2 years old, and I'm struggling. I don't know where I can get more help. If you need to reach me this is my number 17087701532. I have posted this on my Facebook and link up.	CHA's housing waiting lists are not currently open. The Housing Choice Voucher Program as a customer service call center that may be able to provide other affordable housing resources at 312.935.2600.
14	9.19.12	Shavon Broughton	I wish to receive all your emails.	CHA is unable to provide a specific response to your question as presented. Please feel free to contact CHA at 312.935.2600 if you want to clarify your question.

PUBLIC COMMENTS: Proposed FY2013 Moving to Work Annual Plan Public Comment Period: August 31 - October 1, 2012				
15	9.11.12	Shannon Bennett	We need more housing for families.	Thank you for your comment.
16	9.11.12	Dennis Hood	I need to know what the plan is for Section 3 inclusion for the Transformation Plan.	CHA is in the process of developing a more robust Section 3 Program.
17	10.1.12	Dennis Hood	Specific Comments and Recommendation on the Annual Plan: 1. Observation: Public housing work requirements as well as the increased of the minimum rent impose a greater burden on residents. This comes at a time of staggering unemployment and at the end of the Great Recession of 2009. The Recession exacerbated an already high unemployment level; African Americans are especially affected. Significantly, the Recession affected many small, local businesses as well as non-profit entities that might have otherwise hired low-income community residents.	The work requirement has a safe harbor provision and there is a hardship exemption for minimum rent which is available in certain situations.
18	10.1.12	Dennis Hood	Comment: The failure of the CHA to promptly implement basic Section 3 requirements, correct the deficiencies noted in the HUD Audit report and to make specific plans for the use of its Section 3 Fund increases the burden on residents struggling to raise families and individuals seeking to become self-sufficient in the current troubled economy.	CHA has a Section 3 Program which has been successful in providing employment opportunities for CHA residents. The CHA has proceeded to focus more effort on Section 3 Business Concerns contracting opportunities, while developing a more defined approach to the Audit Report concerns.
19	10.1.12	Dennis Hood	2. Observation: The CHA currently provides a significant annual sum (for example, \$1,000,000.00 was directed to City Colleges of Chicago in 2012) to outside entities for general use without a specific plan, published goals and criteria or detailed notice to residents. Comment: The CHA can and should partner with many entities to provide a wide array of education and training resources to public housing residents. Doing so without a plan and purpose developed in collaboration with many partners and residents and without close coordination is wasteful of both residents' and agency's efforts. Local training and assistance organizations can and should participate, building a locally-based, community-oriented contact for both public housing residents in particular and low-income community residents in general.	CHA utilizes its relationship with CCC as the affordable educational choice in Chicago. CHA has additional relationships with other educational and workforce training entities that can be accessed through FamilyWorks providers. CHA does work purposefully with residents and partners to increase education and training opportunities for CHA residents and welcomes additional ideas for partnership.
20	10.1.12	Dennis Hood	3. Observation: The CHA previously developed a request for proposal for training resident- business (ROB) entrepreneurs. We believe this was undertaken in part because CHA staff stated there were no ROB's as of 2010 at a public meeting. Comment: The CHA continues to fail to make clear its goals and expectations for resident hiring by agency contractors and nearly ten months after receiving the audit finding has taken no definitive action to cure its failings.	The CHA has recently issued a new solicitation for entrepreneurial training which is in process. The CHA goals and expectations were set forth in the CHA Section 3 Policy.

PUBLIC COMMENTS: Proposed FY2013 Moving to Work Annual Plan Public Comment Period: August 31 - October 1, 2012				
21	10.1.12	Dennis Hood	4. Observation: Increasingly, the CHA has engaged local and regional partners, funding low-income housing in whole or in part. The housing may even include projects outside of Chicago, such as the Regional Housing Initiative (RHI). Similarly, demolition projects may be variously funded. Similarly, the CHA must make certain that Section 3 requirements are applied to City/State projects when such projects receive either operating or capital funding from HUD low-income housing programs.	CHA applies Section 3 requirements to Section 8 supported projects when it is required by applicable law. The Section 3 requirements for the Section 8 program are not the same as for public housing.
22	10.1.12	Dennis Hood	Comment: Such acquisition and/or demolition projects, regardless of location or additional funding source, must be included in Section 3 planning when using CHA funding from HUD. The CHA must assure that RHI projects comply with Section 3 requirements and that CHA residents are informed timely and fully of these and similar options.	CHA applies Section 3 requirements to Section 8 supported projects when it is required by applicable law. The Section 3 requirements for the Section 8 program are not the same as for public housing.
23	10.1.12	Dennis Hood	5. Observation: The CHA is planning a new service model for resident services.	Yes
24	10.1.12	Dennis Hood	6. Observation: The CHA notes that it sees itself as "... an agency that views its housing and services as a springboard for families who need a boost to reach the point that they no longer need a housing subsidy." Comment: This may become the leitmotiv of the agency, supporting implementation of the approach we recommend with all of our comments. It must be clear, however, that need starts with the residents' capacity and interests, at whatever level.	Thank you for your comment.
25	10.1.12	Dennis Hood	The CHA has conducted some agency-wide meetings of residents, but true partnership demands that both community residents and those who serve them receive timely and full information about CHA's plans and efforts. Such information can lead to an on-going conversation that can inform CHA staff and encourage resident and community support for the agency. This has been lacking to date and the CHA would be well served to (a) make its website clear and well-organized as well as up-to-date (b) provide a newsletter and schedule of meetings [as it does now, for example, with procurement workshops for businesses], (c) provide regular forums for public input into both planning and evaluation of CHA efforts.	Thank you for your comment. As part of our on-going effort to effectively communicate to our key external stakeholders and strengthen customer service, we regularly update the CHA website with vital information in our "recent news" section, "media room" as well as various web pages throughout the site. In addition, we send out relevant information to our stakeholders through our eblasts and various CHA newsletters. We also welcome the opportunity to engage interested individuals to learn more about the Chicago Housing Authority and receive important updates and information by signing up via our mailing list, which is noted on our home page of our website. We encourage you to sign up today.
26	10.1.12	Dennis Hood	7. Observation: The CHA increasingly obtains and manages a wide array of housing and resident data. Comment: When stripped of personal information and reviewed by an external expert team to assure privacy and accuracy, this information must be made available to researchers, elected officials and community advocates. It should be discussed in public meetings with residents as well. This is an important requirement, as the CHA increasingly makes policy decisions based in part on such data. Without public access, it is difficult for residents or the public to provide useful input.	Thank you for your comment. Moving forward, CHA will hold more than one public hearing for the Annual Plan process.

PUBLIC COMMENTS: Proposed FY2013 Moving to Work Annual Plan Public Comment Period: August 31 - October 1, 2012				
27	10.1.12	Dennis Hood	Specifically, we note that both community-based and research-based sources are available to both gather and evaluate information, performance and outcomes. We urge the CHA to limit the engagement of outside consultants for any purpose unless no local option exists whatsoever. Were the CHA to adopt the community engagement recommendations we have made, it would find there is indeed no need to go beyond the region or state for any professional or academic services.	Your comment has been received.
28	9.11.12	George Blakemore	CHA and blacks and contracts.	CHA is unable to provide a specific response to your question as presented. Please feel free to contact CHA at 312.742.8500 if you want to clarify your question.
29	9.11.12	JR Fleming	I would like to give thanks to God who is the head of my life. Let me say this to ya'll. My name is Dr. JR Fleming. I'm a jurist doctorate. I have done work with the United Nations. In fact, two years ago we bought the United Nations here because of CHA and HUD. I'm am from the Anti Eviction Campaign. We enforce the human right to housing. I'm here to serve you notice, right? Call eviction orders. Well, we know -- we are known from taking homeless people and moving into homeless property. You have a lot of vacant property. So it one be no -- when people start -- because you don't understand what you causing is a crisis. It's not a housing crisis. It's a human rights crisis. Everybody in those streets that's in those -- is your human beings. You might say it's not your responsibility. Just know that housing -- it's my responsibility to house my people.	Your comment has been received.
30	9.11.12	JR Fleming	That I am -- so we solve people -- that means -- the Constitution means nothing to me. So first of all, we have the responsibility. CHA employed and contracted a law firm by the name of Sanford & Carl (phonetic) who I legally videod and audio -- I legally -- illegally videotaped them tricking residents out of -- out of their units. They misrepresented them as attorneys on behalf of CHA residents and getting them to sign and did. I have a couple cards. Let me get to the point. We received a memo from HUD that Urban Development that is their boss, it says CHA can use its discretion to do interpretation with the law as to the right to house women and men, right? But I'm here to say I need -- we need numbers. We need a council. How many ex felons do you plan to house in the 2013 plan? Because I can't use that to tell the United Nations to address the issue.	Your comment has been received.
31	9.11.12	JR Fleming	The second question is, I'm tired of hearing CHA attorneys, staff members, and everybody say they're sorry. People fall through the cracks. Maybe God ain't gave you no sense. Because you wiped out the RMC, how many of you people at this table right now are the decision makers? Are you down for doing an independent mediation team for eviction because you're evicting people 90 years old, 80 years old. 70 years with no guilt. All we get is an apology. So many people have passed way but their spirits live on. All I want to know is, are you willing to get an independent eviction mediation team? One, and then two, how many ex felons do you plan on housing? And the last thing I'm going to say to you is, today it looks like this. What about for our youth? Our created -- I pray to God that you are coming with somebody to fix the problem before they figure out it was ya'll that did the conviction.	CHA has a grievance process and also must proceed through the court process before a resident can be evicted.

PUBLIC COMMENTS: Proposed FY2013 Moving to Work Annual Plan Public Comment Period: August 31 - October 1, 2012				
32	9.11.13	JR Fleming	Mr. Warfield yielded his time. It is not always about ya'll. We are all going to get tired of doing these same old meetings. I get tired. I told you, you're not going to get away with it, no more housing, and nobody is going to stand for this. There are people willing to go to jail. We have not occupied. You want to come occupy public housing? We have over 200 white kids willing to go to jail for black people. I'm talking about embarrassing our president. We will go to the police department. You shouldn't be hearing this because, you know, you're going to hear me then. Do what you have to, and we will do what we have to do. I have been to jail before.	We acknowledge receipt of your comment.
33	9.11.12	Jawanza Malone	Public housing should remain available for people who can't afford to live elsewhere.	Thank you for your comment.
34	9.11.12	Barbara Simmons	Don't forget about the homeless. When you get paid, pay your rent, buy food and clothing, don't forget about the homeless and hungry.	Thank you for your comment. CHA provides housing opportunities for families on the waitlists.
35	9.11.12 Transcript	Antonio Brown	My name is Antonio Brown. I'm from Lakeview Coalition, also the Chicago Housing Initiative. I'm also the co-founder of Season Ministry. We have become a society that has evolved from being a front neighbor community where we do -- knew everyone, selling out front, to a place where we want to be isolated. We want to be secluded. We want to tear down. We want to sell. That's what happens when you tear down anybody's community. Especially the low income community. You separate it. It effects our ability to get jobs. It effects our kids where they are able to go to school. Because if you have no place of operation, then you cannot function in anyplace. We want to be productive. I grew up in the projects. I lived in low income housing, but because of that -- I just want to say, you know, I want to help Chicago Housing Authority. I want to help you all personally. But if you take federal funding which is defined to help those less fortunate and give it to a selective group of people, how is that fair? I tell you that it's to help you and CHA personally, that one day you're going to have to answer for that. And you cannot say, hey I was just doing my job. You cannot say I was just following rules. Because He is going to tell you the rule is wrong.	Thank you for your comment.
36	9.11.12	James Warren	I was raised in the Warden building at 167 S Vincennes. So I would like to say is, that the lady with the -- who brought her daughter, who wants to go to the Army? In 1963, it was the war on poverty. Now it's just the war on poor people in general. Okay? So here is the deal. When they told Bill Gates that he had been appointed the Secretary of Transportation, they blacked out that very same year this brother got on Channel 7 at a press conference and said the City of Chicago needs to get out of public housing, public schooling, and public health. Where are we now? We have no schools. We have no hospitals, and we are not going to have any housing. But it's not just here in Chicago.	Thank you for your comment.

PUBLIC COMMENTS: Proposed FY2013 Moving to Work Annual Plan Public Comment Period: August 31 - October 1, 2012				
37	9.11.13	James Warren	It's not a localized incident. In the big hurricane down there in Louisiana, okay? Those WPA housing projects survived that good. And those people went back to move back because they were high and dry because they were made by hand. But they would not let the back into the units. So that's all I have to say for the record. For the record, and I think that they -- if someone turns over some geographical thing year from now and read this, they are going to wonder what were they thinking.	Thank you for your comment.
38	9.11.12	Latonia Glass	Where are the people going to go? I feel the people should have a choice to choose where they can live.	Thank you for your comment.
39	9/11/2012	Kim Curts	Monies for the 2.13 plan	CHA is unable to provide a specific response to your question as presented. Please feel free to contact CHA at 312.742.8500 if you want to clarify your question.
40	9/11/2012	Deidre Brewster	What are hard rents?	There is no such thing as hard rent for public housing, but perhaps you are asking about the Hardship Exemption to the Minimum Rent. The details about the Hardship Exemption to the Minimum Rent can be found in the FY2011 Admissions and Continued Occupancy Policy.
41	9.11.12	Adourthes McDowell	Near north redevelopment project 1995 to present, where are those units? Currently 25,000 units for 66,000 on the waiting list. Hundreds of billions of dollars later, where are those units.	Thank you for your comment. As of the end of FY2011, CHA has completed 21,203 housing units or 85% of the overall unit delivery goal for the Plan.
42	9.11.12 transcript	Adourthes McDowell	Mr. Malone asked me to come in his place. I'm on the list. 1995 was when Hope 6 funds began under Mayor Daley. Hope 6 funds started redevelopment project in the Near North neighborhood, to the tune of one million dollars. sat in a meeting, October 27, 1997, a room just like this, Near North YMCA, where CHA sat here and told the people all the great plans they was going to do for the people. But hundreds of millions, hundreds of billions of dollars later we are right back here in the Charles Hays Center, nothing has happened. What happened to the units? What happened to the utopia that was built back then?	Thank you for your comment. As of the end of FY2011, CHA has completed 21,203 housing units or 85% of the overall unit delivery goal for the Plan.
43	9/11/2012	Myra King	As you can see from the tenants participating this evening, additional locations for different parts of the city are needed so that other tenants can exercise their right to comment in person. What about the north side? I'm sure Cabrini, their residents on the north side could not get here. The disabled, they want to talk about what they see in MTW. You're not giving them the opportunity because your they're not having a comment period there. You need one the on north side, the west side, all the cites. That's the first thing I am going to say.	Moving forward, CHA will hold more than one public hearing for the Annual Plan to allow CHA to receive comments from stakeholders throughout the City.

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44	9/11/2012	Myra King	<p>Those of you that are here today, you're making this big statement and you're pushing for what you want. One of the things you need to be in is the commissioners meeting is every third Tuesday. It's the commissioners, and I am one, that make the decision, but the commissioners is not here to see this. They are not here to hear this. You need to show up. The commissioners meeting downtown, East Van Buren. Not just today guys, when there -- whenever there is some things that you need to book.</p>	Thank you for your comment.
45	9/11/2012	Myra King	<p>At 9:00 if you're at work, that's okay, those of you that can make it, be there because we need -- we heard at the comment period where there were over 230 people it was standing room only, but that's not going to phase them as much as a body being there to say the same things you are saying today because who has the voice? Who has votes? Who is going to hit the gravel? Commissioners. So I need to see you. Can you -- can't talk to you when you get there, but I'll see you.</p>	Thank you for your comment.
46	9.11.12 Transcript	Unidentified Woman	<p>I have heard everything that all of us had to say here, but one thing we need is a voice. We are tired of you all making the rules to govern over us, but how can you make these rules that govern us when we are even -- we are not even there to have input, a voice in it? So you need to start including the public more into these decision making, these policy making, all these crazy rules that came from Congress. So that's the only thing I have to say. I want to remind everyone here that if you want your voice heard, you will attend the service meeting at 243 East 32nd Street, at the VAC building tomorrow at 10 a.m. September 12. Also come to the Board of Commissioners first meeting which Ms. King mentioned that she had to go. That's Tuesday, September at 9 a.m.. and talk to the commissioners. These are the people that you need to be-- give your voice to. These people, they listen. If you want to get something done, talk to the Board of Commissioners meeting. Let them hear your concerns. We have got to get some answers.</p>	Thank you for your comment.
47	9/11/2012 Transcript	Unidentified Man	<p>We need somebody here from the city of Chicago to the staff here? Who work for CHA? Who work for the federal government? Who work for the people of the City? You have a responsibility. This is federal funds. I don't live in CHA. I'm 70 years old, but I found myself in a dilemma. I'm old, I'm black, and I'm poor. I was born in public housing in Forth Worth, Texas. My father moved us out when he was 35 years old and got a shotgun house, his own home. And now I'm 70 years old, an if he was here, he would say I was a disgrace trying to get back into CHA.</p>	Thank you for your comment.

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48	9/11/2012 Transcript	Unidentified Man	So I'm trying to get back to senior housing. And I was told that there's many senior housing and other affordable housing in CHA that are empty but CHA is still getting money. Where is the money going? Another thing. Wait one minute. I came out here and I'm looking at 90% black people. This is racism. You tore down all these projects, Robert Taylor Homes, Stateway Gardens, and the -- because we are planning to move black people from the schools. So racism is here with CHA. Now last statement that I'm going to say, that you -- that you delivered. Where you are selling the land to the developer, you are playing tricks on black people with our money. And these officers make it official. They are responsible. I'm tired of all these old officials here in this city, they are --they know what's going on. So people, they're playing a game on you. They are playing a game. But this game has got to stop.	Senior housing is 98% full; however, we are accepting applications. The only empty units in CHA's Senior Housing portfolio are at Parkview, which was closed for safety reasons. Bids have been accepted to rehab Parkview.
49	9/11/2012 Transcript	Unidentified Man	Now Altgeld, I will be interested in going on -- I have been living on the Gold Coast a long time, but a fool and his money is soon departed. I'm going to get into the senior building at Clark and Division, but they got so much crime, so much havoc that's going on there. That's havoc. The reason why? Because they got a strategic plan for this building. It's the only CHA building on the Gold Coast. So I wanted to know if your strategic plan, is to let this building deteriorate, and then sell it to a developer right on the Gold Coast? So I'm not excited in moving in because they --management is not up to par. Security is not up to par. And I am an old man.	CHA has no intention of selling any senior buildings on the Gold Coast.
50	9/11/2012 Transcript	Unidentified Man	So I don't want to move in the building, but this is -- now what is going to happen at that location in the future? I think that you deliberately doing this land grab, playing a game on black people. You don't play games with me. The Word here, I read Ecclesiastes. And when people don't have any money, and those -- no jobs and no housing, this is the way that you do to control and to benefit all -- off of their blood, sweat, and tears. You have a peaceful day.	Thank you for your comment.
51	9/11/2012 Transcript	Liz Brake	I'm Liz Brake from BRAI. I'm with Jane Adams Senior Coalition and Chicago Housing Initiative. I'm here to talk about the Park Senior Apartments also known as the Fannie Emanuel Building. This is a 181-unit senior building that you renovated in 2007, but got \$700,000 in stimulus funds in '09 to replace the boiler and plumbing. We understand that these were completed, but the property is still vacant. I come -- I commented on this last year, and I'm here again to ask why aren't these units leased out? We understood that the boiler and plumbing repairs were all that were needed.	In FY2012, CHA released an RFP to solicit senior housing development proposals. CHA is currently reviewing these proposals for the development potential of the property and types of services that will be provided. CHA anticipates construction will begin in FY2013 with unit delivery commencing in FY2014.
52	9/11/2012 Transcript	Liz Brake	But we have recently learned that you put out an HFP for redevelopment of this property. So we are concerned. Does that mean the units are not habitable? Is it still going to be public housing? Is it going to be market rate? Will it be a senior building at all? We need more transparency here. The Chicago Housing Initiative has been asking that the CHA lease up to 90% of the vacant units by the end of 2013. And we would like to see -- we want to see part of the lease, of those apartment leases.	Thank you for your comment.

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53	9/11/2012 Transcript	Mr. Miller	<p>I'm here to speak on behalf of mixed income residents because that's where most of us have ended up. That's where the majority of all fall to be. In our -- to say our community, we ended up in mixed income developments within my development, which is the developer and co developer, Peter Holsen Development, currently has decided to go over to HERA. It stands for Housing Economic Recovery Act. Now, when you read into the rent that they have. We went over it. The rents are for mortgaggers. And it is to bail out developments that have actually taken on tax credit unions and to help the mortgaggers. But how is it affecting public housing residents who are self-sufficient? Remember we have to work in our new public housing developments.</p>	<p>CHA tenant rent in traditional public housing as well as mixed-income public housing is calculated the same way. CHA tenant rent is based on 30% of the adjusted household income. Affordable and market rate rents are based on financing rules outside of the control of CHA.</p>
54	9/11/2012 Transcript	Mr. Miller	<p>So for us that are self sufficient, they have taken our selling rates from \$920 I believe up to \$1100. Now, they're pricing us out. Not only have they decided they would price us out, they are pricing out the market rate tenants. Market rate tenants in our area are being priced out at -- their rent went from \$1350 to \$1,500 and any -- they have moved because this year, it was decided that they're there going to raise their rent to \$1650.</p>	<p>CHA tenant rent in traditional public housing as well as mixed-income public housing is calculated the same way. CHA tenant rent is based on 30% of the adjusted household income. Affordable and market rate rents are based on financing rules outside of the control of CHA.</p>
55	9/11/2012 Transcript	Mr. Miller	<p>Now, this concerns me because if they're pricing us out, we know, and they're pricing them out, who is really going to be left in that area? Why are they allowed to do this? Why are the developers allowed to go over to HERA without any notification to any residents? Because a lot of us do read. If we had known about it before, we would have been able to come to CHA. So I understand that right now, I'm speaking to the listeners. I understand that a lot of you really cannot make serious decisions. But what I will -- would like to happen is this message to go back, and for us to really have serious answers and not to be priced out of our community.</p>	<p>CHA tenant rent in traditional public housing as well as mixed-income public housing is calculated the same way. CHA tenant rent is based on 30% of the adjusted household income. Affordable and market rate rents are based on financing rules outside of the control of CHA.</p>
56	9.11.12 Transcript	Darlene Hale	<p>I'm Darlene Hale. I'm also a council member, and I'm feeling the same way everybody else is. And what's really sad is we don't even have any -- I know I don't have any real information about what this meeting was even all about. And like when the gentleman just said, where is the new CEO? Who's supposed to be replacing Mr. Lewis Jordan because of what he was doing wrong? One thing he was doing right, when they had public hearings, at least he was here to hear what we had to say. And we are the millionaires of public housing? Because the money is given to the -- is given to HUD for the people, for public housing, to have somewhere for us to stay and live. Because if it was not for poor people who need a place to live, there will be no jobs for all you guys sitting here. Public housing needs to be torn down because it's allowed to deteriorate.</p>	<p>Thank you for your comment.</p>

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57	9.11.12	Darlene Hale Transcript	Not by the people, which is a myth, that the people tore up the buildings. How can you expect a man in a 16-story building with 10 units on each floor, with one janitor to cover two buildings be responsible for the upkeep of two big tall doggone buildings? It's crazy. We need to get back to what public housing is supposed to be all. It's supposed to be public housing to -- for the people in America to be able to afford to live.	Thank you for your comment.
58	9.11.12	Darlene Hale Transcript	Our president, President Johnson, would want to put a stop to poverty in America. That is how public housing came about. The president got tired of people living on the streets, and the depression of our country. And we want to talk about what other countries should do and human rights for other countries when we are allowing our own American citizens to live on the streets. Public housing that they are talking about tearing down, that's some of the -- they need to be remodeled if at all possible. Okay? You tore down State Street, Robert Taylor, and what does State Street look like right now? All those public housing it looks like one big giant park. That's what it looks like. The houses are being built. It's not public housing for low income people. We need low income housing.	Thank you for your comment.
59	9.11.12	Darlene Hale Transcript	Chicago is not just for the rich and influential. It's for the people. No low income people. People that need somewhere to live. You want to talk about homeless and homelessness and homeless. What about the people? We need housing. The homeless people, whether they care or not, you got to care. It's called Chicago Public Housing. HUD is called -- what is it called? HUD. It's about creating a place for the people to live, not come up with ways for tearing it down and not rebuilding anything. What is wrong with it is something is wrong with administration. You just got saying, let's replace the CEO because you said he was not doing something right.	Thank you for your comment.
60	9.11.12	Darlene Hale Transcript	Where is the new CEO? Where is he at? Who is behind him? Who is our new present CEO? You have one commissioner, Myra King, who always has been at every doggone meeting I had. She at least is one commissioner who cares enough to be here. Yes, we say some stuff you don't like. Yes, we are saying stuff you don't have to agree with. But hey, somebody has got to say it. Who are the people who are going to say it? Us.	Thank you for your comment.
61	9.11.12	Darlene Hale Transcript	You need to say it, and because you know what? If it wasn't for poor people, not one of you people sitting at the table and nowhere in CHA, HUD or nowhere else would have a doggone job. Okay? You wouldn't have a job. So while you cutting us out, you need to cut us back in. Because when we get out of public housing, there will no longer be a job for none of you all. You will be looking for a place to live just like we looking for a place to live.	Thank you for your comment.
62	9.11.12	Unidentified woman	I would like to tell you, you need to have more people for the public hearings other than one. You have got one. This is great. Can we have a couple more public hearing places? I'm talking until somebody come on up here and speak.	Moving forward, CHA will hold more than one public hearing for the Annual Plan to allow CHA to receive comments from stakeholders throughout the City.

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63	10.1.12	Lawrence Wood, Director Housing Practice Group	I am writing to object to CHA's proposal to continue imposing a \$75 minimum rent. (This proposal is set forth on page 52 of the Proposed Plan.) The increase is unnecessary – as is the entire idea of imposing a minimum rent in a program where the tenant's contribution is equal to a percentage of her adjusted gross household income, and the only tenants who pay less than \$75 or \$50 (or whatever the minimum rent is determined to be) are those who cannot afford more and would therefore be entitled to a hardship exemption.	CHA will consider your comment. CHA's rental determination does allow for a hardship exemption to the minimum rent. More information on the hardship exemption can be found in the FY2011 Admissions and Continued Occupancy Policy.
64	10.1.12	Lawrence Wood, Director Housing Practice Group	In my practice I have seen many tenants who are charged a minimum rent they clearly cannot afford, and in each case resolving the problem leads to an unnecessary expenditure of time and resources for not just the tenant and my agency, but also for CHA. This problem is exacerbated by the fact that CHA imposes the minimum rent without affirmatively informing the tenant of her right to request a hardship exemption. I urge CHA to reconsider the minimum rent policy, recognize the fact that it increases revenue only when CHA collects it from tenants who cannot afford it, and (under CHA's authority to waive certain statutory requirements) abandon the minimum rent requirement entirely.	CHA will consider your comment. CHA's rental determination does allow for a hardship exemption to the minimum rent. More information on the hardship exemption can be found in the FY2011 Admissions and Continued Occupancy Policy.
65	10.1.12	Lawrence Wood, Director Housing Practice Group	In the alternative, I urge CHA not to increase the minimum rent from \$50 to \$75. If CHA does impose this increase, however, it should at the very least affirmatively inform each tenant of her right to request a hardship exemption. CHA can provide this information by including it in every written notice that is sent to a tenant whose rent is being raised to the minimum amount.	CHA will consider your comment. CHA's rental determination does allow for a hardship exemption to the minimum rent. More information on the hardship exemption can be found in the FY2011 Admissions and Continued Occupancy Policy.
66	10.1.12	Julie Elena Brown, Senior Staff Counsel	Business and Professional People for the Public Interest submits the following two comments on CHA's Proposed FY2013 Moving to Work Annual Plan: 1) Units for large families: We strongly urge CHA to address the need for units suitable for large families (four bedrooms or more.) This issue, which is a continuing problem, is reflected in the bedroom mix shown on page 15 of the Proposed Plan and the revised acquisition strategies described on pages 15-16.	CHA will take your comments into consideration, thank you.
67	10.1.12	Julie Elena Brown, Senior Staff Counsel	According to the proposed plan, of the 95 public housing units that CHA plans for FY2013 delivery, only two have four or more bedrooms – just 2%. None are planned at the mixed-income family housing redevelopments anticipated to deliver units in FY2013. The only four- bedroom units listed are ones acquired through the Property Investment Initiative, a program CHA reports it intends to phase out.	CHA will take your comments into consideration, thank you.

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68	10.1.12	Julie Elena Brown, Senior Staff Counsel	According to the most recent U.S. Census data available, at least 13% of Chicago families eligible for public housing had six or more people. In recent years at least 10% of the CHA public housing waitlist has needed four or more bedrooms. The 2% delivery rate for large family units reflected in the Proposed FY2013 MTW Annual Plan will not be adequate to address the need among CHA's target population. To accommodate the larger families on CHA's waiting list and, looking to the future, larger Chicago families eligible for public housing, CHA must ensure that an adequate proportion of new units have four (or more) bedrooms, or it must develop an intentional strategy to otherwise accommodate those families.	CHA will take your comments into consideration, thank you.
69	10.1.12	Julie Elena Brown, Senior Staff Counsel	2) Supportive services: The Proposed Plan contains scant substantive information on the subject of supportive services for CHA residents. At the same time, it signals an intention to create a new "service structure" that has the potential to dramatically change the scope of services provided and to significantly change the delivery system. Given the importance of effective supportive services to the life outcomes of the population CHA serves, the lack of specificity in the Proposed Plan is very concerning.	CHA will take your comments into consideration, thank you.
70	10.1.12	Julie Elena Brown, Senior Staff Counsel	While BPI supports a strong commitment to youth and clinical services, as indicated in the Proposed Plan, CHA's decision to move away from case managed social services to a first-come, first-served basis, while at the same time expanding services to the HCV population, sounds very much like a return to the failed Service Connector model used in the early days of the Plan for Transformation. In addition, CHA refers to a pilot "regional services" model it implemented in FY2012, yet has not made public any of the results (nor even any description) of its evaluation.	CHA will take your comments into consideration, thank you.
71	10.1.12	Julie Elena Brown, Senior Staff Counsel	One of the two central tenets of The Plan for Transformation is a promise to "rebuild lives." A continued CHA commitment to a robust and effective services program is not only essential to achieving this goal, but is vital to the long-term success of every Transformation Plan community. CHA's own experience, as well as that of other urban housing authorities, suggests that not providing effective and appropriately targeted services on an ongoing basis has the potential to jeopardize the success of the entire Plan.	CHA will take your comments into consideration, thank you.
72	10.1.12	Julie Elena Brown, Senior Staff Counsel	Having now had more than a decade of experience with Service Connector and FamilyWorks, CHA can apply its lessons learned to an appropriately targeted services system structured to achieve key outcomes, including: 1) for residents with the potential to achieve self-sufficiency, to enable them to exit public housing successfully; 2) for residents likely to need subsidized housing indefinitely, to assist them to remain housed in safe, decent, affordable housing. At the same time, CHA should continue to ensure that high quality clinical counseling and coaching is provided to those who need intensive services.	CHA will take your comments into consideration, thank you.

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73	10.1.12	Julie Elena Brown, Senior Staff Counsel	While we agree that some families will need few or no services, we believe that provision of supportive services will always be necessary, and some families will need intensive services over a long term. By carefully matching services to need, the high cost of providing supportive services can be more effectively managed. We are highly skeptical, however, that a model that eliminates case-management, wrap-around services tailored to individual needs and coupled with intensive outreach can be successful in the long run.	CHA will take your comments into consideration, thank you.
74	10.1.12	Julie Elena Brown, Senior Staff Counsel	To the extent that the paucity of language in the Proposed Plan on the subject of services is not indicative of a reduction in CHA's commitment to provide services, we would urge CHA to describe its proposed new services system more fully in the final version of the Plan. In addition, we urge CHA to share the results of its piloted regional delivery system, should CHA elect to move in this direction.	CHA will take your comments into consideration, thank you.
75	10.1.12	Juliana Gonzalez-Crussi, Latino Policy Forum's Housing Acuerdo	We courteously ask for your consideration of the following when making any revisions to the FY2013 Moving to Work Annual Plan: 1. Increase Latino participation to 20% within the next five years. 2. Establish/include at an executive level (i.e. vice president level) oversight and responsibility for a comprehensive Latino marketing plan. Appoint a vice president and/or executive leadership to be the designee for oversight and compliance to a comprehensive Latino marketing plan.	Thank you. CHA has received Latino Policy Forum's comments and will take them into consideration. With regards to participation in CHA's housing programs, CHA offers families housing through its waitlists, regardless of race, gender, sexual orientation or religion.
76	10.1.12	Juliana Gonzalez-Crussi, Latino Policy Forum's Housing Acuerdo	3. Open bilingual English/Spanish CHA regional offices in South Lawndale (La Villita) and in New City (Back of the Yards). Ensure that it is staffed by CHA staff as well as a subcontractor and qualified private management staff. The regional offices should have access to CHA databases and have the capacity to serve as a processing center.	Thank you for your comment. See response to #75.
77	10.1.12	Juliana Gonzalez-Crussi, Latino Policy Forum's Housing Acuerdo	4. Rehab the Lathrop Homes without market-rate development; designate at least 50 percent of the units as public housing, targeting households at or below 30 percent AMI and the remainder as affordable housing for households between 31 to 50 percent AMI. We believe these actions could result in a development where Latinos make up approximately 30 percent of the Lathrop Homes residents in the coming years.	Thank you for your comment. See response to #75.
78	10.1.12	Juliana Gonzalez-Crussi, Latino Policy Forum's Housing Acuerdo	5. Involve the local community in the process of planning for the sites to be redeveloped, demolished or disposed of and particularly provide Latino organizations and non-tenant representatives (stakeholders) opportunities to provide input on strategies, benchmarks and directives during the conceptualization, planning and the strategy development of various CHA plans prior to public comment periods and prior to plan finalization by establishing a process in which quarterly meetings are conducted to inform the aforementioned stakeholders on the continued process of promoting Latino access and inclusion in CHA programs, services, contracts and outreach.	Thank you for your comment. See response to #75.

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79	10.1.12	Juliana Gonzalez-Crussi, Latino Policy Forum's Housing Acuerdo	Establish a standing committee of Latino (or Multicultural) affairs within the CHA. Assign a board member to oversee the committee to ensure these requests and information are implemented and integrated within the structure of the CHA.	Thank you for your comment. See response to #75.
80	10.1.12	Juliana Gonzalez-Crussi, Latino Policy Forum's Housing Acuerdo	6. Increase the percentage of four bedroom units to 20 percent of all units from nine percent (an increase of 11 percent) within the next five years. 7. Twenty-five percent of CHA employees should be of Latino background as well as culturally competent. Latino staff should also be distributed and represented throughout CHA hierarchy; have Latino representation at the vice president and	Thank you for your comment. See response to #75.
81	10.1.12	Juliana Gonzalez-Crussi, Latino Policy Forum's Housing Acuerdo	9. Provide a publically accessible user-friendly format and access to data that is disaggregated by race and ethnicity; particularly for obtaining information on years the waiting lists are opened for each program; total numbers of applications for each program per waitlist's opening year; total number of "slots" for each waitlist; total numbers and numbers by ethnicity on Public Housing, Housing Choice Voucher Program and Scattered Site waitlists.	Thank you for your comment. See response to #75.
82	10.1.12	Juliana Gonzalez-Crussi, Latino Policy Forum's Housing Acuerdo	10. For effective marketing and outreach efforts of Latino access and inclusion establish a uniformed process for the integration of the Latino community. In addition as community wait lists open inform various stakeholders and CHA subcontractors on the number of "units" or "slots" available in advance to assist in the marketing strategy.	Thank you for your comment. See response to #75.
83	10.1.12	Juliana Gonzalez-Crussi, Latino Policy Forum's Housing Acuerdo	11. Implement a sustainable infrastructure comprised of CHA staff responsible and accountable to Latino outreach. Designate a team of at least three CHA staff members in addition to current consulting contracts and subcontractors.	Thank you for your comment. See response to #75.
84	10.1.12	Juliana Gonzalez-Crussi, Latino Policy Forum's Housing Acuerdo	12. Through bilingual staffing and newly opened regional offices in areas such as South Lawndale and New City, keep household contact information in real time by annually confirming contact information is current via phone calls, evening and weekend hour availability and possibly home site visits.	Thank you for your comment. See response to #75.
85	10.1.12	Juliana Gonzalez-Crussi, Latino Policy Forum's Housing Acuerdo	13. In an effort to not discriminate towards Latinos and to increase Latino participation, mandate that Latino households on the waitlists are prioritized in housing placements and establish a clear coordinated agenda for Latino access and inclusion. Allow managing companies/subcontractors to use CHA Spanish version forms including documenting client information in Spanish.	Thank you for your comment. See response to #75.

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86	10.1.12	Juliana Gonzalez-Crussi, Latino Policy Forum's Housing Acuerdo	In addition, clearly articulate the process to access CHA documents for all programs in Spanish and how long it would take for a current or potential CHA Spanish speaking customer to receive CHA forms in Spanish and assistance in Spanish.	Thank you for your comment. See response to #75.
87	10.1.12	Juliana Gonzalez-Crussi, Latino Policy Forum's Housing Acuerdo	14. Increase the number of assisted units initially planned under the plans for transformation by three percent. 15. Create an organizational chart and delineate who is accountable and responsible for Latino outreach. 16. Increase Spanish-language senior population in buildings near predominantly Latino communities. Have all relevant documentation made available in Spanish.	Thank you for your comment. See response to #75.
88	10.1.12	Juliana Gonzalez-Crussi, Latino Policy Forum's Housing Acuerdo	17. Member of the Housing Acuerdo also recognize that the Move to Work requirements can impede the marketing and leasing process. In order to be placed on the waiting list and to be housed from the wait list the applicant must meet with work requirement. There are instances where households from community area waiting lists no longer qualify for housing due to recent job loss; when the applicant originally qualified for housing at the time they were placed on the waiting list years ago. This is of concern given the current economic crisis and that many families have waited so long for housing.	Thank you for your comment. See response to #75.
89	9.11.12	Paul Burns	This is what we came in -- we are prepared to say, and it is way too nice but this is a damn shame what ya'll are doing to us. But we are wasting time writing it, so I'll read it. Good evening ladies and gentlemen. I'm a representative of DRAC, Disability Rights Action Coalition For Housing, here to continue -- continually to lease accessible housing at Cabrini, Lathrop, and Altgeld Gardens. My -- by our organization this is a shame. We believe it's a huge waste of resources that CHA voluntarily used to comply with the Section 504 of the rehabilitation act. It's already an insult that so many accessible units are being kept vacant and all at the properties.	The CHA is committed to providing affordable accessible housing throughout its housing stock. While some accessible units may be off-line, the CHA has over 1,000 certified accessible units for people with mobility impairments and nearly 400 accessible units for people with sensory impairments.
90	9.11.13	Paul Burns	But the plan for demolition at Altgeld Gardens, of a large number of these accessible units are a slap in the face in our community. It's already impossible to find affordable accessible housing in the city of Chicago, and because of this, people are living and dying on the street and in the community. We demand that the scheduled demolition at Altgeld Gardens not go through. That the leasing of all accessible apartments and Altgeld Gardens, Cabrini Green, and Lathrop Homes begin immediately.	The CHA is committed to providing affordable accessible housing throughout its housing stock. While some accessible units may be off-line, the CHA has over 1,000 certified accessible units for people with mobility impairments and nearly 400 accessible units for people with sensory impairments.
91	9/11/2012	Tyrell Scott	Seniors use and sell drugs 24 hours.	Your comment has been received.
92	9/11/2012	Bruce Alexander	I am a disabled Vietnam veteran with a Section 3 construction company. I am hoping that the Section 3 companies and for veterans needs are addressed. I personally have been denied housing also because I work and made too much money and was dropped from the program.	CHA is in the process of developing a more robust Section 3 Program.

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93	9/11/2012	Minnie Jefferson	Impact of proposed FY2013 on seniors and rehab building. This hearing wasn't shared with most CHA residents.	Thank you for your comment.
94	9/11/2012	Elizabeth Brake	Re: Parkview Senior Bldg.	CHA is unable to provide a specific response to your question as presented. Please feel free to contact CHA at 312.935.2600 if you want to clarify your question.
95	9.11.12	Bland Henderson	What criteria is being used in housing people with families, seniors and people with disabilities?	Applicants who require units with accessible features notify the CHA of the need and when a unit with accessible features is available, and the applicant's name is at the top of the wait list, they will be called to be screened for that unit.
96	9.4.12	Annette Young	I want a Section 8 application.	Thank you for your comment. CHA values your comment. The CHA waitlists are closed. There are approximately 35,000 applicants that remain on the 2008 HCV Waiting List, we appreciate your patience.
97	9.4.12	Shirley Wilson	I am currently living in a shelter, and I have been HCV list since 2008.	Thank you for your comment. CHA values your comment. There are approximately 35,000 applicants that remain on the 2008 HCV Waiting List. We appreciate your patience.
98	9.6.12	Richard West	I have been in hospital for 3 months, and during this time my apartment was burglarized. I want the lease terminated because I think it was an inside job.	Thank you for your comment. CHA values your comment. Please contact the HCV Customer Service call center at (312) 935-2600 or send us an e-mail at hcv@thecha.org .
99	9/11/2012	Bobbie Anderson	I'm a CHA holder, I have a number for about 4 years since I been on the wait list. I been moving out of rat apartment. My last apartment I got burnt out. I lost everything.	Thank you for your comment. Please call our HCV Customer Service call center to request information regarding your status on the HCV Wait List 312-935-2600. There are approximately 35,000 applicants that remain on the 2008 HCV Waiting List. We appreciate your patience. For the Public Housing or Community WaitList please call 312-913-7266.
100	9.24.12	Erika Johnson	I am a voucher holder, and I have gone to a lot of community agencies, and I saw employment opportunities in housing that I qualify for. How do I go about applying?	You may apply for available CHA employment opportunities at http://www.thecha.org/careers
101	8.31.12	Taisheen King	How do I check the status of my voucher number?	Thank you for your comment. Please call our HCV Customer Service call center to request information regarding your status on the HCV Wait List 312-935-2600. There are approximately 35,000 applicants that remain on the 2008 HCV Waiting List. We appreciate your patience.

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102	8.31.12	Jilleiane Jamison	<p>I believe CHA should employ leasing agents, brokers, etc. to facilitate the lease signing/home buying process for HCV participants...or at least consult with professionals to train CHA staff (I'm a Realtor and some of the HCV participants I have worked with receive bad information from CHA about the process which prolongs them moving and being able to rent) I would like to know how the waitlists are managed. Does the occupancy department have outcomes and benchmarks that they have to meet to fill available units? Seems to be moving slowly.</p> <p>Lotteries were conducted for the HCV and Family property programs and I am assuming some people have been placed. It would be beneficial to residents on the waitlists to know how many people as result of those lists have been placed and removed. It's good to share progress.</p> <p>The MTW plan notes a barrier to expediting moves from the Family waitlist...applicants not meeting the work and/or other requirements. I personally know people who are on the Family waitlist who are nearing losing their apartment because of increasing rental rates, these people work but have been waiting for 2 years on CHA to send a letter. I would urge CHA to contact waitlisted people immediately to see if they qualify to be placed in family units. I think it would also be helpful if CHA published PBV availabilities and waitlist openings.</p>	<p>Thank you for your comment. Please call our HCV Customer Service call center to request information regarding your status on the HCV Wait List 312-935-2600. There are approximately 35,000 applicants that remain on the 2008 HCV Waiting List. We appreciate your patience.</p>
103	9.14.12	Wendy Anderson	<p>I am proposing that if a landlord is participating in the Chicago Housing Voucher Program and the participant(s) has passed a criminal background check, that information should be good enough for potential landlords and realtors participating in the program. As a participant, I have encountered many landlords telling me that a criminal background check is required of me. One wonders why, I have to pay for another criminal background check when I had already went through a criminal background check just to get moving papers. I believe that the criminal background check fee should be to be waived by the landlord if the participant(s) are compliant and has passed these requirements, but I am not saying that a credit check should not be performed. By elevating the criminal background check fee every time you apply for an apartment would probably be more costly and time effective for all involved. And it reassures that the program is making sure that the participants are doing what is needed to continue to receive assistance in this program. It reassures potential landlords as well if this idea is implemented.</p>	<p>Thank you for your comment. CHA values your comment. The CHA conducts a criminal background check on HCV Participants to determine eligibility for the Program. An owner may conduct additional screening for prospective tenants for their property provided it is consistent with all applicable fair housing laws. Thank you for your comment.</p>
104	9.17.12	Linda Genco	<p>What are the plans for Permanently Disabled who have been accepted in the CTO Program?</p>	<p>Thank you for your comment. CHA values your comment. Please contact the "Choose To Own" Program Manager, Rose Ann Zona at (312) 786-3196 or the HCV Customer Service call center at 312-935-2600.</p>
105	9.11.12	Jackie Paige	<p>When are we going to having a briefing on the HCV Plan to get the Plan for other residents?</p>	<p>Thank you for your comment. CHA values your comment. The Amended FY 2010 HCV Administrative Plan is scheduled to have public comment period for proposed changes to run 10/1/12-10/31/12. The Public Comment Hearing will be held on 10/17/12 at CHA Central Office located at 60 E. Van Buren, Room 905, Chicago IL at 6pm.</p>

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106	9.11.12	Tamiko Holt	Why was the Administrative Plan hearing cancelled, and when will it be rescheduled?	Thank You for your comment. CHA values your comment. The Amended FY 2010 HCV Administrative Plan is scheduled to have public comment period for proposed changes to run 10/1/12-10/31/12. The Public Comment Hearing will be held on 10/17/12 at CHA Central Office located at 60 E. Van Buren, Room 905, Chicago IL at 6pm.
107	9.11.12	Tamiko Holt	I see you making changes about project based -- the people that live in project based vouchers which is also PBV because they are not allowed to give vouchers after they have lived there for one year. Well, now you want to make changes for two years, when you're not giving the ones that want to move out that's been there three, four years, that want to move out now. Even on your waiting list you -- you play wait list shuffle.	In accordance with CHA's policies, under MTW approval, a family who wishes to move with continued tenant-based assistance may terminate their lease any time after two years of occupancy provided the family has not violated any of its family obligations. The family must contact the CHA to request the rental assistance prior to providing notice to terminate the lease. In the case of families living in supportive housing, they may terminate their lease at any time of occupancy provided that the family has not violated any of its family obligations and provided that the family no longer requires supportive housing. If the family terminates the lease in accordance with these requirements, the CHA will offer the family the opportunity for continued tenant based assistance, in the form of a voucher or other comparable tenant-based rental assistance, if it is available.
108	9.11.13	Tamiko Holt	You put people in the move for mixed income that didn't sign up for mixed income. They got on the CHA waiting list, from my understanding that I thought mixed income was private only. Not CHA. Which one is it? So you put them back on the waiting list and these people need to be housed. Ya'll got all of these units, that sitting around that you didn't pay for where the people live in it or not. You give the management company most everything to fix these units when nobody is actually moving into them. Where is this money going? Somebody has to be held accountable. Math is absolute. We know how to add, and we know it don't add up. Don't underestimate us.	In accordance with CHA's policies, applicants on the CHA general family wait list are provided with a housing opportunity at a traditional family property, scattered-site, or mixed-income property, based on the first available unit when the applicant's name comes to the top of the wait list. Mixed-income properties generally includes one-third public housing units, one-third affordable units, and one-third market-rate units. In regards to your questions about finance, CHA's annual financial information can be found in the Annual Report and on CHA's website.
109	9.11.12	Janie Wilk	Restore utility payment allowances to HCV. Restore security deposits for HCV. Amend hearings for minor offences.	Thank You for your comment. CHA values you comment. The HCV program currently uses utility allowance to determine participant share and the CHA subsidy portion for rent to owner. CHA does not provide security deposits.
110	9.11.12	Darlene Hale	What is the Administrative Plan? How can I get a hard copy to read over to make an informative comment. I also wan the Annual Plan.	Thank you for your comment. The CHA values your comment. The HCV Administrative Plan details the policies used to govern the administration of the HCV program. The Administrative Plan and Annual Plan is available on the CHA website, www.thecha.org and the CHA offices.
111	9/11/2012	Adele Barksdale	Why do HCV Section 8 goes up on your rent when you still have the same income I had since 2009. I am a community Activist and also work close with my Alderman. Yes I do work but not everyday.	Thank You for your comment. The CHA values your comment. For personal matters regarding the HCV program, please contact our Customer Service call center at 312-935-2600.

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112	9.11.12 Transcript	Jackie Paige	My name is Jackie Page, and I'm a voucher holder. I come to represent the voucher holders. I'm a member of the participant council, and I have been a Robert Taylor resident for well over 15 years before I became a voucher holder. I'm here to say that a lot of the policies that have gone forth with Chicago Housing are unfair, and they are forcing residents out of their homes. I know what I'm saying because I'm one of those residents. My rent was increased to the point where all I could pay is rent. They're telling me that my rent was increased because of policy, not because of what earned. We have -- we can go to the City Council, and that let Rahm know he has to listen or find another job.	Thank You for your comment. The CHA values your comment. For personal matters regarding the HCV program, please contact our Customer Service call center at 312-935-2600 or to your local Regional satellite office.
113	9.11.12 Transcript	Kim Curtis	I understand that you all have Section 8 voucher or vouchers that you're supposed to be giving out on the waiting list pretty soon. I want to know when they are coming out. From what I was told last night, from an elderly disabled defenseless woman, CHA told her come down to 60 East Van Buren to come get her Section 8 voucher. She traveled way down there with her helpless defense self, and she didn't get a thing. But then they made home visits, they said they was CHA but they could not give her a -- they couldn't move her back. So when she called back, which was a month-and-a-half later of this year, which is last month they called her.	Thank You for your comment. CHA values your comment. For personal matters regarding the HCV program, please contact our Customer Service call center at 312-935-2600 or to your local Regional satellite office.
114	9.11.12 Transcript	Kim Curtis	We can't give the voucher now because Section 8 is under new management. Yes you are. She was under new management but it's not with ya'll. But she's with new management and she knows what she's going to ask for because first of all, you have -- you have a -- there are laws for disabled. You have -- under violation of HUD to deny her the space that they need and require. To come on and falsify and tell her she can't get that voucher today, but then everybody should get one today.	Thank You for your comment. CHA values your comment. For personal matters regarding the HCV program, please contact our Customer Service call center at 312-935-2600 or to your local Regional satellite office.
115	8.31.12	Diane Governor	My name is Diane Governor and I was accepted as a candidate for housing and is on the waiting list, however I sent a change of address and phone number to your agency a while back in Sept. 2011, I don't know if you got that update or not. My current address is 214 South Hamlin, Apt. B-1 Chicago, IL. 60624, phone number 773-823-7256.	Please contact the Occupancy Department at (312) 913-7266 about your status on the wait list.
116	9.3.12	Aurelia Watts	I received a message from the CHA that they are going to start in FY2013 to place people that completed the applications previously. Yes I still want to be housed.	Please follow-up with the department that contacted you.
117	9.4.12	Ronald Williams	Call me as soon as possible my number is 773 991 4034 my email ronaldwilliamsmusicandhair@yahoo.com you have my other email. Also I have been on the waiting list for a long time so I hope this time is the real thing. I am a decent people so if you will please notify me one way or another I have been to the Van Buren location many times.	Sent an email asking him what are his issues or concerns. No response as of yet.
118	9.5.12	Dove Howard	I'VE BEEN WAITING ON HOUSING FOR OVER 20 YEARS	Please contact the Occupancy Department at (312) 913-7266 about your status on the wait list.

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119	9.12.12	Lanesha Myles	Hi my name is Lanesha Janette Myles and I'm a CHA waiting list recipient! I am currently homeless and in desperate need of my voucher! I'm a victim of identity theft but I don't have the power to control criminals and thieves I can just be an upstanding citizen and wait for proper procedures like everyone else who's suffering must do! But I was writing about the HUD Awards First Choice Neighborhood Implementation Grants! And just hoping that you form a top team of five to orchestrate a Wonderful Blueprint preferably in PowerPoint that outlines The CHA housing plan for Chicago residents. Including all our public housing names data of the residents and displaced residents data of our waiting list applicants. A budget plan and discreet outline on how we tend to spend the money housing our displaced residents! I think it should be top priority with some top technologist and developers because only four housings groups will split the 30 million dollars and Chicago needs it I need it . So please hurry and submit because the money will be rewarded at the end of the year! I'm just a person but expertise in Power Point and I want our city to win so I can live beautifully and complete my Nursing Degree!	CHA is currently a Chicago's Choice Neighborhoods Implementation Grant candidate. CHA was recently selected as a finalist for the \$30 million grant designed to create housing and economic development in communities with public and assisted housing. Specifically, the grant would be expected to spark quality, affordable housing, high-performing schools, services, transportation and access to jobs – helping a community that was once a thriving metropolis. Among the speakers Thursday was Chicago Mayor Rahm Emanuel, who talked about the importance of this grant to the city.
120	9.11.12	Marguerite Jacobs	My concern is the two heart beats to a room.	CHA's Admissions and Continued Occupancy Policy is currently a board approved document. At this time, the policy is not out for public comment. When the policy is revised, you will be asked to provide comments and concerns which will be taken into consideration in finalizing the document.
121	9.6.12	Julia	I saw a notice in newspaper, but it was in Spanish. Please tell me what the CHAnge is all about. I have a disabled son and I lost my voucher. New landlord wouldn't take voucher and was given a 2 month extension to find a place to live, but I was unable to find a place during that time. How can I get another voucher? I desperately need a place for me and my son to live.	The HCV and Occupancy Departments spoke with Ms. Rodriguez.
122	9.11.12	Jackie Paige	The two to a bedroom policy is confusing. How did you notify housing residents of the policy? When did it become a policy? How can I get a written statement of this policy? where you originally qualified for three, now you're qualified for two because your son and your daughter must now share the same bedroom. Your son and your daughter. Can you imagine? Your teenage daughter rolling over and seeing her teenage brother watching her across the room. How unfair and creepy is that? That's what CHA has told us to do.	CHA houses applicants/residents in accordance with HUD's federal regulations and guidelines. This policy has been in effect since the FY2005 Admissions and Continued Occupancy Policy and is provided to all residents during the annual re-examination process.
123	8.31.12	Jilleiane Jamison	The MTW plan notes a barrier to expediting moves from the Family waitlist...applicants not meeting the work and/or other requirements. I personally know people who are on the Family waitlist who are nearing losing their apartment because of increasing rental rates, these people work but have been waiting for 2 years on CHA to send a letter. I would urge CHA to contact waitlisted people immediately to see if they qualify to be placed in family units. I think it would also be helpful if CHA published PBV availabilities and waitlist openings. If you have any questions or want additional feedback on anything I mentioned please don't hesitate to call or email.	CHA recognizes that there is a large need for affordable housing. When vacant units are available, CHA reaches out to those at the top of the wait list to begin the screening and unit offer process. The CHA advertises and posts on CHA's website any information related to CHA wait list openings.

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124	8.31.12	Shontel Holman	My question to your company is, when should I be looking to move in	If you have a question about your status on the wait list, please feel free to contact the CHA at (312) 935-2600 for the Housing Choice Voucher Wait List or (312) 913-7266 for any of the public housing wait lists.
125	9.11.12	John Thomas	I represent Altgeld Gardens. Everything being done to our community is done with our input. It can turn into a democracy -- even our solders have been -- our older timers have been trampled on. We have no say so in anything. Now they are contemplating demolition and displacement of hundreds of people already homeless.	Response to Altgeld: Thank you for your comment. CHA plans to engage in a robust community planning process. We will begin with a kick off town hall meeting to shape the vision for the Altgeld Gardens and Phillip Murray Homes development. This meeting is scheduled to occur in November 2012 and will include a discussion about the services of an urban planner to ensure that the discussion and planning is comprehensive. CHA will be working with stakeholders to explore the integration of a variety of land uses including commercial, institutional, residential and mixed use within or adjacent to the property to bring much needed resources to the community.
126	9.19.12	Linda S. Thisted, Chair, Affordable Housing Advocacy Committee	Several of us from the Affordable Housing Advocacy Committee of the Coalition for Equitable Community Development attended the Tuesday evening public comment meeting at the Charles Hayes Center. We were disturbed to hear of the CHA's unilateral decision to demolish 648 units at Altgeld Gardens, which are currently vacant and deemed "uninhabitable".	Thank you for your comment. See response to Altgeld Gardens #125.
127	9.19.13	Linda S. Thisted, Chair, Affordable Housing Advocacy Committee	The CHA's approach to Altgeld Gardens is so similar to the CHA's approach to Lathrop Homes. We applaud the residents of Lathrop and their supporters for pushing back against the CHA's demolition plans there.	Thank you for your comment. See response to Altgeld Gardens #125.
128	9.19.14	Linda S. Thisted, Chair, Affordable Housing Advocacy Committee CECD	We advocate that CHA management adhere to the following principles at Altgeld Gardens: - Altgeld residents must be involved in the decision making process, - There must be full transparency, detailing the costs of demolishing Altgeld units and creating new replacement units versus rehabbing Altgeld units - If units are to be demolished, there must be an equivalent number of replacement units on-line and available to CHA tenants, before demolition takes place. We hope that CHA management can work together with the residents to reach an agreement that is satisfactory to all.	Thank you for your comment. See response to Altgeld Gardens #125.
129	9.11.12	Willie B McShan	I would like to know if there is any other reason other than the one given for the decision made to demolish a portion of Altgeld Gardens when housing for people is so gravely needed?	Thank you for your comment. See response to Altgeld Gardens #125.
130	9.11.13	Naomi Allen	Why would you demolish or plan to demolish our communities without our knowledge, and without our input? We need somewhere to live. There are so many homeless people in Chicago. We need 90 days to come up with a plan for this guideline.	Thank you for your comment. See response to Altgeld Gardens #125.

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131	9.11.14	Georgia Curtis	I'm from Altgeld Gardens. I represent People for Community Recovery. The purpose of me being here, this is my house that you're talking about. This is my community that you're talking	Thank you for your comment. See response to Altgeld Gardens #125.
132	9.11.15	L'Quita Sauler	I am a resident of Altgeld and have been for over 30 years. It is heart wrenching to hear of the CHA wanting to tear down any part of Altgeld. There is a lot of history that streams through, generations. Another thing, why tear it down when there are sooo many homeless people that need to be housed. And we could have jobs as well. I am sure you love where you live, so what makes you think we do not love Altgeld. We do not want our units removed.	Thank you for your comment. See response to Altgeld Gardens #125.
133	9.11.13	Marguerite Jacobs	The town center for Altgeld is greatly needed. No demolition anywhere.	Thank you for your comment. See response to Altgeld Gardens #125.
134	9.11.14	Gail Jackson	No demolishing the remaining blocks that have not been rehabbed. What would be the cost and why not employ qualified residents to rehab the remaining units? CHA could hire the engineers, decorators, plumbers and electricians. 648 took away our washers and dryers and playgrounds in each block.	Thank you for your comment. See response to Altgeld Gardens #125.
135	9.11.15 transcript	Gail Jackson	When CHA first came with the Transformation, you all took a whole lot from Altgeld. You took our washers. You took our playgrounds on each block. You took our basketball courts. So the little kids have nowhere to go. You can't sit on your porch and enjoy where you live at because you have -- the kids have nowhere to play. So my thing is this. I was always taught as a child, not -- if you're not part of the solution, you're part of the problem. Here is my solution to CHA. The money that Walsh, whatever he messed up with, get an attorney, hold him accountable for it. In the meantime, Section 3 is out because	Thank you for your comment. See response to Altgeld Gardens #125.
136	9.11.15	Trudy Smith	My children are homeless. I have been on the waiting list for 6 years. My baby's blood is crying out in Altgeld Gardens. Please compensate my children with a decent place to live. I will again contact White House on CHA.	Thank you for your comment. See response to Altgeld Gardens #125.
137	9.11.12	Joyce Jackson-Brewer	My name is Joyce Jackson Brewer. To give an idea of how important this is to you. You see I'm in a wheelchair. I had an accident, but when I heard that they were going to close down units in Altgeld Gardens, I had to come out. When I heard about this, I had to come out. I was raised in Altgeld in 1955.	Thank you for your comment. See response to Altgeld Gardens #125.
138	9.11.13	Joyce Jackson-Brewer	The resident from all over the United States of America that convened on Altgeld in August, the weekend of August 16 through 19 every year to reconvene. They call it the Old Timers Reunion. We are in the 24th year, and it didn't happen, the Old Timers Reunion. One, there was no explanation given except	Thank you for your comment. See response to Altgeld Gardens #125.

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139	9/11/2012	Andrea Cabn	Altgeld & Murray was a close net community. There are a lot of homeless people out here. We need to continue the rehab in Altgeld and it would give a lot of us jobs to provide for out families.	Thank you for your comment. See response to Altgeld Gardens #125.
140	9/11/2012	Naomi Allen	Why would you take millions and demolish our community instead of building it up? Why would you submit a plan without our best interest. We need 90 days to come up with a guideline plan for our communities.	Thank you for your comment. See response to Altgeld Gardens #125.
141	9/11/2012 Transcript	Cheryl Johnson	My name Cheryl Johnson, and I'm from Altgeld Gardens, and I represent People For Community Recovery. And I'm also a member of the Chicago Housing Initiative, and I'm also a member of the Chicago Anti Eviction Campaign. I'm involved with a lot of housing related issues, nationally and locally. I'm here to speak on behalf of our community specifically. I live in the community for a very, very long time. It's never been a tradition -- a transit community, but it has been a community	Thank you for your comment. See response to Altgeld Gardens #125.
142	9/11/2012 Transcript	Cheryl Johnson	When you're talking about taking down vacant units that are viable for someone else to live in, and considering the housing crisis that we are experiencing, not only Chicago, but around the country, and doing this Transformation plan that you implemented 10 or 12 years. The homeless situation spiked in the city of Chicago. Somebody -- someone has to have accountability for that. For you all to make a decision about what is happening in our community, is to tear down viable units that many people need to. You know, there is a population of men in Altgeld, but they are homeless in Altgeld Gardens. We have such an open community that if someone wants to sleep at my house for a night or eat at my house, my door is welcome. But if you have to tear down units that none of you never lived in before, it's unfair and it's unjust. And to make decisions without -- where the CFR 964 requires community participation, you have failed in this transformation.	Thank you for your comment. See response to Altgeld Gardens #125.
143	9/11/2012 Transcript	Cheryl Johnson	It's 1300 units in Altgeld Gardens and only four or five people that represent the locale. We work. The demolition is going on. It's not fair. We can -- now we are aligning ourselves with the red shirts, just like the teachers, and we are going to be the gatekeepers of Altgeld Gardens. You make a decision today, but you're not going to tear down the buildings in our community where I'm at.	Thank you for your comment. See response to Altgeld Gardens #125.
144	9/11/2012	Sandra Lee Watson	There's not enough affordable housing for everyone that needs housing. We have homeless mothers with their children who would like to empower themselves. We live in a rich country and we don't need apartments torn down when there are people needing these apartments.	Thank you for your comment. See response to Altgeld Gardens #125.

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145	9/11/2012 Transcript	Sandra Lee Watson	I represent People for Community Recovery. We do live in Altgeld anymore. Our mother moved out. And we -- I was in Altgeld Gardens since I was a kid. We did not know we were poor or in the projects. Everybody looked out for everybody else, parents. And when Cheryl was talking about if somebody is hungry, you're going to feed them, that is the way it is in Altgeld. I don't know -- I don't live in Altgeld no more, but I live in a project based housing apartment.	Thank you for your comment. See response to Altgeld Gardens #125.
146	9/11/2012 Transcript	Sandra Lee Watson	To tear down 648 apartments, and we got homeless people living all over this city, there are women with children who are the most homeless. Children are. Because if a mother has two to three children, she's trying to make it with -- in this rich country we live in called the United States of America. It's an atrocity to tear down housing that people would like to be able to empower themselves. For people that have not been to the Gardens, some of these building you're talking about in Blocks seven and eight, they are right in the hub of the community. If you tear it down, what's going to be put there? But I'm speaking on people need homes. People are crying to get in and CHA is blocking it.	Thank you for your comment. See response to Altgeld Gardens #125.
147	10.1.12	Cheryl Johnson, People for Community Recovery	The communication serves as a formal request to postpone your present line of action on some of the grounds that: 1.This planning process failed HUD's requirement to include feedback from residents who will be negatively impacted before you made a decision to demolish - this did not happen. 2. The outstanding issue un-addressed, is the alarming fact that CHA has been receiving monies for these viable, livable offline units while qualified community residents have been deliberately left homeless while CHA has collected monies appropriated on the behalf of our at-risk community citizens.	Thank you for your comment. See response to Altgeld Gardens #125.
148	10.1.12	Cheryl Johnson, People for Community Recovery	People for Community Recovery would like a 90-day extension to develop our "Own" community development plan which at least provides all stakeholders the chance to evaluate a community based perspective in providing economic, social and sustainable solutions truly inclusive of the residents' participation. We want to help the community to move toward self-sustainability. PCR is willing to work with you and a number of other organizations in our network who have expressed interest in developing pro-active public/private solutions. CHA should grant the extension, allowing us to show and prove to the City of Chicago that low-income residents can take leadership in the redevelopment of their own communities.	Thank you for your comment. See response to Altgeld Gardens #125.
149	9/11/2012 Transcript	Susan Smith	I would like to know if you could take a couple names down. One is Mrs. Hill, one is Robert James Smith. I gave them a card that I wrote out a message to you all. CHA, I want to say that, I am a resident or -- or I have been a resident, and I am really still a resident with the CHA. My son ran out there in Altgeld Gardens. My son was murdered. I grew up in Altgeld Gardens. I knew -- I have children now that are homeless. I feel like they should be compensated. They have been on the exchange list for six years.	Thank you for your comment. See response to Altgeld Gardens #125.

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150	9/11/2012 Transcript	Susan Smith	The other thing is that I'm very appalled about the thought of them tearing down the buildings down there in Altgeld Gardens if that is what they are planning to do. This is our homeland. We know that. And I'm hoping that is not going to be the case that they would do that because we are going to fight. We are going to stand together on this. That is what I'm going to say.	Thank you for your comment. See response to Altgeld Gardens #125.
151	9/11/2012 Transcript	Unidentified Woman	I am here to let you all know Altgeld is a unique place. To tear down all the blocks, you're making a move into smaller units, so you all know we need some of them units before you tear them down, right? We don't want none torn down. We have to work with them. We will have to come up with our own plans of what we want to see back on our development if it happens that way.	Thank you for your comment. See response to Altgeld Gardens #125.
152	9/11/2012 Transcript	Unidentified Woman	You all know what? We are not going to argue tonight. We are not going to get ourselves upset because this is not going to be the last meeting. Like Myra said, they are going to come out there tonight and meet with us too. This is not going to be the last meeting to talk about this.	Thank you for your comment. See response to Altgeld Gardens #125.
153	9/11/2012 Transcript	Unidentified Woman	Everybody, to those of you who are taking this back to CHA, take this one back. Before you demolish one unit in Altgeld Gardens, I want you to go after Walsh, go after what they stole. When you get -- they ran off with, mismanaged, thrown away. And let me know what you get back. We all know it. Walsh put in sub par parts that is falling apart. Apartments that are falling apart. So whatever. They ran off with your money. Take them to court. Sue them like everybody else do. Get your money back so you can rehab the units you want to tear down. Until then, don't touch nare one of them units.	Thank you for your comment. See response to Altgeld Gardens #125.
154	9/11/2012 Transcript	Michael Sullivan	Michael Sullivan, Altgeld Gardens. Does everybody know -- does everybody know what CHA and HUD gave Walsh for the projects they have done? No? Can you explain how much Walsh has given -- what CHA and HUD have given Walsh for contracts they have given? They gave over 700 million dollars. That's -- if it's not true, you tell me. My comment is, you guys have given Walsh all of this money, and I'm sure a lot of you people have take money under the table. I'm almost certain you have. And now you're going to tear down -- now you want to put everybody else out as a result. It's going to be revealed.	Thank you for your comment. See response to Altgeld Gardens #125.
155	9/11/2012 Transcript	Michael Sullivan	That is my comment. We want to know why all you are trying to tear down the housing. You're just standing there. Sitting there. Looking. You're not here. This is --this is not just black folks that's come out here talking all that. We are expressing ourselves and we want some answers and results. If you're not here to answer any questions, then what are you here for?	Thank you for your comment. See response to Altgeld Gardens #125.

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156	9.11.12 Transcript	Stacey Mullins	I'm a resident at Altgeld Gardens. My comment is, it's directed toward you, young lady in the middle. Because I have sat here for the last two hours, while you turned your head. You ain't no better than me. You ain't no better than anybody here. I had to say what I said, what I was supposed to say. Now I'll say what I need to say. Do not tear down, which --we got kids that live out here. Like I said, when I first went in for CHA, okay, there was only five units. So they only have them -- have them in five units. You put them all the way out here. I mean, I have a disability. You turned me down for everything, that we are out here. Second of all, I couldn't bring my kids with me. I need my kids with me, so many of them have to work at the school. Now we have a job, they have to work all the way north, so they cannot come here to accommodate.	Thank you for your comment. See response to Altgeld Gardens #125.
157	9.11.12 Transcript	Stacey Mullins	And I had to child, they live-- my kids live in the building with no water, because I'm trying to follow the rules and regulations. But the thing that needs to be changed, it really has to be a change because we cannot live like this. There is no one here to accommodate. You know, I'm not traveling by myself. Second, another thing. You all need to get bus cards. We don't have to catch the bus or currency exchange all the way down to the train station to come back. I don't have a car. So I have to go through this in order to go through the -- to move around. To making -- you need to have better accommodations for us and our children.	Thank you for your comment. See response to Altgeld Gardens #125.
158	9.11.12 Transcript	Willie McShane	My name is Willie McShane. I'm here supporting the apartment -- to be part of this pertaining to Altgeld Gardens and taking it back as far as you want to go to Altgeld Gardens. Because we -- our families lived in Altgeld Gardens in 1944. Some of these places were built, that they're talking about tearing down, and though I don't live in Altgeld Gardens now, anything that pertains to Altgeld Gardens, it effects me as well. And I'm here to stand by them. And I'm -- I would like to know what -- you say a town center. That's my understanding. That is supposed to be when it's torn down. What is included in that? What is the town center?	Thank you for your comment. See response to Altgeld Gardens #125.
159	9.11.12 Transcript	Willie McShane	Because as far as I am concerned, they have a center. All of these -- it's a building and it can become active once again. So when I was under the impression, like I said, though I don't live there anymore, I keep up with what is -- what goes on in Altgeld Gardens, I would like to know now if they were supposed to have been rehabbing it, then why now, is there demolition? That's my question. So Altgeld Gardens, whatever you do, I'm with you. Altgeld Gardens! Altgeld Gardens! My question is, perhaps if you got 9.36 million dollars to come restore our community, why you can't build it up? Why you making the plan for our community, for our best interest? Why aren't we having any input about -- because I didn't know about this meeting until somebody came and told me. Why aren't we hearing about all these things going on? I don't know who is doing the stealing. I know who's doing the land, but you know what? You come into our community today, it might be your community next week.	Thank you for your comment. See response to Altgeld Gardens #125.

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160	9.28.12	Elizabeth Bowen, LCSW	I am writing to comment on the plan to demolish blocks, 7,8,11,12,13,15 & 16 of Altgeld Gardens. Though there has been many problems in Altgeld Gardens, many residents wish to stay and do not want these blocks to be demolished. Instead, they are asking that the CHA invest money in rehabbing these buildings. Chicago has a major shortage of affordable housing. Don't make the problem worse by demolishing units at Altgeld. As a social worker who has worked with many homeless people, I am very concerned about this issue and wish to advocate for the preservation of CHA housing, specifically in Altgeld Gardens.	Thank you for your comment. See response to Altgeld Gardens #125.
161	9.30.12	TJ Crawford	The homes in Altgeld Gardens can be used to house families in need. Tearing them down will do what for whom? Please support the current and past residents who need housing.	Thank you for your comment. See response to Altgeld Gardens #125.
162	9.30.12	Peter Barley	The economy as it stands today indicates more need for low income housing, not less. Failure to provide these types of accommodations will only increase the number of families struggling to keep a roof over their heads. Have the needs of poor become so dispensable that no one can see their needs, or hear their cries. Take the time to put yourself in the shoes of those that are in need. We are all just one paycheck away from needing a little assistance. Although I no longer reside in Chicago and have been blessed not to need the assistance, without it I don't know where I would have been. I am a product of Altgeld Gardens, Block 12, 13241 S Greenwood. Living in this area allowed me to obtain the education I now use as the Manager of the Loan Operations Department at a Community Bank in Milwaukee WI. I have obtained friendships and connections that are priceless. Because of low income housing I was fortunate not be homeless, although my mother, a single parent, struggled. Please do not deprive others of what I was afforded to become successful.	Thank you for your comment. See response to Altgeld Gardens #125.
163	9.11.12 transcript	Bernie Watson	Why do you want to tear down the place? All you have to go down the streets and find people that are homeless, looking for a place to stay. You know -- there are people, other people that do not -- they are only going to take place, a piece of ground so some rich people can move in. They already have a place downtown where they can move to on the North Shore. You're going to take away spots like that?	Thank you for your comment. See response to Altgeld Gardens #125.
164	9.11.12	Jamira	My name is Ms. Jamira. I'm a former resident of Altgeld Gardens. It's -- we have to come up with our own community development for our own community. If you all are really serious about your own community, contact People For Community Recovery. Cheryl Jones. We must be able to take care of our own community.	Thank you for your comment. See response to Altgeld Gardens #125.
165	9.11.12	Jamira Owokoniran	I would like to request an extension for us submit our own community redevelopment.	Thank you for your comment. See response to Altgeld Gardens #125.

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166	9.11.12	Unidentified Man	I would like to say to the people from Altgeld Gardens, President Barack Obama got into the White House based on the fact that he loved our folks from Altgeld Gardens. This is an election year. This is an election year. In order to him to get back into office, we are going to do a couple of different things. We are asking for a sub Senate hearing. That's our motto. We are not going to put in anybody that is against us. We are -- we will not vote for anybody that is -- we will vote for anybody that is for us. So there is two people running. There are two people running right now. Barack Obama is the president of the United States. He got in office based on the fact that he was represented, and that he was out there registering new voters.	Thank you for your comment. See response to Altgeld Gardens #125.
167	9.11.12	Unidentified Man	So we have more -- we got a bigger claim. So we are proposing that we all write letters, this is simple, to the senators as well as Barack Obama. The letter that she -- Sheryl will show the letter that she wrote. The letter has to say that we want an investigation about six million dollars. It was six million dollars and they spent \$300,000. They spent \$290 million dollars. This is another 310 million dollars. Walsh took 310 million dollars. You're not listening. There is a slush fund. So after they stole the money, they stole this money. They gangstered this money. All this was done on the -- under Mayor Daley. So now Rahm Emmanuel is going to clean up. You don't blame Mayor Daley now.	Thank you for your comment. See response to Altgeld Gardens #125.
168	9.11.12	Unidentified Man	You blame Rahm Emmanuel. You let him do the same thing that the people -- that the teachers is doing. You have got to have a 10,000 people march. You need a 10,000 people march downtown. You see them people with the red shirts? I bet you respect them now. He is -- we have to mess with the election. We have to tell Barack Obama, we are going -- we are not voting for you. We will march.	Thank you for your comment. See response to Altgeld Gardens #125.
169	9.11.12	Camra	My name is Ms. Camra. I have been a resident of Altgeld Gardens since 1963. My family was one of the first families to move in 1944. My question to you is, my son has been placed on a waiting list for Altgeld since 2009, and has yet to be placed in housing. How can you talk about tearing down 648 units, when it's people like my son who is trying to get custody of his son? He has met all the requirements, and he still has not been placed in housing. But yet you speak about tearing down 648 units. Can you answer that question for me?	Thank you for your comment. See response to Altgeld Gardens #125.
170	9.11.12 transcript & card	Vanessa Smith	My name is Ms. Smith. I am a former resident of Altgeld Gardens. Personally, I'm appalled. I worked all my life -- I am a taxpayer, not only as a former resident. My tax money, I help created, and I lived in it. I am here to -- on people behalf of the demolition of the blocks that you're talking about. So I'm here to speak about the demolition of these blocks that you're talking about doing. CHA first talked about rehabbing these units. They talked about a five-year plan, and it was a commitment made to the residents of the community. Made to the residents of the community. Now, some years later, you still have not completed that, and the easy way out to demolish these units.	Thank you for your comment. See response to Altgeld Gardens #125.

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171	9.11.12 transcript	Ms. Powell	I grew up in the public housing, and they are gone. They are in separate buildings. I shown people all over the world that picture of the I was blessed because of that, to be able to move out into a home. I live out in Altgeld Gardens. I have -- I'm a community activity. I'm tired of fighting. I have fought because they wanted to put firemen out there. They wanted to expand the landfill. I fought because they wanted to live with the coal mine. Now Kathy Hill-Flyman, she wants to put people out. I have been in contact all over the United States, because like a lot of these people, I still pay taxes. I have not been able to get a tax return since about the 70s. Why? Because I haven't the God given sense to save any money to make enough. So that I had to pay taxes.	Thank you for your comment. See response to Altgeld Gardens #125.
172	9.11.12 transcript	Ms. Powell	When I write that tax check out to the IRS, I want to it to go for the reasons, not for yours, but it's to sit up here. I want it to go for the poor people, to do something for low income I want it to go to the right place. I didn't work to pull you all up. I worked to help my people, and I don't mind paying taxes as long as it goes to the right place. I have been in contact with people all over the United States, who feel the same way. They are taxpayers. They are here. They are getting ready to take to the media, and they are getting ready to file a lawsuit.	Thank you for your comment. See response to Altgeld Gardens #125.
173	9.11.12 transcript	Ms. Smith	I am Ms. Smith. I'm an alumni of Altgeld and -- we were born and raised out there and as a taxpayer, I'm totally appalled with ya'll. Take my hard earned tax dollars, which is -- and then tell me you're going to tear it down when all my money up in there. I think that is a good --little crazy, you have done more than what you will are those to. CHA Housing needs to deal and concentrate on housing, and tearing down Altgeld Gardens is not a solution. I know you have a -- I know there is some property out there you will probably sell as condos. Now, you want to tear it down. I think that's crazy. If I could, I would stop my tax dollars from coming to CHA. I would do it today.	Thank you for your comment. See response to Altgeld Gardens #125.
174	10.1.12	Eric (Rico) Gutstein	I am a professor of education, on the faculty at UIC. I have been working with families in Altgeld Gardens since Fall 2009 and have visited the development and attended meetings there on a regular basis since that time. I am opposed to CHA's plan to demolish 648 units in Altgeld Gardens. Instead, I advocate that CHA grant a 90-day extension so that residents can themselves develop their own community-use development plan. It seems to me that those who live in the development have a pretty good understanding of the needs, challenges, and possibilities for their community.	Thank you for your comment. See response to Altgeld Gardens #125.
175	10.1.12	Eric (Rico) Gutstein	It's my understanding that CHA has thousands of people on its waiting lists, and a July 2012 analysis by the Chicago Coalition for the Homeless documented that there were over 100,000 people in Chicago who were homeless at some point during the 2011-12 school year—a huge number for a city of our size. Given that we have homes without people—e.g., in Altgeld Gardens (not to mention the Cabrini low-rise apartments and Lathrop Homes)—and people without homes—i.e., the over one hundred thousand in Chicago—it seems to be both a moral and a practical matter to address this astonishing contradiction.	Thank you for your comment. See response to Altgeld Gardens #125.

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176	10.1.12	Eric (Rico) Gutstein	I urge CHA officials, before demolishing any unit, to act immediately to incorporate the vision and experience of public housing tenants in determining plans for their future and to help solve the persistent problems of homelessness in Chicago.	Thank you for your comment. See response to Altgeld Gardens #125.
177	10.1.12	James Carlton, Concerned Chicago Resident	I'd like to comment on the proposed demolition of several blocks within the Altgeld Gardens/Murray Homes Housing Facility in southeast Chicago. The residents have requested a 90-day extension to allow time for them to develop and submit an optional plan that takes the needs and interest of the residents into the long-term plans and policies of the CHA. I would support this effort and request even if they were asking for a longer than 90-day period, given the difficulty in putting together a comprehensive document that would be taken seriously and acted upon favorably by the CHA and HUD. A six to nine month extension would probably be more realistic and democratic.	Thank you for your comment. See response to Altgeld Gardens #125.
178	10.1.13	James Carlton, Concerned Chicago Resident	I'm writing these comments from the perspective of a former public housing resident and advocate for the continuance of the safety net subsidized housing provides its residents -- in particular for those seeking that support in times of economic hardships. The City of Chicago itself admits there is a several hundred thousand unit shortfall between the demand for affordable housing units (both single-family and rentals), and the currently available housing stock in the city. Demolishing these units as well as those in the Lathrop Homes public housing development does nothing but exasperate that situation.	Thank you for your comment. See response to Altgeld Gardens #125.
179	10.1.12	James Carlton, Concerned Chicago Resident	There seems to be little or no incentives in place for private developers to step up and fill this void of affordable housing and rental construction/renovation in the city of Chicago which creates an environment that -- for better or worse -- positions city government as the builder of last choice. It would probably be accurate to say, CHA is the only potential builder or manager that poor and working families could reasonably rely on in these times. Without continued support by the City of Chicago, CHA, and HUD of affordable housing for poor and working families there would be no reliable options or alternatives for thousands of Chicago families who support various governmental revenue streams by the sales, payroll, and other taxes they pay on a daily basis year after year.	Thank you for your comment. See response to Altgeld Gardens #125.
180	10.1.13	James Carlton, Concerned Chicago Resident	Don't they also deserve a reasonable return on their investments which seems to be one of the major obstacles for private builders in filling the void between affordable housing stock and the actual demand for affordable housing? I'm also not certain whether the CHA has exercised all of its legal responsibilities in terms of resident rights to fully participate in proposing, participating in, and assisting in all aspects of the development of local public housing operations, policies, and regulatory guidelines as stipulated in Federal Law 24CFR964 that lays out in great detail the role of residents and resident councils in those decision-making processes.	Thank you for your comment. See response to Altgeld Gardens #125.

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181	10.1.12	James Carlton, Concerned Chicago Resident	I use as an example an article in today's Crain's Chicago Business magazine that describes the seemingly huge chasm between the policy position of Charles Woodyard's (CHA/CEO) and Myra King, the President of the Resident's Central Advisory Council in terms of the future direction of CHA policy. There seem to be many unresolved issues between their visions for the future -- issues that may take some time and a lot more resident input to resolve -- but in the end it appears that only Mr. Woodyard's opinions matter.	Thank you for your comment. See response to Altgeld Gardens #125.
182	10.1.13	James Carlton, Concerned Chicago Resident	So, I'm asking that you grant the residents of Altgeld Gardens all the time they need to conduct the necessary due diligence, research, and legal advice to put together an alternative plan that lays out a different set of options for their community moving forward. And I also ask that when that plan is submitted it receives a review commensurate to the gravity that your final decision and plan will have on their and their children's' lives, their livelihoods, and their continued human and legal right to remain residents of the city of Chicago.	Thank you for your comment. See response to Altgeld Gardens #125.
183	9.11.12	Ebonee Stevenson	I worked for the VA folks Center. Every night, I have a young person calling me telling me they need a place to stay. We have youth out here, who are not just homeless. They're involved in illegal activity in order to eat. It don't make any sense for CHA to tear down all these units when we have all these people who are homeless. One of the things I want to say is that we know that CHA has a history of stealing money from our communities.	Thank you for your comment.
184	9.11.12	Ebonee Stevenson	What we are trying to do at Altgeld Gardens, what I think we should do at east of the level is to start -- just like they got the LAC and CAC and Board this and that, these youth are out here being discriminated against, harassed by security, and how are going to bar young people? How are you going to put young people on the street when they have nowhere to go? We need to start holding them accountable for the things they are doing in our communities. Our youth are dying in the streets, in the -- from the community.	Thank you for your comment. See response to Altgeld Gardens #125.
185	9.11.12	Rachel Franklin	What is going to happen to Lake Parc Place? I live in Lake Park Place. I have been living there since 1999. I have a question about our building going to be turned into senior building. You know you said we work for the residents. You don't let the residents know anything. You know what I'm saying? You have to be real with us. Give it to us point blank, whether we are going to be thrown or not. I'm -- I would rather you come to me like that. Now I have to find a place for me of and my two kids to go. Real talk. You have to give it to us real. Stop evicting. It's not a process of elimination. You give us these rules to go by. If you don't go, you get evicted. If your child don't, they get caught up, they get evicted. That's the process of elimination. That's all.	CHA will complete construction work at Lake Parc Place by 3rd quarter 2013. The work includes ADA accessibility modifications, repaired building façade, significant new life safety features (sprinklers, elevator controls and interior cameras), along with renovated hallways and entrances. Lease-up of the vacant units will be conducted in accordance with the Tenant Selection Plan for the property beginning in December 2012. The property is expected to be fully leased by the end of FY2013.

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186	9.11.13	Rachel Franklin	<p>You know, our kids are on the street. 18 to 17-year-old kids are on the street and ain't got nowhere to go because they can't come home. Section 3 jobs, where they at? I have a daughter, a senior in college, couldn't even get a summer job with CHA. That's ridiculous. She's a senior. How can we teach our kids to be self sufficient when you guys don't even help? I told her apply for it. She applied for it and everything. Wasn't qualified. That's crazy. So I tell my baby you keep doing what you doing. You get your college degree. You're going to make something of yourself. But all I want to know is, what is going to happen to Lake Park Place? Is it going to be mixed income?</p>	Thank you for your comment. See response to Lake Parc Place #185.
187	9.11.12	Bland Henderson	<p>What are the housing plans for Lake Parc Place?</p>	Thank you for your comment. See response to Lake Parc Place #185.
188	9.11.12	Ayanna Allen	<p>I'm representing COCO, representing Chicago and the residents of Lake Park Place. According to your Move To Work 2013 Plan, all of the units at Lake Park Place are supposed to be fully used by the end of August 2013. Who are these units being leased to? What is the real future plan for Lake Parc Place? Will leasing truly be complete by 2013? Who will these units be leased to? Will income levels be set at 0% - 30% of the AMI? Are there plans to convert this building to mixed income housing? Will the current tenants have commitment by CHA to ensure that they won't be displaced or forced out?</p>	Thank you for your comment. See response to Lake Parc Place #185.
189	9.11.12	Ayanna Allen	<p>We want the building to remain transitional housing for the current residents. In addition to all of the thousands of people who are right now still on the waiting list waiting to be placed in units, are units sitting right there vacant. Mixed housing was a -- it did not work then, it will not work now.</p>	Thank you for your comment. See response to Lake Parc Place #185.
190	9.11.13 Transcript	Unidentified Man	<p>First of all, I would like to say to this table, why Mr. William (Woodyard) is not here? Why isn't he here? Do we know why Mr. Williams (Woodyard) is not here? I think it matters when you have other people talk. People expect to see somebody who is supposed to represent the decision making. So that's a crucial process point we have to talk about. So that is a problem, all right. But just going forward, the CHA continues to not be -- to house those most in need of low income housing and affordable housing. With the thousands of units that have gone vacant across the city, we see that CHA's mission is not to house those who need homes the most. So we have an initiative. So we have an issue there.</p>	Your comment has been received.
191	9.11.13 Transcript	Unidentified Man	<p>For 30 years in my community of the development of the Lake Parc Place Homes, which we repeatedly talk to CHA has been transferred by people coming in from different departments. But the biggest thing is unoccupied developments, 138 units. We are wondering why are these buildings left half vacant for over three years? So that's a problem. So CHA, we have a few questions. One of the questions is, if this is going to be a process to actually eliminate or push out low income families.</p>	Thank you for your comment. See response to Lake Parc Place #185.

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192	9.11.13 Transcript	Unidentified Man	Many of the families that have lived there over the years have been moved out, transferred, and now with the new housing ADA units, people have also left. Secondly, we recently got some information that CHA put out about senior housing. This development was called senior housing in a CHA document. It's never been a senior housing. So we are curious is that the plan, to push out families who live here to make it senior housing? We are not --I'm going to finish with this. What we really need is we need a representative from Chicago Housing here to come to the development, address the tenants publicly, not individually, not just for representatives.	Thank you for your comment. See response to Lake Parc Place #185.
193	9.11.13 Transcript	Unidentified Man	Address the whole building and answer these questions. These developments all across the city have remain vacant. We are getting these piecemeal responses. They need to come down to Lake Park Place and talk to the residents, tell them what's going on, and have input from the residents of what they want to see happen to their housing.	Thank you for your comment. See response to Lake Parc Place #185.
194	9.11.12	Joseph Watkins	I'm an active advocate for public housing residents. I don't want COCO or no other coalition to file lawsuits against you all. Let me say this. I'm requesting that everybody in here start writing letters to the United States Congress and to your president, since this is an election year, to embarrass him about our housing situation. Because they refuse, and our people refuse to pay any attention to it. We want them to file an investigation into the fraud, waste, and abuse that's going on at public housing. Case in point, I used to live in 574 at Ida B. Wells. And the very same month that they were evicting us, they were -- they was fixing up vacant apartments. Now, what in the hell were they facing -- fixing up vacant apartments while they were moving out the building to tear it down? Now, I'm trying to figure out what's going on.	Your comment has been received.
195	9.11.13	Joseph Watkins	My point is this, I want to know why CHA has not honored the right to return. I want to know why don't CHA come clean with us and let us know of making black folks homeless. That's what you're doing. I want to know why all these people -- why I want to know why you all have not addressed the issue of our right to return, and is it because you all are secretly or clandestinely making sure we don't enjoy the fruits of the neighborhood? So you're putting us out so we don't have no jobs and employment. So there are -- is that what is really going on? Because you're not telling us what is going on in our community, and it's unfair what you all are doing. So I'm encouraging everybody to write the letter to the president, to the U.S. Congress.	Thank you for your comment. See response to Lake Parc Place #185.

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196	9.11.14	Joseph Watkins	<p>If you don't, no one is going to help us. All these people are coming in here, talking about they help us. They got the resources, and they are not filing a lawsuit. They are part of the dog and pony show. Because if this were to happen to any other people, they wouldn't -- they wouldn't go for it. They will be in court right now. We don't have no rights for our people. And you -- every single day. Look, they got a slush fund where they are supposed to be paying our education to go to school. Do you know anybody who go to school they will pay for? They pay money into the slush fund. They will not have CHA residents and construction jobs in our own community. They want people who don't look like us to come down and do all the work. The working group, Harlem, going to make us or put in the program and make us a residents while white folks and Hispanics are doing all the work. We have to watch other people come in our community. What is really going on in our community.</p>	<p>Thank you for your comment. See response to Lake Parc Place #185.</p>
197	9.11.15	Joseph Watkins	<p>Why don't you all -- it's really really a shame for you all to sit here, and I know there can't be no God in me for you all to do as you do to us. I know God cannot allow it. It's a shame. Let's me say this in closing. Are we going to get a response to our answers? You're not going to respond then what is the point of this? So are you all challenging the slush fund abuse. Are you all throwing money at bad projects instead of investing money or rehabbing our developments or creating these 2000 more units so you can combat the homeless? Is that going to be in the report? Are you all going to -- one question. Are you all going to address this?</p>	<p>Thank you for your comment. See response to Lake Parc Place #185.</p>
198		Unidentified Woman	<p>I am from Lake Parc Place. I have been hearing rumors in the last five, six years about this. I don't know what is going to happen. I really don't know what is going on, but all I can say, keep Lake Park up and develop it.</p>	<p>Thank you for your comment. See response to Lake Parc Place #185.</p>
199	9.11.12 transcript	Adourthes McDowell	<p>We support Kenwood Local Community Organization. We support the Section 3 program. Put America back to work. We are -- residents that eligible to work, put them to work. Put them in training programs. We support initiatives. We support Lake Park. What is going on with the --with the vacant building, vacant apartments, 66000 homeless individuals that CHA cannot find, but only 25,000 units that was available after the hundreds of billions of dollars that was wasted in our communities on our tax dollars on our backs.</p>	<p>Your comment has been received.</p>

PUBLIC COMMENTS: Proposed FY2013 Moving to Work Annual Plan Public Comment Period: August 31 - October 1, 2012				
200	9.11.12 Transcript	John McDermott	<p>I'm John McDermott with the Neighborhood Association and CHA with the local neighborhood Association and Chicago Housing Initiative. There is crucial information that is not in the draft plan that we need in order to comment on the draft plan in an informed way, and I want to make too specific issues. First, it's already mentioned, the draft plan allocates 8.1 million dollars for capital expenditures for Lathrop Homes, but there are no details on how that money will be used. We would ask, Mr. Weinstrub if he could provide information in the next week so we can comment on that. During this comment period.</p>	<p>In FY2011, CHA along with the developer Lathrop Community Partners and the Lathrop Working Group launched a comprehensive community engagement planning process. In addition, in FY2011, CHA conducted relocation for consolidation from the north end of the site to the south end in order to ensure efficient heating operating costs.</p> <p>In FY2012, Lathrop Community Partners continued the robust community planning process by presenting several schemes for the site. In FY2013, the schemes will be revised and synthesized to develop a final Master Plan that addresses historic preservation, overall unit mix, density and mixed uses for the site, and may include demolition of units. Resulting from the Master Plan, in FY2013 the working group and development team will devise a phasing plan that focuses on minimal disruption to residents living on the south end of the site.</p>
201	9.11.12 Transcript	John McDermott	<p>Secondly, we are mystified as to why CHA would plan to demolish scatter site buildings, five scattered site buildings in Logan Square, Pilsen, Humboldt Park. We have visited these buildings. We know four of the five things appear to be in condition, 36 these building, okay? So we would ask how are these things going to be -- what is CHA plan for these sites if they are demolished?</p>	<p>CHA will consider your comments, thank you.</p>
202	9.11.12 Transcript	Robert Evans	<p>Robert Evans is my name. And first of all, I would like to say CHA, this type of action that we are getting from these people should send a resounding message to you all the way to HUD, with which you have your board on the presentation. It sounds like a total rejection. It makes me -- when the residents say one thing, you are saying something different. It makes me wonder about you. Because if your system was working, the residents would not be crying the way they are.</p>	<p>Your comment has been received.</p>
203	9.11.12 Transcript	Robert Evans	<p>So with that being said, that piece you got about Lathrop Home 2013, I say no. The residents say they want to rehab the place. All this 8.1 million dollars, just do the paperwork, and perhaps some demolition. We say no once again. Resounding no. No, no, no. We have -- remember the I will say no again. They talk about 1600 condos going up, 26 stories high. No, no, no. Let's make sure it's on the record. No. We want to rehab Lathrop. That's it. Nothing more. Rehab.</p>	<p>Thank you for your comment. See response to Lathrop Homes #200.</p>
204	9.11.12 Transcript	Mary Thomas	<p>My name is Mary Thomas, and I'm here to represent the Lathrop Homes. You guys say 748 units at Lathrop are actually uninhabited. That is a lie. A lie. You guys are getting 8.5 million dollars for unspecified reasons for Lathrop. I got some ideas for you. Maybe you can take some of that 8.5 million dollars, and make some apartments ready for some homeless people. That is crap. We are not going to go for it. We are not going to go for it. You need -- you leave people homeless. Children houseless. How can you sleep at night? That's all I have to say.</p>	<p>Thank you for your comment. See response to Lathrop Homes #200.</p>

PUBLIC COMMENTS: Proposed FY2013 Moving to Work Annual Plan Public Comment Period: August 31 - October 1, 2012				
205	9.11.12 Transcript	Unidentified Man	I live in Lathrop Homes. I come from -- I'm a resident. This is what we need to be talking about because there is so much lack of information about our people. My question is this. You have 1.3 million dollars that was given to HUD, all right, for -- to us for our community and we got less than one million dollars. Something has to be done about that. My point is simply this. Section 3, where she say -- this relates to everybody in this room. I don't know if you stole it, you gave it, or whatever you did. Gave it to your auntie. In this transformation, make sure we can get -- get those -- to fix those plans and get the people out the units. It's not going to work if we ain't doing it right. I'm letting you know that those -- this needs to be done the right way. I ain't going nowhere, and they ain't either.	Thank you for your comment. See response to Lathrop Homes #200.
206	9.11.12	Candy Love	I work with Logan Square Neighborhood Association, the Chicago Housing Initiative, and I have been working with the families of Lathrop Homes for the past nine years. There is nothing I can say that you have not heard tonight already. I want to remind you of this, there is 8.1 million dollars, out in the -- outfitted in the budget for Lathrop Homes, which is sitting on 748 vacant units. I have been in Lathrop Homes working with families for the past five years. I have watched everything get destroyed. All the resources be eliminated. I have watched families that have taken vouchers and want to come back and they're sitting there looking at 748 vacant units, and you're telling them they cannot live here anymore. That is atrocious. Let me tell you something.	Thank you for your comment. See response to Lathrop Homes #200.
207	9.11.13 Transcript	Candy Love	I represent all the organization today, but my -- what the gentleman said before me is, first of all, I am a Chicago citizen. I'm taking all my hats down. My hats as a citizen is this. You're using my tax money. You're getting free stuff for all of my dollars. I'm struggling. Many families in here are struggling. You cannot do this anymore. I will not allow it. The gentleman before me said it. It's time to march on Washington. I'm with them. I'm going to march on Washington. We are not going to take it no more.	Thank you for your comment. See response to Lathrop Homes #200.
208	9.11.12 Transcript	Debra Medlock	I represent Lathrop Homes. Two weeks ago I read an article in the -- in a major newspaper. It spoke about 12% of our children, school age, talking Pre K through senior year of high school, 12% are homeless. Homeless. I would also refer to your homeless, your hungry also. I don't understand how we can have eight million dollars to do with what we need to do at Lathrop, but we are talking about tearing down strong structures that all they need is some fixing up. I don't understand why we would tear down something and waste the money that has been so marred for us to get at this point. Statistically it's 12%, and I understand that in this realm in this age, stats means I see if we were to do the right thing with that eight million dollars. I see stats maybe even being wiped off as far as most of the homeless in Chicago. But I also see statistically that if that chart is wiped off, statistically where would your jobs be?	Thank you for your comment. See response to Lathrop Homes #200.

PUBLIC COMMENTS: Proposed FY2013 Moving to Work Annual Plan Public Comment Period: August 31 - October 1, 2012				
209	9.11.12 transcript	Miguel A Suarez	I'm a resident of Lathrop Homes, chairman of Lathrop Community and Development of -- in the association. First of all, the -- fall for basic plans that focus on middle -- minimal construction for residents in the south end of Lathrop. That's for the first step would be like to -- the plan to include	Thank you for your comment. See response to Lathrop Homes #200.
210	9.11.12	Toni Love	CHI and Lathrop Homes and the Logan Square Neighborhood Association.	Thank you for your comment.
211	9/11/2012	Robert Davidson	8.1 capital budget for unspecified purposes, we as residents say no, and no to demolition. We say yes to rehab at Lathrop. Let us start rehabbing at Lathrop now not 2013 and not another year of planning.	Thank you for your comment. See response to Lathrop Homes #200.
212	9.11.12	Debra Medlock	I'm with the Chicago Housing Initiative. I represent the homeless and people on the wait list. You're talking about demolition of apartments at Altgeld, Lathrop, and other places. Yet there are over 90,000 homeless people in this city of Chicago. Not only do we oppose this demolishment, but we ask and demand that you use these units that are, that you-- that you rehabilitate those that are not, and rent them to the deserving, the under privileged, and homeless people.	Thank you for your comment. CHA is aware of the great need for safe, affordable housing in Chicago. CHA is continuously working to resolve the issue of much needed affordable housing in order to create vibrant communities. The success of the Plan for Transformation is predicated upon the proven strategy that irreparable, inhabitable units must be revitalized or rehabilitated in order to bring about healthy, sustainable communities. Demolition will not occur without a robust community planning process.
213	9.11.12	Crystal A Sahler	I'm from Lakeview Action Coalition and the Chicago Housing Initiative. And I'm a participant for the housing voucher and a member of the Lakeview Community where I would like to say that there are 2000, 2000 homeless youth on any given night. Any given night there are 2000 homeless youths. And you want to tear down thousands of units where those youth can be placed in? Ya'll lost your mind. Why you want to tear down a place where they can eat or sleep? That is -- ya'll ain't right at all. These petitions for people that can't make it. This room would be so crowded. But I want to let you know, my child wants to go to the United States Army or whatever that thing is you call America, Home Sweet Home, when the war is here. The war is here. Because she don't understand what I do. Everyday I'm at the park district. I'm on the safety patrol. I'm on the LAC. I'm trying to find out what the problem is. She wants to go there and trust your life to these people? You want to go fight for these people? And you all put them out in the street. She might have to come back. I moved out down there from Louisiana. I thought Altgeld Gardens was the best place to come down. Who are you going to fight for? We have a fight here. I want to tell my daughter, make your choice.	Thank you for your comment.
214	9.11.12	Debra Miller	I oppose demolishment of homes.	Thank you for your comment.
215	9.11.12	Frank Wozny	Why are units being taken down that are empty when there are so many homeless?	Thank you for your comment. CHA is aware of the great need for safe, affordable housing in Chicago. CHA is continuously working to resolve the issue of much needed affordable housing in order to create vibrant communities. The success of the Plan for Transformation is predicated upon the proven strategy that irreparable, inhabitable units must be revitalized or rehabilitated in order to bring about healthy, sustainable communities. Demolition will not occur without a robust community planning process.

PUBLIC COMMENTS: Proposed FY2013 Moving to Work Annual Plan Public Comment Period: August 31 - October 1, 2012				
216	9.11.12	Evette McGee	Yes, I would like to speak about why demolishing the housing.	Thank you for your comment.
217	10.1.12	Eric Vastag	<p>We, a coalition of concerned stakeholders in a number of Condominium and Homeowner's Association located on the Near North Side, submit the following public comments regarding the Proposed FY 2013 Moving to Work (MTW) Annual Plan. Our coalition is comprised of residents in many of the Associations on the Near North Side including: Domain, Old Town Village West, Orchard Park Townhomes, River Village, South Townhomes, River Village North Townhomes, River Village Townhomes Homeowner's Association, Old Town River Nort, NorthTown Village I and II, Parkside of Old Town, 873 Larrabee, River Village Lofts, River Village Pointe. We have a vested interest in the communities where we live. Our intentions are sincere and our desire to drive change is serious.</p>	<p>CHA continues to work with the Near North Working Group to incorporate Frances Cabrini Rowhouses into the broader redevelopment plans for the former Cabrini-Green sites. CHA completed the rehabilitation of 146 units at Cabrini Rowhouses in FY2009. At the request of Federal Judge Marvin Aspen in FY2009, future rehabilitation was put on hold and CHA reassessed its previous plans for the non-rehabilitated portion of this site. After numerous stakeholder meetings and deliberate considerations, CHA has concluded that it will no longer support 100% public housing at the Cabrini Rowhouses property.</p> <p>In FY2011, CHA hired an Urban Planning team to assist the Near North Working Group with drafting a Master Plan for the remaining redevelopment of the former Cabrini-Green sites. In FY2013, CHA anticipates that as part of the Master Planning process, it will solicit redevelopment bids for the entire remaining Cabrini-Green property which may include other types of housing, commercial, educational, and/or social service components. Part of this process may include the demolition of some or all of the remaining 437 non-rehabilitated units in Cabrini Rowhouses. CHA does not expect that any such demolition would occur in FY2013.</p>
218	10.1.12	Eric Vastag	<p>The MTW Plan is an exciting opportunity for change and one we appreciate having the opportunity to respond to, and become a part of, the CHA's efforts to continue to revitalize Chicago's neighborhoods.</p> <p>While some of our feedback may be beyond the scope of MTW, we hope it can become a starting point for our groups. Having the support of CHA in conjunction with the efforts of other community organizations would help drive change so we can create a new community we can all be proud of for many years to come.</p>	The CHA plans to host community meetings in the first quarter of 2013 to discuss planning for the Cabrini area.

PUBLIC COMMENTS: Proposed FY2013 Moving to Work Annual Plan Public Comment Period: August 31 - October 1, 2012				
219	10.1.12	Eric Vastag	<p>Primary Concerns</p> <p>1) Redevelop all of the Cabrini row houses [including occupied rehabbed units], a current source of violence, crime, and drug trafficking within our neighborhood.</p> <p>a. Develop a cohesive housing complex that's attractive to both affordable housing and market rate tenants. If we keep a section of the row houses, how is this beneficial to all parties including developers?</p> <p>b. The current row house residents are concerned for their safety and demolishing the units altogether is the best way to drive positive change in this neighborhood.</p> <p>2) Maintain or increase the market rate to public housing ratios. The housing ratios are currently not provided in the Plan.</p> <p>a. The neighborhood will better thrive with less public housing units and more affordable and market rate housing units.</p> <p>b. The ratio should ideally be 10%-20% public housing and the remainder split between market rate and affordable (Tax Credit or HOME units)</p>	Thank you for your comment.
220	10.1.12	Eric Vastag	<p>3) Allow a representative from our group on the Near North Working Group. This would allow a clear and open channel of communication between the groups. Many of us have been a part of this community for nearly 10 years. We believe in what is happening and want others to believe in this change as well. As new leaders at the City of Chicago and the CHA, the Plan for Transformation has significant opportunities to create a world-class showcase of how a mixed-income community can thrive over time. We ask the new leaders to consider those of us who have been living this change to be a party of any future plans for development, particularly on the Near North Side and around the former Cabrini-Green sites.</p>	The CHA plans to host community meetings in the first quarter of 2013 to discuss planning for the Cabrini area.
221	9.11.12	Tamiko Holt	<p>I see you making changes about project based -- the people that live in project based vouchers which is also PBV because they are not allowed to give vouchers after they have lived there for one year. Well, now you want to make changes for two years, when you're not giving the ones that want to move out that's been there three, four years, that want to move out now. Even on your waiting list you -- you play wait list shuffle.</p>	<p>In accordance with CHA's policies, under MTW approval, a family who wishes to move with continued tenant-based assistance may terminate their lease any time after two years of occupancy provided the family has not violated any of its family obligations. The family must contact the CHA to request the rental assistance prior to providing notice to terminate the lease.</p> <p>In the case of families living in supportive housing, they may terminate their lease at any time of occupancy provided that the family has not violated any of its family obligations and provided that the family no longer requires supportive housing.</p> <p>If the family terminates the lease in accordance with these requirements, the CHA will offer the family the opportunity for continued tenant based assistance, in the form of a voucher or other comparable tenant-based rental assistance, if it is available.</p>

PUBLIC COMMENTS:
Proposed FY2013 Moving to Work Annual Plan
Public Comment Period: August 31 - October 1, 2012

222	Tuesday, Sept 4, 2012, 9:09 AM	Robert Whitfield	<p>The following are initial comments on the Draft CHA Moving to Work (MTW) Annual Plan for FY 2013. The CAC will be forwarding additional comments on the CHA Draft MTW Annual Plan at a later date.</p> <p>The CAC again objects to CHA's policy of holding a single public hearing on the proposed MTW Annual Plan. The only hearing is scheduled for 6:00pm at the Charles Hayes Center. The language on the CHA's website refers to the CHA Plan for Transformation as the most comprehensive public housing plan in the country. The CAC feels strongly that CHA should therefore allot more public hearings so residents throughout the City have an opportunity to appear and publicly participate at the hearing. The reality is, as shown by the comment pages contained in all the prior CHA MTW Annual Plans, that very few residents will forward written comments on the Draft CHA MTW Annual Plan. Many of the residents and Housing Choice Voucher (HCV) participants do not have access to computers, and will likewise not have the opportunity to provide comments on the draft plan by electronic means.</p>	<p>We are taking this into consideration and anticipate holding more than one public hearing for the public comment period for future MTW Annual Plans. Please note that comments can be submitted by mail in addition to any electronic medium.</p>
223	Tuesday, 9/4/2012 9:09 AM	Robert Whitfield	<p><i>cont.</i> The CHA hearings should be designed to maximize input by the low income population that it serves. That can be done by providing additional public hearings at times and locations that are convenient to CHA residents and participants throughout the City of Chicago. That will be less likely if a single hearing is held in the evening on the south side. This is in sharp contrast to the multiple hearings CHA had throughout the City when it announced the CHA Plan 2.0. Why the difference?</p> <p>The CHA should expand the number of hearings on the draft plan to include at least one hearing in a central location during the day. This will also ensure more participation by populations (e.g., seniors, Hispanics, etc.) that have not attended the prior CHA public hearings in any significant numbers. It is also my understanding that many disabled residents and participants find it more difficult to make transportation arrangements with Pace during evening hours. Also, cab service to and from the hearing will obviously be more manageable if one of the public hearings is held in a central location (e.g. the downtown CHA office, or at the downtown library) during the day.</p>	<p>We are taking this into consideration and anticipate holding more than one public hearing for the public comment period for future MTW Annual Plans. Please note that comments can be submitted by mail in addition to any electronic medium.</p>

PUBLIC COMMENTS: Proposed FY2013 Moving to Work Annual Plan Public Comment Period: August 31 - October 1, 2012				
224	Wed 9/5/2012 9:52 AM	Robert Whitfield	<p>The following are some additional comments regarding the Draft CHA Moving to Work (MTW) Annual Plan. The CAC previously expressed concerns regarding CHA's policy of having a single public hearing on the CHA draft plan. CHA response for the FY MTW Annual Plan was as follows.</p> <p>CHA will review the policy around public comment periods for future MTW Annual Plans. (p.100)</p> <p>CHA has continued its single hearing policy, and has also elected to continue its policy of having a thirty day comment period for its draft MTW annual plans. The CAC is again requesting that CHA expand the public comment period to at least 45 days, and that it convene more than one hearing. The CAC also has continued concern over the ever changing redevelopment timelines contained in CHA annual plans. The CAC has forwarded numerous comments on this issue for many years. CHA's response has either been to ignore the comment with its standard ("Thank you for your comment") non response; or issue a statement about how the time lines are only projections, etc. The problem is that the statements and timelines in the plans were relied on by CHA residents. Many of the CHA 10/1/99 residents awaiting relocation used the data in those plans to make decisions about their temporary and or permanent housing choices. Many still do.</p>	<p>In the spirit of the MTW program the required public comment period was reduced to 30 days and we believe allows adequate time for the Plan review and comment. Given the complexity of factors involved, including those beyond the CHA's control, the plans and timelines can only be on an anticipated projection basis.</p>
225	Wed 9/5/2012 9:52 AM	Robert Whitfield	<p><i>cont.</i> It is understood that exact dates cannot be given. However, it is unacceptable for CHA to keep pushing the redevelopment dates further and further into the future for certain sites. This has been the case for Lathrop Homes and the Cabrini Row Houses, and for Ickes and LeClaire Courts. The CHA draft MYW Annual Plan should contain clear language on what will happen, and when, for these sites.</p> <p>The CHA Draft MTW Annual Plan again has language stating that the rehabilitation of the Cabrini Row Houses was halted ". . . at the request of federal Judge Marvin Aspen". The CAC has again reviewed the Federal court docket in the Gautreaux court case, and all court orders issued by Judge Aspen dating from 2008 through the present and did not find a single order or court document indicating that Judge Aspen requested CHA to halt the rehabilitation of the Cabriini Row Houses. The CAC is requesting that the above referenced language in the CHA Draft MTW Annual Plan (page 17) be modified to remove any reference to a request by Judge Aspen to halt and or to delay the rehabilitation of the remaining Cabrini Row Houses, since there is no court record of any such request by Judge Aspen.</p>	<p>Thank you for your comment.</p>

PUBLIC COMMENTS: Proposed FY2013 Moving to Work Annual Plan Public Comment Period: August 31 - October 1, 2012				
226	Wed 9/5/2012 9:52 AM	Robert Whitfield	<p>cont. Finally, It is understood that the CHA Plan for Transformation is based in large part on a mixture of public housing and for sale and market rate rental housing. It is also understood that the for sale market has bottomed out and does not support the kind of mixed finance proposals envisioned at the beginning of the CHA Plan. The current depression in the for sale market is not CHA's fault. However, this market failure requires that CHA reconsider its approach in order to complete needed housing for the remaining 10/1/99 families awaiting permanent housing; and the thousands of families on the CHA waiting list for public housing. It is no longer acceptable for CHA to simply state, as it does in this draft MYW annual plan, and the last two CHA annual plans, that CHA will continue the planning process for Lathrop Homes, the Cabrini Row Houses, LeClaire Courts, and Ickes, and give yet another "projected" timeline.</p>	<p>CHA has been reconsidering its approach and has begun new initiatives such as Unit Acquisition and expanding Housing for Chicagoans Everywhere.</p>
227	Wed 9/5/2012 9:52 AM	Robert Whitfield	<p>The developer selected by CHA for Lathrop Homes is the same developer chosen for the redevelopment of Roosevelt Square. The developer's CEO has been quoted as saying that it is not feasible to build for sale units in the current market. It is requested that CHA meet with the Cabirin and Lathrop LACs as soon as possible to negotiate a schedule for quickly moving forward with the rehabilitation of the remaining Cabrini Row Houses, and the rehabilitation of some Lathrop Home units.</p> <p>The CAC will forward additional comments at a later date.</p>	<p>With respect to Lathrop Homes, in FY2011, CHA along with the developer Lathrop Community Partners and the Lathrop Working Group launched a comprehensive community engagement planning process. In FY2012, Lathrop Community Partners continued the robust community planning process by presenting several schemes for the site. In FY2013, the schemes will be revised and synthesized to develop a final Master Plan that addresses historic preservation, overall unit mix, density and mixed uses for the site, and may include demolition of units. Resulting from the Master Plan, in FY2013 the working group and development team will devise a phasing plan that focuses on minimal disruption to residents living on the south end of the site.</p>
228	Wed 9/5/2012 9:52 AM	Robert Whitfield	<p>The developer selected by CHA for Lathrop Homes is the same developer chosen for the redevelopment of Roosevelt Square. The developer's CEO has been quoted as saying that it is not feasible to build for sale units in the current market. It is requested that CHA meet with the Cabirin and Lathrop LACs as soon as possible to negotiate a schedule for quickly moving forward with the rehabilitation of the remaining Cabrini Row Houses, and the rehabilitation of some Lathrop Home units.</p> <p>The CAC will forward additional comments at a later date.</p>	<p>With respect to Cabrini, CHA continues to work with the Near North Working Group to incorporate Frances Cabrini Rowhouses into the broader redevelopment plans for the former Cabrini-Green sites. In FY2011, CHA hired an Urban Planning team to assist the Near North Working Group with drafting a Master Plan for the remaining redevelopment of the former Cabrini-Green sites. In FY2013, CHA anticipates that as part of the Master Planning process, it will solicit redevelopment bids for the entire remaining Cabrini-Green property which may include other types of housing, commercial, educational, and/or social service components. Part of this process may include the demolition of some or all of the remaining 437 non-rehabilitated units in Cabrini Rowhouses. CHA does not expect that any such demolition would occur in FY2013.</p>

PUBLIC COMMENTS: Proposed FY2013 Moving to Work Annual Plan Public Comment Period: August 31 - October 1, 2012				
229	Monday, October 01, 2012 4:58 PM	Robert Whitfield	Good afternoon. These are additional comments on the 2013 CHA Draft Annual Moving to Work (MTW) plan. The Central Advisory Council continues to object to the CHA Ombudsman replacing Local Advisory Councils in certain the mixed finance developments, and again requests that CHA withdraw its prior request for a waiver of Part 964 for CHA mixed finance sites.	The CHA continues to believe that the Ombudsman is the appropriate medium for mixed-income community public housing residents to address public housing centered matters while still allowing residents to generally participate in the mixed community.
230	Monday, October 01, 2012 4:58 PM	Robert Whitfield	The language in the CHA Draft Plan is not accurate in stating that residents in the mixed finance developments did not have representation prior to CHA creating the Ombudsman. These residents were represented by their respective Local Advisory Councils (LACs), and would continue to be so represented if CHA had not requested and received a HUD waiver of 24 CFR Part 964. The Ombudsman is not an adequate representative of public housing residents in mixed finance sites.	As HUD has indicated, when the housing development ceased to exist so do those resident councils. The Ombudsman provides an alternative medium for dealing with public housing issues while allowing residents to join broader based associations of neighbors in the mixed-income community context.
231	Monday, October 01, 2012 4:58 PM	Robert Whitfield	The CAC is requesting that CHA maintain current occupancy level at Lathrop Homes during the planning process by renting any Lathrop unit that becomes vacant. This will ensure that the "emergency" from a low occupancy rate will not occur during the planning process. This should not interfere with the CHA Working Group planning process; unless CHA plans to empty these units during the planning process. If that is so, CHA should be candid and state what it intends to do during the planning process so Lathrop residents can consider any and all options they have under the Relocation Rights Contract.	Thank you for your comment.

Public Comments- Amendment to FY2013 MTW Annual Plan

PUBLIC COMMENTS: CHA FY2013 MTW Annual Plan Amendment Public Comment Period: May 28 - July 5, 2013				
Row #	INDIVIDUAL OR ORGANIZATION	Contact Info	COMMENT	CHA RESPONSE
1	Willie Reed	312.772.7212	I want to satisfy my Right of Return to Ickes.	Thank you for your comment.
2	Francine Washington	312.217.3293	I'm a resident of the Stateway Gardens in Washington Park, and I do have a right to return, and I know being present and part of the transformation when it first starts. We have 144 units coming back. When -- whatever you do with the land, you got 400 residents coming back. We are not going to swap no land. I plan on coming back. I plan on living on 39th and Federal. You can't take my choice away. I sit on the seat for 39th, 43rd, 47th, 55th. We know all the vacant land, vacant area in the ward.	CHA intends to continue residential redevelopment on the former Stateway Gardens site. CHA is working on creating vibrant communities for our returning residents where they can shop and work. In order to accomplish that goal CHA is working to attract retail to our neighborhoods. We are committed to continuing to develop residential opportunities for residents on the Stateway (Park Boulevard) site and finding additional opportunities in other desirable communities.
3	Francine Washington	312.217.3293	When you say they covered the whole area, what area are you talking about? No one has explained that yet. You can name a block in the area in the city. The fact is, I have churches on vacant lots. We have transportation going south and west. We have everything that is convenient. If you want us to live somewhere else, I don't think so. I have a right to return. I want my choice. So do the residents. We will mobilize and we will protest. Believe it or not, I know every last one of my residents who live and -- include those with the splits, okay? I have over 6000 residents coming on the 28th. So don't play with Stateway.	CHA will convey the proposed southern portion of the site to the City in exchange for City land in proximity to the site and/or opportunity areas.
4	Francine Washington	312.217.3293	But you're not going to get Stateway land. You have a shopping center straight across the street on the south side of the street, 39th, built on that land. It's vacant. You got the store behind it. Build on that land. Don't tell me you got the land on that -- you have land adjacent on the street. Look at the area and come again. I want my right to return. I plan on returning. Thank you. We will protest, be it City Hall or the alderman's office.	Thank you for your comment
5	Francine Washington	312.217.3293	I'm beating a dead horse. I know you are taping this. I would like -- when I say, I would like the definition of desirable community. I have not found one yet. That's not even on the books. Name a desirable community in the city of Chicago. As I said, we have 444 people that would be able to return. Am I right, James? We promised folks the right to return. And I don't make promises I can't keep. We are coming back.	Thank you for your comment
6	Francine Washington	312.217.3293	We have the right to return. I'm not giving up my right. The residents have not given up their right. I want somebody, anybody to tell me please, what is a desirable community? I have not found one yet. I have been all over this city, north, south, east, and west. Every day I'm still searching. I want my right to return. I want to return to 38th and Federal. I will not give that up. I will fight anyone I have to. Me and the residents have nothing to lose.	In line with Plan Forward principles, a desirable vibrant community will provide quality housing and retail opportunities for our returning and future residents to live, shop and work.
7	Myra King	312.913.7828	My concern is, will always be, where are residents going to go? You're swapping the land, but what part of the plan addresses the replacement housing for the tenants? You're talking about land. We need somewhere to sleep. So has that issue been addressed within this grant? Has anyone taken the time to say ok, we are going to swap land here, here, and there, but we are going to put replacement housing there, there, and there? Has that been addressed? If it has not, I would ask that you go back and put that in as part of the plan.	As part of Plan Forward, the CHA is looking to create vibrant communities that provide residents not only housing but retail and job opportunities. That being said, these proposals are in preliminary stages. CHA will work to ensure that the need for housing is addressed.

PUBLIC COMMENTS: CHA FY2013 MTW Annual Plan Amendment Public Comment Period: May 28 - July 5, 2013				
Row #	INDIVIDUAL OR ORGANIZATION	Contact Info	COMMENT	CHA RESPONSE
8	Myra King	312.913.7828	The second statement, the scattered sites unit that you're talking about demolishing. Again, people need places to stay. Were those funds allocated to those units? Why are those units no longer in livable conditions. Why were they just allowed to be in the condition they are? So that the land could be developed that way? We have been talking about scattered sites for years. We thought that we had CHA to give us a plan or a fourth of all the scattered cite units. So where does these five come from that we didn't know anything about. Again, my point remains, where are the people going to go? The people come first. The land comes second. Thank you.	The structures identified for demolition have been assessed by an architect. CHA has determined that the condition of the property is not structurally sound and the cost of repair is projected to exceed HUD guidelines.
9	Myra King	312.913.7828	Scattered site needs leadership.	Thank you for your comment.
10	Betty Thompson		Are any disposition lots slated for or under the HOPE VI - homes or lots?	CHA is committed to complying with the HOPE VI unit requirements. Some of the lots previously planned for housing are the subject of the proposed amendment.
11	Betty Thompson		439 residents want to return to Stateway.	CHA continues to work with 10/1/99 residents that maintain a right of return and are covered by the Relocation Rights Contract.
12	Jewel Holdman	312.225.6863	My name is Jewel Holdman, former resident of Harold Ickes. We have the right to return. I see where they're building on 24th and 23rd. What about 22nd? What's going to be there? I live -- are they going to build houses? Are will-- what is going to be there? There is a school there already. We want to know what is going to be on 22nd because we do have the right to return.	The City of Chicago and the CHA are in preliminary discussions about the proposed development at Ickes. The CHA intends to participate with the City of Chicago in issuing an RFP for the selection of a Developer to lead a mixed-income, mixed-use redevelopment effort at Harold Ickes.
13	Robert Whitfield	robertdwhitfield2@yahoo.com	Good morning. The following are some initial comments on the CHA's draft of an amendment to the CHA Moving to Work (MTW) Plan. The proposed MTW Amendment was published by a CHA Notice issued on May 28, 2013. The proposed CHA Amendment consist of two pages describing proposed disposition of vacant land at the sites of CHA public housing developments. The CHA public housing developments that occupied the vacant land that is proposed for disposition included ABLA, Harold Ickes Homes, the Robert Taylor Homes, and Stateway Gardens. The other proposed disposition included in the draft CHA MTW Amendment is for vacant land adjacent to the Harry Schneider Apartments, a Senior development. These initial comments on the CHA draft MTW Amendment concern the vacant land at the Stateway Gardens, Harold Ickes Homes, the Robert Taylor Homes, and ABLA sites.	No comment.
	Robert Whitfield	robertdwhitfield2@yahoo.com	There are at least two Notices issued by HUD that appear to impact the CHA draft MTW Amendment and proposed disposition of vacant CHA land. The first HUD Notice is PIH-2010-44, which required all PHAs to ensure that Declarations of Trusts (DOT) were properly recorded for all PHA property acquired or developed with Annual Contributions Contract (ACC) funds. It is my understanding that this applies to the ABLA, Stateway Gardens, Robert Taylor Homes, and ABLA properties. If so, will the proposed disposition in CHA's draft MTW Amendment release these properties from the DOT?	The proposed disposition in the CHA's draft MTW Amendment does not act as an automatic release of these properties from the DOT. There is still a subsequent process that must be followed – 1) CHA submission of the respective disposition application(s) to the HUD SAC Office; and 2) upon disposition approval for the subject CHA property from HUD SAC Office – CHA will submit the appropriate release document to HUD for execution by HUD PIH Office.

PUBLIC COMMENTS: CHA FY2013 MTW Annual Plan Amendment Public Comment Period: May 28 - July 5, 2013				
Row #	INDIVIDUAL OR ORGANIZATION	Contact Info	COMMENT	CHA RESPONSE
14	Robert Whitfield	robertdwhitfield2@yahoo.com	The above referenced a requirement for disposition approval by the HUD's Special Application Center (SAC). HUD Notice PIH 2012-7 concerns the demolition and or disposition of public housing property, to include vacant land owned by the PHA. The Notice applies to MTW agencies like the CHA. The HUD Notice requires specific PHA resident consultation actions that do not appear to have occurred in connection the draft CHA MTW Amendment. The HUD Notice specifically requires that the PHA consult with the PHA residents to be affected, and consult with the jurisdiction wide resident council and the Resident Advisory Board (RAB) for the PHA. There is no indication that CHA has consulted with the former Staweway Gardens, Robert Taylor Homes, Ickes Homes and or ABLA residents who retain the right to return to CHA public housing to be developed at those sites. Further, the CHA has not consulted with the CAC, in its capacity as the jurisdiction wide resident council, and the RAB for CHA public housing residents with a right to return to PHA public housing at those sites. The edit changes are marked in italics. Thank you.	There are two processes involved for CHA to proceed with the proposed disposition/demolition. First, our 2013 Annual Plan has to be amended to include the disposition/demolition as required, which is in process in accordance with the amendment requirements of our MTW Agreement. Second, application to HUD is to be made for its required approval of the proposed disposition/demolition, for which CHA will comply with applicable resident consultation requirements of the regulations for that process.
15	Robert Whitfield	robertdwhitfield2@yahoo.com	Further, CHA has not verbally, or in writing, informed any resident or resident group of their right to submit written comments on CHA's application to the HUD SAC department for the disposition of the properties listed in the CHA draft MTW Amendment. This is a specific requirement set forth in the HUD Notice (PIH 2012-7) A copy of the HUD Notice is attached to these comments.	As the details of each transaction are determined, the CHA will comply with HUD resident consultation requirements.
16	Robert Whitfield	robertdwhitfield2@yahoo.com	Finally, the CAC is concerned that CHA's proposed disposition of land that is listed in the CHA draft MTW Amendment will impact the CHA's ability to serve the same number of persons it might otherwise have served if it was not a participant in the HUD MTW program. This is a statutory requirement for all PHAs participating in the HUD MTW program. HUD issued a new HUD Notice in January, (PIH 2013-02) that will result in new compliance efforts by HUD to ensure that MTW PHAs are serving the same number of families that that PHA would have served if the PHA were not participating in the HUD MTW program. HUD should require CHA to certify and document that the CHA's draft MTW Amendment for the proposed disposition of land will not result in CHA serving a lessor number of families than it would otherwise serve if the MTW Amendment (and land disposition) was not approved.	Comment not addressed to CHA - rather to HUD.
17	Francine Washington	312.217.3293	My name is Francine Washington. My concerns ARE..I sat at the table with the inception of the Plan for Transformation. Staweway Gardens was promised 439 public housing units on the footprint. Now you are saying that you are going to do a land swap. You say that in exchange for comparable or greater acreage and/or value of land desirable communities of additional CHA developments of mixed income residential housing retail or other use.	Thank you for your comments. First, the CHA remains committed to developing Staweway replacement units. Second, the proposed land swap is in early stages of discussion. As part of Plan Forward it is CHA's commitment to develop vibrant communities for our residents. This includes retail, open and community space in addition to housing. If negotiations move forward the CHA will work with the City of Chicago to identify land suitable for residential development providing units for public housing residents in vibrant communities.

PUBLIC COMMENTS: CHA FY2013 MTW Annual Plan Amendment Public Comment Period: May 28 - July 5, 2013				
Row #	INDIVIDUAL OR ORGANIZATION	Contact Info	COMMENT	CHA RESPONSE
18	Francine Washington	312.217.3293	<p>First of all, you know the land that CHA talking about giving up. Where is the land that you are talking about SWAPING. What AREA in the CITY is more COMPARABLE than the LAND/AREA that we have at STATEWAY GARDENS. THERE IS NO PLACE NORTH, SOUTH, EAST or WEST. How can you give up Land not knowing where land is available. There is too much LAND available in the Third WARD to talk about building a WALMART on STATEWAYS SITE/PROPERTY. The resident were told that they HAVE a RIGHT to RETURN. Why should we have to suffer and give up our ideal location. We are All Looking Forward to coming back. To build a WALMART on this site will cause crime, a large fence will have to be built. It will cause rodents, trash and other elements to invade our community. We want what was promised to us. It seems that no one care about us but us. When we sat at the tables and burned the midnight oils, we in visions a community that we wanted to live in CHECK your record EVERY resident living at Stateway Participated in this Plan. AT every meeting we had 100% Participation. I know how to get in touch with each and every resident at Stateway that was a part of the TRANSFORMATION PLAN. Build OUR 439 Units on site. With all the Mix Finance communities you have less problem with Park Blvd. We are WORKING TO make it WORK.</p>	<p>Discussion about any potential land exchange are preliminary. The CHA at this time is in discussions on land swap options. When the CHA has concrete information about any potential land swap, the CHA will reach out to residents and neighbors. Retail development on CHA property under the right circumstances provides an excellent opportunity for CHA and its residents. Not only does retail provide nearby shopping it also provides an opportunity to create employment.</p>

Certification for a Drug-Free Workplace

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name
Chicago Housing Authority

Program/Activity Receiving Federal Grant Funding
Moving to Work Demonstration

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official <i>PATRICIA EMANUEL</i>	Title <i>DIRECTOR OF HUMAN RESOURCES ADMIN</i>
Signature <i>x Patricia Emanuel</i>	Date <i>August 30, 2012</i>

form HUD-50070 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & 3



Drug Free Environment

The CHA is a Drug Free Work Place and its Policy on drug and alcohol use is one of "Zero Tolerance." Employees must not appear for work with the presence of alcohol or under the influence of alcohol or illegal non-prescribed drugs in their systems. Employees are prohibited from possessing alcohol or illegal non-prescription drugs. Employees who take prescribed drugs that affect their cognitive abilities should not report to work and should use appropriate leaves. Employees who violate this Policy will be terminated.

Employees are required to participate in drug and alcohol testing at a CHA designated testing facilities in the following circumstances:

1. Upon the CHA's making a conditional offer of employment.
2. Upon re-employment or return from any period of continuous absence of thirty (30) calendar days or more.
3. In instances where the employee has been involved in an automobile accident during the course of employment, regardless of whether the automobile is a CHA vehicle or the employee's vehicle and regardless of whether the employee is injured, the employee must submit to a medical evaluation which includes drug and alcohol testing as immediately after the accident as practical under the particular circumstances, but in no event later than twenty-four (24) hours after the accident.
4. In instances where the employee has suffered an alleged accident, regardless of whether the employee is injured or not, the employee must submit to a medical evaluation which includes drug and alcohol testing immediately after the accident or as soon as practical under the particular circumstances, but in no event later than twenty-four (24) hours after the accident.
5. In instances where the employee's supervisor has a reasonable suspicion that, the employee is at work under the influence of drugs and/or alcohol.

Employees who occupy safety sensitive positions will be subject to random or periodic drug testing. The CHA drug and alcohol testing vendors are N.I.D.A. accredited. Drug and alcohol test results are confidential and are not disclosed to third parties by the CHA, except upon express written authorization of the employee or as required by law. Employees who submit to drug and alcohol testing described above and whose test results show a positive result will be terminated. Employees who refuse to cooperate in the testing process will be terminated. Employees whose test results are positive may elect to have the sample re-tested at a different N.I.D.A. accredited laboratory at the employee's cost. Arrangements for re-testing must be made through the Director of Human Resources.

The CHA is committed to being a drug-free, healthful, and safe workplace. You are required to come to work in a mental and physical condition that will allow you to perform your job satisfactorily.

Under the Drug-Free Workplace Act, if you perform work for a government contract or grant, you must notify the CHA if you have a criminal conviction for drug-related activity that happened at work. You must make the report within five (5) days of the conviction. If you have questions about this policy or issues related to drug or alcohol use at work, you can raise your concerns with your supervisor or the Human Resources Department without fear of reprisal.

Drug Testing

The CHA is committed to making a safe, efficient, and productive work environment for all employees. There can be serious safety and health risks if an employee uses or is under the influence of drugs or alcohol on the job. We may ask employees to provide body substance samples, such as urine and/or blood. The CHA will use the samples to check for the illegal or illicit use of drugs and alcohol.

CHANGE.

CHICAGO HOUSING AUTHORITY

Locations Where CHA Currently Staff Employees

- 1. Chicago Housing Authority**
60 E. Van Buren St.
Chicago, IL 60605
- 2. Charles Hayes Family Investment Center**
4859 S. Wabash
Chicago, IL 60615

CHA Consultants Only

- 1. HCV Satellite Offices**
West Regional Office
2750 W. Roosevelt
Chicago, IL 60608
- 2. South Regional Office**
1741-49 E. 76th Street
Chicago, IL 60649
- 3. Southwest Regional Office**
10 W. 35th Street
Chicago, IL 60616

Local Asset Management Plan

The amended Moving to Work Agreement, effective June 26, 2008, authorizes the Authority to design and implement a local asset management program for its Public Housing Program. As identified in the amended MTW agreement, the term “Public Housing Program” means the operation of properties owned or subsidized by the Authority that are required by the U.S. Housing Act of 1937 to be subject to a public housing declaration of trust in favor of HUD.

The CHA has developed this program to ensure that accounting and financial reporting methods comply with OMB Circular A-87 regarding cost allocations, OMB Circular A-133 regarding audit requirements, and generally accepted accounting practices (GAAP).

The local asset management program incorporates the following key components:

- Implementation of project-based management – CHA has decentralized property operations to each property by contracting with professional private management companies. These private management companies manage the day-to-day operations in accordance with HUD public housing requirements and are overseen by CHA’s Asset Management staff.
- Budgeting and accounting – Public housing operating budgets at the property level are completed annually and the related accounting activities are maintained at that level as well. This model allows the Authority to operate and monitor its asset portfolio as Asset Management Projects (AMPS).
- Financial management – Financial analysis is performed on a monthly basis, at the property level, to ensure operating budgets are properly managed. Financial reporting requirements are in accordance with the amended Moving to Work Agreement as well as OMB Circular A-87.

Program Principles

CHA’s Public Housing Program’s local asset management plan applies the following principles related to program costs:

- Costs incurred are deemed reasonable and consistent with the amended Moving to Work Agreement.
- Costs shall be accorded consistent treatment.
- Costs shall be determined in accordance with GAAP.
- Costs are adequately documented.
- CHA will report results according to HUD MTW guidelines.

Cost Allocation Approach

The amended Moving to Work agreement identifies either a “fee-for-service” option or an “indirect cost” option to be utilized to distribute direct and indirect costs under local asset management plan under Circular A-87. The Chicago Housing Authority utilizes an indirect cost allocation. The Chicago Housing Authority is in keeping with 24 CFR 990 and uses property level management, accounting, and budgeting and has established a Central Office Cost Center (COCC).

As stated in Circular A-87, there is no universal rule for classifying costs as either direct or indirect. A cost may be direct with respect to some specific service or function, but indirect with respect to the final cost objective. Direct costs associated with project activities are allocated to the specific properties receiving the benefit of the

expenditure. Direct and indirect costs associated with the COCC are allocated on a reasonable basis and, if allocated to public housing properties, are substantially done using a project unit distribution basis.

The following Central Office Cost Center business units are in place at CHA:

- Executive Office
- Asset Management
- Housing Choice Voucher
- Office of Development Management
- Legal Services
- Finance
- Resident Services

CHA Cost Objectives Under MTW

As a Moving to Work Demonstration program agency, the CHA utilizes single fund flexibility which allows the combination of the Public Housing Operating Fund, Public Housing Capital Fund, and Section 8 Housing Choice Voucher Program funding sources. Cost objectives for each program are taken into consideration as program level budgets are developed, accounting activities implemented, and financial reporting designed.

Direct and indirect costs associated with the COCC are allocated on a reasonable basis and use a cost benefit approach. The following tables include, but are not limited to, the direct and indirect costs associated with CHA’s Moving to Work Demonstration program:

Program Direct Costs	
Operating subsidies	Operating costs directly attributable to properties
Asset Management Department costs	Housing assistance payments
Capital improvement costs for properties	Property development costs
Resident Services Department costs	Legal costs
Insurance Costs	Housing Assistance Payments
Housing Choice Voucher department costs	Portability fees and expenses
Homeownership program costs	Any other cost readily identifiable to a property

Program COCC Indirect Costs	
Executive management costs	Procurement-related costs
Personnel administration costs	Information technology services
General finance and accounting costs	Grant management costs
Shared services costs	Any other administrative or indirect cost

Financial Reporting

CHA utilizes a project-level accounting system to track costs at the asset management property level and submits information to HUD through the following reporting systems:

- PIH Information Center (PIC);
- Voucher Management System (VMS);
- HUD Financial Data Schedule (FDS) on an annual basis; and
- The Annual Audit, with necessary supplemental schedules (Comprehensive Annual Financial Report)



CHA

CHICAGO HOUSING
AUTHORITY™

PLAN FORWARD

COMMUNITIES THAT WORK...



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PLAN FORWARD: COMMUNITIES THAT WORK

Chicago is renowned as a city of neighborhoods – diverse, bustling communities with vibrant people. These communities and their residents prosper when careful attention is paid to housing, safety, healthcare, education, commerce, culture, and transportation. Housing plays a central role in this challenge.



Chicago is renowned as a city of neighborhoods – diverse, bustling communities with vibrant people. These communities and their residents prosper when careful attention is paid to housing, safety, healthcare, education, commerce, and transportation. Housing plays a central role in this challenge.

Research increasingly shows that stable, decent, safe, and affordable housing is the foundation upon which people build their lives, and in turn their communities.¹ Plan Forward: Communities that Work, the new strategic plan for the Chicago Housing Authority (CHA), is the blueprint for the agency's current and future work. It expands on the foundation laid by the Plan for Transformation, the plan that has guided CHA's work since 2000, and it considers the impact of the shifting dynamics of the national and local economy on CHA residents and properties.

With Plan Forward, CHA's new approach accounts for recent economic uncertainty and changing market conditions, reconsiders existing strategies, and develops forward-thinking, creative policies that will help people and communities prosper. It identifies how CHA will work to fulfill its existing commitments, and sets forth how the agency, with a wide array of partners, will provide housing that promotes the health and vitality of neighborhoods and plays the positive role that it can in people's lives, and how it will assist residents along a path to greater economic independence. The new plan takes as its starting point the successes and lessons of the Plan for Transformation and, under new mayoral and agency leadership, renews CHA's commitment to the people and places it serves in Chicago.

Highlights of Plan Forward are described in the following pages. Through implementation of its policies and initiatives, CHA will fulfill its responsibility to help residents, local communities, and the city as a whole, thrive.

1. See <http://www.macfound.org/networks/research-network-on-how-housing-matters/> for past, current and upcoming research by the MacArthur Foundation's Research Network on How Housing Matters for Children and Families.

MESSAGE FROM THE MAYOR AND CHA'S CEO

Z. Scott
CHA Chairperson

Deverra Beverly
Adela Cepeda
Mark Cozzi
Dr. Mildred Harris
Harriet Johnson
Myra King
John G. Markowski
M. Bridget Reidy
Rodrigo A. Sierra
CHA Board of Commissioners



OFFICE OF THE MAYOR
CITY OF CHICAGO
January 2013

RAHM EMANUEL
MAYOR

Dear Friends,

As Mayor of the City of Chicago and the Chief Executive Officer of Chicago Housing Authority, it is with pride that we present Plan Forward: Communities that Work.

The original Plan for Transformation was the city's historic plan to rehabilitate or replace public housing units in Chicago. Since the Plan was launched in 2000, the goals have been consistent: to ensure that quality housing is integrated into the fabric of the city for all residents and to provide residents with opportunities for self-sufficiency.

During the past 13 years, the landscape of public housing in Chicago has been completely transformed. Dilapidated high-rises that once plagued our city have been replaced with new mixed-income developments. As a whole, since the beginning of the Plan, employment rates as well as average annual incomes of working public housing residents have steadily increased. And while we are firmly committed to completing the tenets of the original Plan for Transformation, the economic realities facing us today call us to move beyond the goals set over a decade ago and to create a new strategic plan.

In order to devise a bold, new strategic plan, we engaged in a robust input process with a diverse group of stakeholders. Plan Forward: Communities that Work is set by the following intentional goals:

- Reimagining the final phase of the original Plan for Transformation by coordinating public and private investments to develop vibrant communities;
- Increasing the number of affordable housing opportunities and ensuring that every housing unit is safe, decent and sustainable; and
- Expanding services to more residents, targeted to their needs, and at critical milestones in their lives.

By using housing as a platform, Plan Forward broadly maps out how to sustain healthy, complete communities for our great city and to best prepare the residents of the Chicago Housing Authority for the global economy.

We look forward to working with you in improving the lives of Chicago's families and strengthening our communities.

Sincerely,

Handwritten signature of Rahm Emanuel in black ink.

Rahm Emanuel
Mayor
City of Chicago

Handwritten signature of Charles Woodyard in black ink.

Charles Woodyard
Chief Executive Officer
Chicago Housing Authority

CHA.



AS AN AGENCY

Chicago has been a bellwether for American public housing policy since the end of the 19th Century, and Chicagoans have long been concerned about the provision of safe, decent, and affordable housing for the city's low-income residents. Since its creation in 1937, for better or worse, CHA has helped to define public housing policy and has often been at the center of citywide and national debates.



CHA AS AN AGENCY: LOOKING BACK AND UNDERSTANDING THE PAST

In 2000, the US Department of Housing and Urban Development’s (HUD) **Moving to Work** program provided CHA with the opportunity and funding to design and implement a new strategy – the Plan for Transformation – that would reinforce Chicago’s reputation as an American city willing to tackle tough problems with urgency, vigor and creativity. The agreement between HUD and CHA would spell out the original \$1.6 billion federal commitment for the rehabilitation or replacement of 25,000 units and included provisions for tenants’ rights and relocation protocols. Over the next decade, the agency’s activities would support the Plan for Transformation’s primary objectives:

- Transform CHA properties, and help improve local neighborhoods, through the development or rehabilitation of 25,000 units of public housing, including in new mixed income communities, and;
- Provide public housing residents with better housing options and help them take advantage of opportunities to gain greater economic independence.

In practice, the Plan has been responsible for the demolition of dilapidated high-rises, the development of new units in mixed-income communities, and the rehabilitation of existing

units. As a result, neighborhoods strengthened and grew and the lives of many public housing residents improved, but there is much more to be done.

Today, 85 percent of the promised 25,000 housing units are complete. Of the families affected by the Plan, only 14 percent are still waiting to satisfy their Right of Return. Annual incomes of working CHA residents have risen from \$10,000 in 1999 to \$19,000 today, with families in mixed-income developments earning on average more than \$24,000 annually. Studies conducted during the Plan for Transformation’s implementation found that residents who relocated report feeling safer in their new homes and neighborhoods.² Other data show that areas around new mixed-income developments have seen increases in housing values and home prices.

Progress has been made and much has been learned. Today, CHA serves more than 17,000 households in public housing and more than 37,000 households in the private market through the **Housing Choice Voucher program**, making CHA the third largest public housing agency in the country, the largest owner of rental housing in Chicago, and a significant contributor to the Chicago economy through the \$29 million in rental subsidies paid each month to local landlords alone.

🏠 **CHA Properties:** Mixed income developments include (top) Roosevelt Square, on Chicago’s Near West Side, and (middle) Wentworth Gardens is a family development located on the city’s South Side. The Kenmore, (bottom) located in the Uptown neighborhood, is a senior residential property, recently renovated for sustainability.

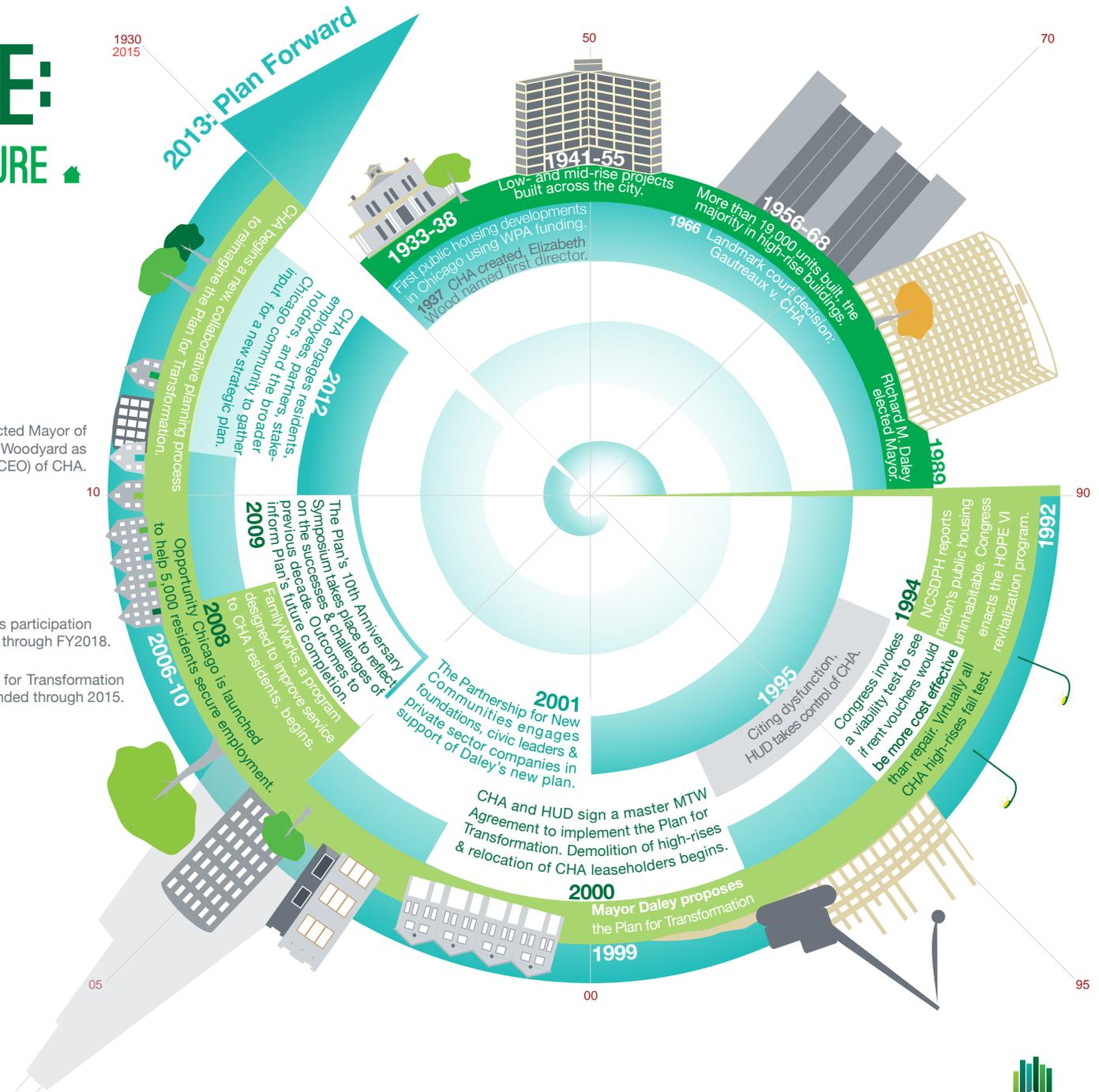
🏠 **Moving to Work (MTW)** – A demonstration program for Public Housing Authorities (PHAs) that provides PHAs

with the opportunity to design and test innovative, locally-designed strategies that use federal dollars more efficiently, help residents become self-sufficient, and increase housing choices for low-income families.

🏠 **Housing Choice Voucher (HCV)** – A housing subsidy that uses federal Section 8 funds to provide rental assistance to low-income families, who choose their place of residence in the private market.

2. Popkin, Susan J., Diane K. Levy, Larry Buron, Megan Gallagher, and David Price. 2010. “The CHA’s Plan for Transformation: How Have Residents Fared?” Washington, DC: The Urban Institute. National Opinion Research Center. 2003-2007. Resident Relocation Survey. Chicago, IL: National Opinion Research Center.

CHA TIMELINE: MOVING TOWARD THE FUTURE



KEY TERMS:

- CHA** – Chicago Housing Authority
- Gautreaux Decision** - landmark ruling that finds CHA guilty of racial discrimination
- HUD** – U.S. Department of Housing and Urban Development
- MTW** – Moving to Work Program, a program of the U.S. Department of Housing and Urban Development
- NCSDPH** – National Commission on Severely Distressed Public Housing
- Opportunity Chicago** – a program started by the Partnership for New Communities, the CHA, and the City of Chicago
- Partnership for New Communities** – group made up of the John D. and Catherine T. MacArthur Foundation, The Chicago Community Trust and other partners
- WPA** – Works Progress Administration

Refer to Page 31 for Timeline in Detail.

INPUT

STAKEHOLDER PROCESS

In 2012, the Chicago Housing Authority's new leadership saw the need to reconsider its policies and programs in light of important changes in the economy and the local, state and federal fiscal environment. To ensure broad input, CHA turned to residents, employees, developers, bankers, advocates, service providers, foundation partners, local civic leaders, and other interested Chicagoans for their insights and ideas.

STAKEHOLDER PROCESS: HEARING THE VOICES OF CHICAGOANS

With the support of the City of Chicago, HUD, and the MacArthur Foundation throughout the input process, individuals and organizations contributed to discussions that reflected on CHA's history - lessons from the Plan for Transformation and before - and identified new ideas, recommendations, and opportunities for CHA and its stakeholders moving forward.³

Outside facilitators with close knowledge of CHA led the discussions, which produced constructive, and often critical and challenging, reflections on the agency's work.

3. A report of the stakeholder process is available on CHA's website.





🏠 **Operation Warm** – Kids smile for the camera at the (Oct. 27, 2012) Operation Warm coat distribution event at the UIC Forum.

The input sessions and online forum represented a broad variety of perspectives and generated a wealth of ideas. A number of themes emerged:



Neighborhoods and Housing:

How CHA should provide affordable housing opportunities in a range of communities in the city, including through the mixed-income model, and what amenities are required for a healthy community.



Residents:

How services could best support residents to increase their overall quality of life and provide assistance as they pursue greater economic independence, including targeting services to specific needs, and increasing public and private partnerships.



Resources:

What forms real estate development should take, again focusing on amenities and services required for healthy communities, and the need for extensive public and private partnerships.



Operations:

How to achieve more effective, sustainable operations, including changes in organizational structure, communication with stakeholders, and housing policy design and implementation, and how to serve more people over time by helping capable adults transition from subsidized housing.

With this thoughtful input, CHA has designed its new strategic plan and renewed its commitment to ongoing dialogue, to engage with more partners, and to use the platform of affordable, decent, safe, and stable housing to help people improve their lives and communities to prosper.

PLAN FORWARD: COMMUNITIES THAT WORK 🏡🏡🏡

CHA'S MISSION:

To leverage the power of affordable, decent, safe, and stable housing to help communities thrive and low-income families increase their potential for long-term economic success and a sustained high quality of life.



🏡 **Healthy Living** – Farmer's markets at CHA properties around Chicago help residents maintain healthy diets.

Three overarching goals emerged from the insights, ideas, and challenges of the stakeholder input process.

- **Goal 1: Reimagine the final phase of the Plan for Transformation, coordinating public and private investments to develop healthy, vibrant communities.** This goal addresses the need to fulfill the commitments of the Plan for Transformation, while helping to provide the amenities and services required for healthy communities.
- **Goal 2: Ensure that CHA's housing portfolio is safe, decent and sustainable.** This goal addresses the need to ensure that all housing supported by federal and local subsidy adheres to relevant standards of quality in order to secure the legacy of the Plan for Transformation and provide the housing that residents deserve.
- **Goal 3: Expand services to more residents, targeted to their needs, and at critical milestones in their lives.** This goal addresses the need to provide more effective services to residents at important points in their lives.

Realizing these goals will require the diligent work of CHA, its diverse stakeholders, and the broader Chicago community.

The following pages provide the details of Plan Forward's goals, with key initiatives and deliverables.

GOALS.

Underlying each goal are key initiatives and deliverables. They have been categorized by color on the following pages.

CATEGORIES

	<p>Housing: CHA's strategies to effectively provide and maintain housing and subsidy programs.</p>
	<p>Community Assets: The institutions, organizations and physical spaces fostering vibrant communities including education, recreational and commercial opportunities.</p>
	<p>Resident Services: The programs and services supporting residents' ability to thrive throughout their lives.</p>
	<p>Reimagined Policies: The reformed policies and procedures that improve CHA's administration, cultivate resident responsibility and ultimately enhance CHA's ability to provide services.</p>
	<p>Partnerships: The relationships with institutions and organizations essential to the successful implementation of Plan Forward.</p>



GOAL 1.

GOAL 1.

Reimagine the final phase of the Plan for Transformation, coordinating public and private investments to develop healthy, vibrant communities.

CHA will acquire and rehabilitate homes and apartments in a variety of neighborhoods and invest in private developments to complete the Plan for Transformation. Smart, community sensitive planning will be incorporated into development activities. All properties on CHA-owned land and surrounding neighborhoods will benefit from a full array of retail, commercial, educational, and community amenities.

STRATEGY 1:

To meet the 25,000-unit commitment and complete the Plan for Transformation, CHA will:

1	Build new units in mixed-income, mixed-use communities using every available federal, state and local resource.
2	Prioritize the acquisition and rehabilitation of homes and apartments in vibrant neighborhoods.
3	Invest in a range of private properties to provide opportunities for special needs and ethnically diverse populations.
4	Preserve affordable housing units and leverage private resources by converting units under HUD's Rental Assistance Demonstration program while maintaining affordability by providing project-based rental assistance.
5	Explore a new, time-limited, subsidy program to help families transition to the private market without subsidy.

GOAL 1.

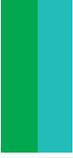
Reimagine the final phase of the Plan for Transformation, coordinating public and private investments to develop healthy, vibrant communities.

STRATEGY 1: Meet the 25,000-unit commitment and complete the Plan for Transformation

KEY INITIATIVES:

	A capital investment plan for the new development, acquisition, and rehabilitation of CHA units.
	New real estate transaction parameters to limit costs per unit and maximize returns on investments.
	Development of a pilot program for a time-limited subsidy program to help move families toward self-sufficiency and to transition off of subsidy. ⁴
	Partnerships with private developers to secure a commitment of units for public housing eligible residents in exchange for financial support.
	Strategies to obtain expanded information and regular updates about the characteristics and special needs of individuals and families on the waiting list to help ensure placement in appropriate housing.

INITIAL DELIVERABLES:

	Release of a blueprint to complete the 25,000-unit commitment.
	A five-year capital investment plan that serves as a financial blueprint, maximizing the leverage of CHA financial resources to support continued investment in CHA communities and assets.
	A comprehensive analysis of mixed finance unit delivery costs to identify cost reduction opportunities.
	Seek expanded information and regular updates about the characteristics and special needs of individuals and families on the waiting list to help ensure placement in appropriate housing.

4. Requires HUD approval.

GOAL 1.

Reimagine the final phase of the Plan for Transformation, coordinating public and private investments to develop vibrant, complete communities.



🏠 **Open Spaces** – Trumbull Park Homes is a rehabilitated family development on the city's South Side.

STRATEGY 2:

To complete and ensure the success of mixed-income communities and other developments on CHA-owned land, CHA will:

- 6 Provide financing to deliver more affordable housing opportunities faster.
- 7 Engage property managers, community organizations and resident leaders in community building efforts, and develop pathways for all community residents to have input into governance at mixed-income developments.
- 8 Invest in spaces and partner with organizations that support educational, community, recreational, and commercial purposes, including increasing public space.
- 9 Promote CHA-controlled vacant land as a source for long-term public and private investment opportunity, with a focus on job-generating uses.
- 10 Use CHA-controlled vacant land for short-term, creative, community-building purposes, including urban agriculture and performance or sports spaces.
- 11 Tailor the mix of public, affordable and market rate units to the market dynamics of each neighborhood.

GOAL 1. [Reimagine the final phase of the Plan for Transformation, coordinating public and private investments to develop healthy, vibrant communities.]

STRATEGY 2: Complete and ensure the success of mixed-income communities and other developments on CHA-owned land

KEY INITIATIVES:

	Establish desired components that will guide development to create vibrant communities, including residential, education, community, recreational and commercial uses.
	An assessment of all property and land assets, including recommendations to maximize resident and community benefit, and a comprehensive property information system to use as a management tool.
	Alternative financing strategies for real estate development.
	Guidelines for property managers that support resident involvement in property-level governance.

INITIAL DELIVERABLES:

	A comprehensive analysis of desired components for the development of vibrant communities.
	An internal evaluation report on all property and land assets with specific options for investment in existing assets, onsite/offsite development opportunities, and market and neighborhood development considerations.
	An annual community engagement plan and community governance strategy customized to each mixed-income property.



GOAL 2.

GOAL 2

CHA will maintain every housing unit to ensure that safe, decent housing is sustainable in the long term. The agency will hold contractors, property managers, and landlords fully accountable for the condition of their properties, because of the role housing plays in residents' quality of life.

Ensure that CHA's housing portfolio is safe, decent and sustainable.

STRATEGY 1:

To ensure the quality of every CHA-supported unit of housing, CHA will:

1

Review all units constructed and rehabilitated to date to ensure compliance with local and federal standards of quality.

2

Enhance public safety and security in CHA communities.

3

Increase environmental sustainability across the housing portfolio.

GOAL 2

Ensure that CHA's housing portfolio is safe, decent and sustainable.

STRATEGY 1: Ensure the quality of every CHA-supported unit of housing

KEY INITIATIVES:

	Assessment of all units delivered under the Plan for Transformation to ensure quality and identify needs for additional improvements.
	Life-safety upgrades to implement enhanced safety systems and measures at CHA properties.
	Increase in security services and collaboration with the Chicago Police Department, including an expanded security camera system, and additional professional security services for family, senior, and scattered site properties.
	Environmental sustainability upgrades, including Leadership in Energy and Environmental Design for Existing Buildings (LEED-EB) certification for all properties on CHA-owned land, beginning with senior buildings.

INITIAL DELIVERABLES:

	Cross-departmental internal performance review teams for each property.
	Life-safety upgrades to all senior properties in compliance with the new life safety ordinance.
	Installation of more than 1,900 additional security cameras to the current network of 2,800.
	Intergovernmental agreement that includes data sharing with the Chicago Police Department.

GOAL 2..

Ensure that CHA's housing portfolio is safe, decent and sustainable.



CHA Property – The Kenmore, a senior residential property in the Uptown neighborhood, shows how CHA is incorporating sustainability and green features into future renovations.

STRATEGY 2:

To increase effectiveness and ensure the sustainability of its portfolio, CHA will:

4	Foster an improved institutional culture around a shared vision of excellence.
5	Improve performance measures and monitoring for all contracts, including greater accountability measures and customer service requirements for property managers.
6	Streamline and simplify internal business processes.
7	Structure development deals to increase earned revenue.
8	Organize CHA administration by regions, including the creation of business centers and technology systems aligned with regional needs.

GOAL 2

Ensure that CHA's housing portfolio is safe, decent and sustainable.

STRATEGY 2: Increase effectiveness and ensure the sustainability of CHA's portfolio

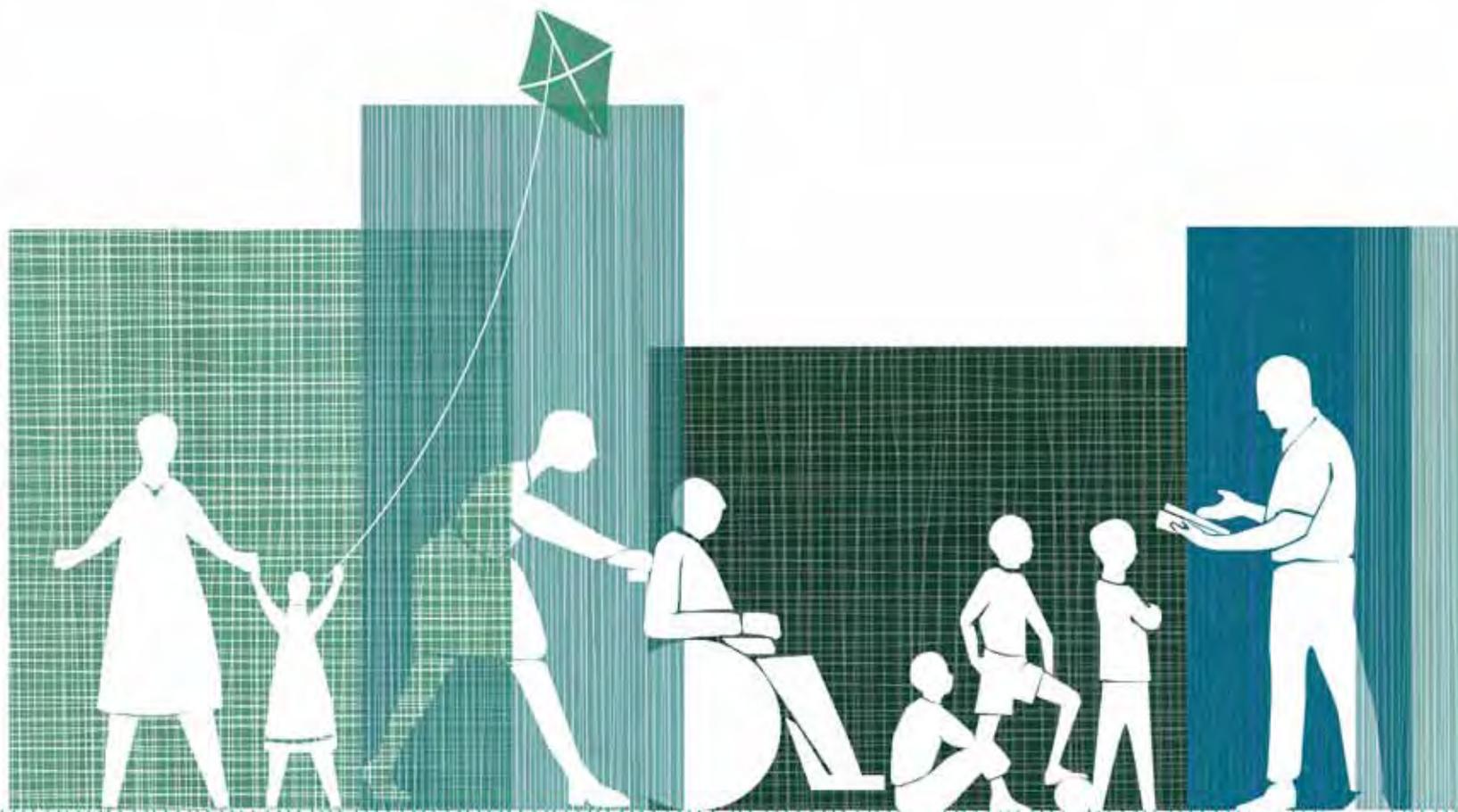
KEY INITIATIVES:

	Consistent rules for all CHA housing programs, including merging the policies, where possible, for public housing and Housing Choice Voucher programs into one set of requirements, standards and processes. ⁵
	Regionally organized model for improved CHA service delivery.

INITIAL DELIVERABLES:

	Combined policies for Housing Choice Voucher and public housing programs, where possible, including: eligibility and wait list requirements; income, rent, and occupancy standards; grievance, hearing, and termination processes; and inspection standards. ⁵
	Announcement of a regional framework for service delivery, including management of assets and subsidies.

5. Requires HUD approval.



GOAL 3

GOAL 3...

Expand services to more residents, targeted to their needs, and at critical milestones in their lives.

CHA will provide more services to Housing Choice Voucher holders, and improve and implement programs to support young people on the pathway to successful adulthood; connect adults to relevant training and jobs; and tailor services to long-time residents who are unlikely to move to the private market without subsidy.

STRATEGY 1:

To expand services to more residents, providing targeted services to residents at critical milestones in their lives, CHA will:

1	Provide CHA residents with access to support services, including families living in the private market with Housing Choice Vouchers.	5	Continue programs that provide enhanced mobility counseling for families moving out of high-poverty areas.
2	Create opportunities for more young children to benefit from early education and care.	6	Provide incentives for and assist families to transition from subsidized housing to the private market.
3	Connect more teens to opportunities for extra-curricular learning and activities.	7	Explore requirements for annual assessments with service providers.
4	Increase support to adults as they prepare for, connect to, and succeed in jobs.		

GOAL 3

Expand services to more residents, providing targeted services to residents at critical milestones in their lives.

STRATEGY 1: Expand services to more residents, providing targeted services to residents at critical milestones in their lives

KEY INITIATIVES:

	A reimagined service model that tailors services to families based on need.
	Improved connections for young children to Early Head Start, Head Start, pre-K and child care programs through City partners.
	Expanded extra-curricular programming for school-aged youth, including mentoring and tutoring.
	Development of an endowment or alternative funding mechanism to provide high school and college scholarships, in partnership with a community foundation.
	An enhanced relationship with the City Colleges of Chicago and the Chicago Public Schools.
	Adult basic education services, including literacy support.

INITIAL DELIVERABLES:

	Partnership with the Department of Family and Support Services to align new early childhood programs with need.
	Outreach to all families about the importance of early childhood learning, to increase enrollment among families by 20%.
	Expanded partnership with City Colleges of Chicago, including the opportunity for families in the Housing Choice Voucher program to access educational opportunities at little or no cost.
	New youth programs to fill gaps in services, with the goal of serving 5,000 youth.
	A pilot literacy program for 250 residents who read below the 6th grade level.
	Data sharing agreements with partners, including Chicago Public Schools, to better focus services and enforce existing school attendance policy.

GOAL 3

Expand services to more residents, providing targeted services to residents at critical milestones in their lives.

STRATEGY 1: To expand services to more residents, providing targeted services to residents at critical milestones in their lives

KEY INITIATIVES:

	Improved access to Internet services and digital literacy training.
	Programs to provide workforce preparation and experience, such as Transitional Jobs and other programs modeled on industry best practices.
	A recalibrated Section 3 program to support economic self-sufficiency among low-income families and support entrepreneurship.
	A pilot entrepreneurship program to provide business training and guidance.
	Development of a reformed rent policy with a gradually increasing rent scale. ⁶
	Enforcement of the income limit for public housing, with accompanying services to support over-income families' transition off of subsidy.

INITIAL DELIVERABLES:

	Eight computer labs, giving nearly 8,000 residents access to a lab on-site.
	A pilot entrepreneurship program for 80 residents, including those looking to start a business and those seeking assistance for an existing business.
	Strengthened workforce programs and connections to employment: connecting 1,500 currently unemployed or underemployed residents to new or better jobs in the first year, with a goal of assisting 6,000 residents by 2015.
	Requirement that families above income limits transition off of housing subsidy, with the help of transition services.
	Announcement of a reimagined service model tailored to need, including: increasing focus on leveraging funds with a goal of a 1:1 funding ratio by 2015 and a focus on transitioning families who are able off of housing subsidy.

 **Section 3 program** – A program of the Housing and Urban Development Act that ensures that employment and other economic opportunity generated by certain HUD financial assistance is directed toward low and very low-income persons.

6. Requires HUD approval.

GOAL 3...

Expand services to more residents, targeted to their needs, and at critical milestones in their lives.



🏠 **Summer of Music** – Seniors have a good time at one of three summer Music Fests at CHA senior buildings around Chicago.

STRATEGY 2:

To provide a high quality of life for residents who are vulnerable or unlikely to be able to move from public housing, CHA will:

8

Provide personalized services to seniors and persons with disabilities, increasing connections to available resources.

9

Require the managers of senior properties to have specific, age-appropriate expertise.

10

Enhance initiatives and partnerships that work to promote improved health among vulnerable residents.

11

Make clinical behavioral health services available to those who need it.

GOAL 3

Expand services to more residents, providing targeted services to residents at critical milestones in their lives.

STRATEGY 2: Provide a high quality of life for residents who are vulnerable or unlikely to be able to move from public housing

KEY INITIATIVES:

	Connections to clinical services for mental illness, substance abuse, and other special needs.
	Exercise rooms and/or computer labs in all senior properties.
	Training and retention of property managers that have expertise in services to senior populations.

INITIAL DELIVERABLES:

	Pilot program, based on existing best practices, addressing youth substance abuse for 60 to 80 youth.
	Addition to all senior buildings of exercise rooms and/or computer labs.
	A requirement for all property managers of senior buildings to have a certified senior housing specialist on staff.

PLAN FORWARD: COMMUNITIES THAT WORK

Plan Forward: Communities that Work puts into practice CHA's renewed commitment to help people and communities prosper through the platform of affordable, decent, safe and stable housing.



Major League Fun – Chicago's major league baseball teams help put a smile on the faces of CHA kids every year with summer and holiday events.

Plan Forward is designed to provide CHA with the flexibility needed to respond to the dynamic housing market, while also creating the framework for the agency to serve its residents, and Chicago, by implementing creative strategies that capitalize on its resources and broad-reaching partnerships.

As the agency implements Plan Forward in cooperation with the City of Chicago, HUD, and other partners, details on the initiatives outlined here will be released. CHA will undertake a collaborative process to identify future initiatives that advance the plan's goals and carefully assess the pilot programs to determine which of them warrant broader implementation. Through its determination to enact Plan Forward and evolve and improve as an organization, CHA will work to fulfill its responsibility to help residents, local communities, and the city as a whole, thrive.

GLOSSARY: DEFINITION OF TERMS

Gautreaux v. Chicago Housing Authority

A landmark court ruling that directed CHA to build in non-African American neighborhoods.

HOPE VI

A federal program that aims to eradicate severely distressed public housing by changing the physical shape of public housing, establishing positive incentives for resident self-sufficiency and comprehensive services that empower residents, lessening concentrations of poverty, and forging partnerships with other organizations to leverage support and resources.

Housing Choice Voucher (HCV)

A housing subsidy that uses federal Section 8 funds to provide rental assistance to low-income families, who choose their place of residence in the private market. Formerly known as a tenant-based Section 8 voucher.

Mixed-Income Development

A mixed-finance housing development that includes a combination of public housing and non-public housing units.

Moving to Work (MTW)

A demonstration program for Public Housing Authorities (PHAs) that provides PHAs with the opportunity to design and test innovative, locally-designed strategies that use federal dollars more efficiently, help residents become self-sufficient, and increase housing choices for low-income families. PHAs in the MTW program are exempt from some existing public housing and voucher rules and have greater flexibility in how they use their funds. PHAs are expected to use the opportunities presented by MTW to inform HUD about ways to better address local community needs. CHA has been part of the MTW program since 2000.

Opportunity Area

A census tract with less than 20% of its individuals with income below the poverty level and a low concentration of subsidized housing. Some census tracts with low poverty, moderate subsidized housing, and improving community economic characteristics are also designated as Opportunity Areas.

Project-Based Voucher (PBV) Program

A housing subsidy program using Section 8 funds that is different from the tenant-based HCV program in that the subsidy is attached to a unit rather than being issued to a tenant.

Rental Assistance Demonstration (RAD)

A limited HUD demonstration program to preserve public and assisted rental housing through the use of specific financing tools.

Right of Return

As part of the Plan for Transformation, all leaseholders in good standing as of October 1, 1999 (known as 10/1/99 residents) who remain lease-compliant are guaranteed a "Right of Return" to their choice of permanent housing. If eligible, these leaseholders are guaranteed first choice of any rehabilitated or redeveloped property and their claims take precedence over any person on the general wait list. These 10/1/99 residents are obligated to make that choice only once, after which their Right of Return is satisfied under the Relocation Rights Contract, which governs the Right of Return process.

Section 3 Program

A program of the Housing and Urban Development Act that ensures that employment and other economic opportunity generated by certain HUD financial assistance is directed toward low and very low-income persons.

US Department of Housing and Urban Development (HUD)

A federal agency whose mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD provides oversight and financial support to CHA and other public housing authorities across the United States.

TIMELINE IN DETAIL: 1933 - TODAY

1933 President Franklin Roosevelt Works Progress Administration (WPA) breaks ground on the Jane Addams Homes, Julia C. Lathrop Homes, and Trumbull Park Homes. All open in 1938.

1937 CHA is incorporated to build and manage housing for low-income households under the U.S. Housing Act of 1937.

Elizabeth Wood is appointed the first Director of CHA.

1941-55 CHA builds low- and mid-rise projects across the city.

1956-68 More than 19,000 CHA units are built, the vast majority in high-rise elevator buildings.

1966 Landmark court decision *Gautreaux v. CHA*, in which a group of residents alleged that CHA engaged in racial discrimination by building public housing solely in areas with high concentrations of poor minorities. CHA is directed to build new properties only in non-African American communities.

1989 Richard M. Daley is elected Mayor of Chicago.

1992 National Commission on Severely Distressed Public Housing reports that much of the nation's public housing is all but uninhabitable, prompting Congress to enact the HOPE VI revitalization program.

1994 Congress invokes a viability test of old public housing to determine if rent vouchers would be more cost effective than repair. Virtually all CHA high-rises fail the viability test.

1995 Citing general dysfunction, the US Department of Housing and Urban Development (HUD) takes control of CHA.

1999 Mayor Richard M. Daley formally proposes the Plan for Transformation, a complete reconsideration of public housing in Chicago, based on HUD's intent to return CHA to local control.

2000 CHA and HUD sign a master Moving to Work (MTW) Agreement in order to implement the Plan for Transformation.

Demolition of all high-rises and relocation of CHA leaseholders begins.

2001 The Partnership for New Communities, formed by the John D. and Catherine T. MacArthur Foundation and The Chicago Community Trust, engage foundations, civic leaders and private sector companies in supporting the Plan for Transformation.

CHA and the City launch Service Connector, a referral-based model for services to residents.

2006 The Partnership for New Communities, CHA, and the City launch Opportunity Chicago, a workforce initiative that's goal is to help 5,000 residents secure jobs by 2010.

The Plan for Transformation is extended through 2015.

2008 CHA and the City launch FamilyWorks, a new program model designed to improve service delivery to CHA residents.

CHA extends its participation in the MTW program through FY2018.

2009 In December, the Plan for Transformation 10th Anniversary Symposium takes place to reflect on the successes and challenges of the previous 10 years. Outcomes of the symposium are intended to inform strategies for the future completion of the Plan.

2011 Rahm Emanuel is elected Mayor of Chicago; appoints Charles Woodyard as Chief Executive Officer (CEO) of CHA.

2012 CHA begins a new, collaborative planning process to reimagine the Plan for Transformation.

CHA engages residents, employees, partners, stakeholders, and the broader Chicago community to gather input for a new strategic plan.

2013 CHA releases Plan Forward: Communities that Work.

ACKNOWLEDGEMENTS: THANK YOU

CHA would like to extend its sincerest thanks to all of the stakeholders who contributed ideas to Plan Forward: Communities that Work. Additionally, CHA would like to acknowledge the individuals and organizations that provided invaluable assistance in the development of this strategic plan:

- The City of Chicago and its sister agencies
- The John D. and Catherine T. MacArthur Foundation
- Business and Professional People for the Public Interest (BPI)
- The Central Advisory Council
- Stakeholder Input Session Facilitators: Joe Antolin, MarySue Barrett, Jim Brooks, Julie Elena Brown, Maria Hibbs, Jamie Kalven, Jen Keeling, Janelle LaVigne, Keith Magee, Mary Ellen Messner, Debra Schwartz, Julia Stasch, and Maria Whelan

CHA looks forward to continuing to work with these and many other partners in implementing Plan Forward.

CHA'S NEW LOOK

Plan Forward: Communities that Work is the introduction of CHA's new logo and visual identity, which will be fully launched over the next few months. Created by the world-renowned, Chicago-based agency, Leo Burnett, the new brand identity is the visual indication to Chicagoans, and the nation, of CHA's progress and its renewed commitment to building strong, vibrant communities.

CHA would also like to thank **weetu** [goweetu.com] for their assistance in creating this document.

 **CHA Property** – Westhaven Park is a mixed-income development located on the city's Near West Side on a portion of the original Henry Horner site.



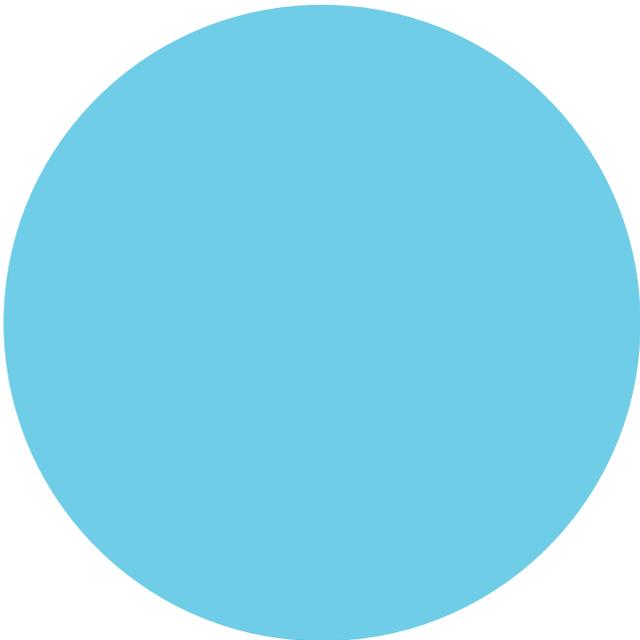


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Amended FY2013 MTW Annual Plan

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