

FY2010 Moving to Work Annual Report (Revised)

Plan for Transformation Year 11
March 31, 2011



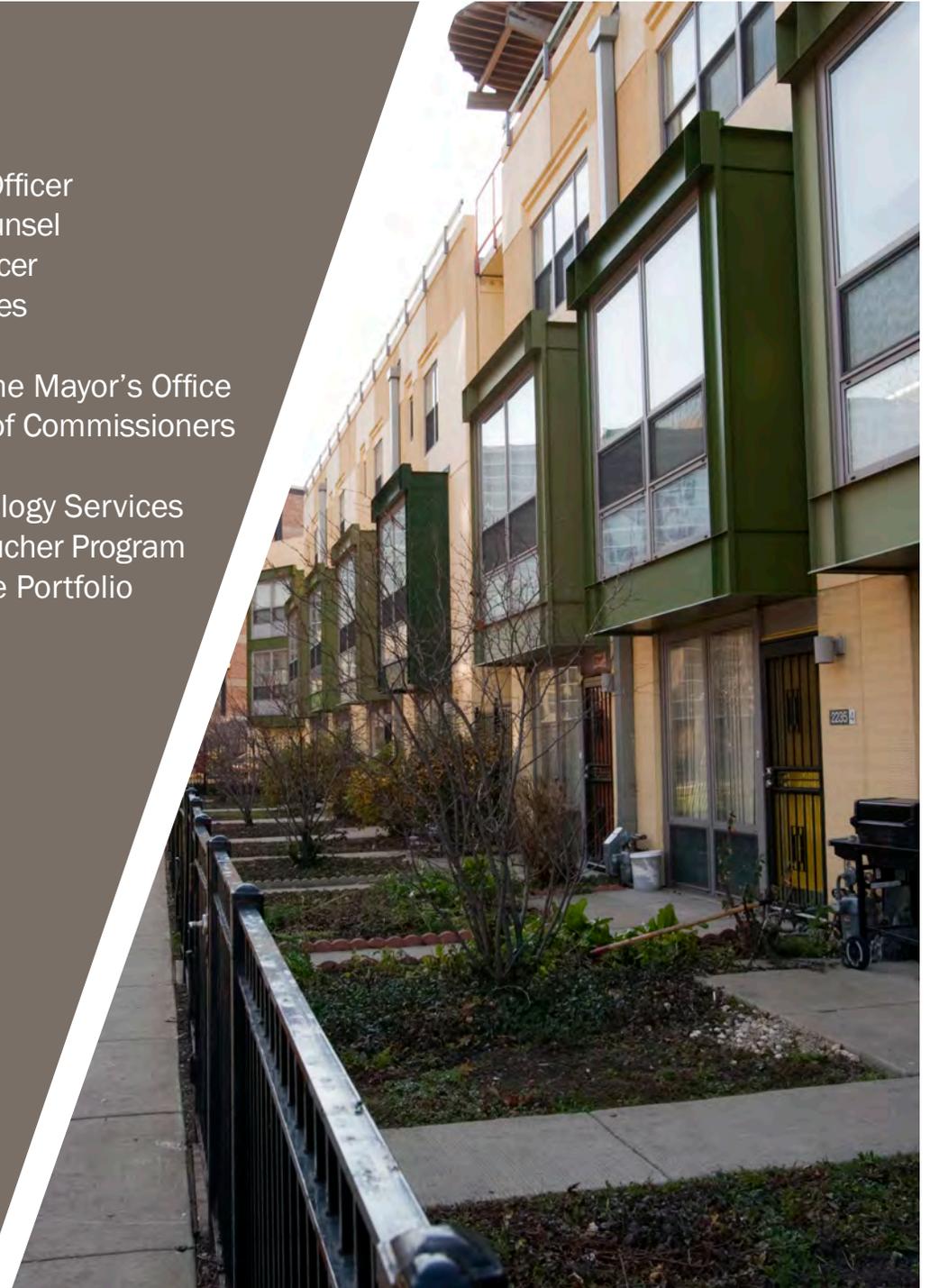
CHANGE.
CHICAGO HOUSING AUTHORITY

Executive Staff

Lewis A. Jordan, President/Chief Executive Officer
Kris Warren, Executive Vice-President/Chief Operating Officer
Scott W. Ammarell, Executive Vice-President/General Counsel
Elias Rosario, Executive Vice-President/Chief Financial Officer
Linda J. Kaiser, Executive Vice-President, Resident Services
William Little, Executive Vice-President, Development
Adrienne Minley, Executive Vice-President, Liaison to the Mayor's Office
Pamela Mitchell-Boyd, Executive Vice-President, Board of Commissioners
Jadine Chou, Senior Vice-President, Traditional Portfolio
Bryan Land, Senior Vice-President, Information Technology Services
Jessica Porter, Senior Vice-President, Housing Choice Voucher Program
Timothy Veenstra, Senior Vice-President, Mixed-Income Portfolio

Board of Commissioners

James Reynolds, Chairman
Hallie Amey
Deverra Beverly
Dr. Mildred Harris
Michael Ivers
Myra King
Carlos Ponce
M. Bridget Reidy
Sandra Young



MESSAGE FROM THE CEO



FY2010 was a year of many notable accomplishments for the Chicago Housing Authority. The demolition of Chicago's last standing high-rise building at William Green Homes in December was the most poignant symbol of continued progress for the city. The demolition points to a better future for residents with the promise of better housing and new opportunities in a revitalized community. Despite the challenging economic climate, CHA exceeded many goals in FY2010, including continued improvements to services for residents, delivering new public housing units and making plans with working groups for newly developed communities.

I am proud to present CHA's FY2010 Moving to Work Annual Report, which is a yearly document that reports on CHA's accomplishments during the past fiscal year. It reports specifically on the flexibilities afforded by the Amended and Restated Moving to Work Agreement with the U.S. Department of Housing and Urban Development. While the Annual Report is a requirement to meet compliance with HUD, we also recognize that it is an opportunity for CHA and its stakeholders to examine the activities of the past year and progress of the Plan for Transformation.

In FY2010, in addition to the historic demolition of the last building at Cabrini-Green, I want to highlight a few more accomplishments, including:

- The completion of 20,288 housing units or 81% of the overall unit delivery goal for the Plan for Transformation.
- The delivery of 1,086 housing units, including mixed-income redevelopment; senior-designated, scattered-site and family housing rehabilitation; acquisition /rehabilitation through the Property Investment Initiative; and new project-based vouchers through the Property Rental Assistance Program.
- The expansion of the Family Self-Sufficiency Program to include public housing residents who meet program criteria. The FSS Program promotes self-sufficiency by setting and achieving specific self-improvement, educational and employment goals.
- The opening of the Community-Wide (Family Housing) Wait List from June 14, 2010 through July 9, 2010. During the opening, CHA received more than 215,000 applications online, answered over 56,000 calls to CHA's helpdesk, and assisted more than 10,000 individuals without internet access to apply at public access sites. 40,000 applicants were selected through a randomized lottery process and were added to the Community-Wide Wait List in August 2010.
- Over a 23-year period, CHA's working relationships with the Gautreaux plaintiffs and the Habitat Company improved greatly to end receivership. As those relationships improved, so did CHA's capacity to carry out development activities. In FY2010, CHA began a three-year transition plan with Habitat.

MESSAGE FROM THE CEO

CHA continues to be a mission-driven organization committed to offering housing opportunities to low-income Chicagoans, promoting self-sufficiency among CHA leaseholders and working to be a more efficient and effective agency. These goals could not be realized without CHA's strong partnerships with HUD, community-based organizations, private developers, foundations and academic institutions.

Finally, I would be remiss to not acknowledge Martin Nesbitt who served on the Board of Commissioners since 2003 and as the Chairman of the Board of Commissioners since 2006. Also, I extend a warm welcome to CHA's new Chairman of the Board, James Reynolds. CHA also recognizes Mayor Richard M. Daley for his steadfast support of the Plan for Transformation. Mayor Daley's vision for a better Chicago has been realized with newly revitalized communities where dilapidated high-rise buildings once stood. CHA is confident that the Plan for Transformation will be completed thanks in large part to the Mayor's commitment and collaboration these past twelve years.

I am proud of what CHA has accomplished in FY2010 and look forward to the good work we will accomplish in the coming year.

Sincerely,



Lewis A. Jordan
President/Chief Executive Officer
Chicago Housing Authority

Table of Contents

Section One: Introduction 8

Section Two: General Housing Authority Information 14

Section Three: Non-MTW Related Housing Authority Information 44

Section Four: Long-Term MTW Plan- Optional 52

Section Five: Proposed MTW Activities 54

Section Six: Ongoing MTW Activities 56

Section Seven: Sources and Uses of Funding..... 68

Section Eight: Administrative 78

Appendices 90

 Appendix 1: Overall Plan for Transformation Unit Delivery by Year 90

 Appendix 2: Public Housing Demographics..... 93

 Appendix 3: HCV Demographics..... 95

 Appendix 4: CHA Board Resolution 96



**Section One
Introduction**

SECTION ONE: INTRODUCTION

Section One: Introduction

Throughout FY2010, CHA continued to make progress toward the goals of the Plan for Transformation and the objectives of the Moving to Work (MTW) Demonstration Program. The Plan for Transformation was first authorized when CHA and HUD signed the original Moving To Work (MTW) Agreement on February 6, 2000. The Amended and Restated MTW Agreement was fully executed on June 26, 2008 extending CHA's participation in the MTW Demonstration Program until FY2018.

CHA's MTW Annual Plans and Reports describe ongoing and proposed activities that either require special approval or allow utilization of authorizations granted to CHA through the Amended and Restated MTW Agreement. These activities must assist CHA in achieving 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; and
- MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

CHA's FY2010 MTW Annual Report highlights MTW activities that were ongoing or proposed in the approved FY2010 MTW Annual Plan and provides a status on these activities as of December 31, 2010.

Overview of CHA's MTW Goals and Objectives

Through the Plan for Transformation, CHA is committed to reintegrating residents and housing into the overall fabric of the City of Chicago, improving the quality of CHA's affordable housing stock, providing opportunities for residents to improve their lives, and spurring the revitalization of broader communities surrounding CHA developments. CHA continues to pursue these broader goals of the Plan which align with the three statutory objectives of the MTW Demonstration Program. CHA engaged in the below ongoing MTW activities in FY2010 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.

Ongoing MTW Activities

- ***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 FY2010, CHA had completed 81% of this goal.

-
- **Public Housing Work Requirement (p. 56):** 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. 59):** CHA increased the minimum rent from \$50 to \$75 in FY2009 for public housing, 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. 60):** HUD approved the reasonable cost formula for redevelopment in FY2010. The increased reasonable cost limits will help CHA cover the full cost of public housing units in mixed-income developments and increase public housing opportunities on an annual basis.
 - **Biennial Re-examinations of HCV Program Participants (p. 61):** 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 Rents (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.
 - **Exceed the Limit of 25% Project-Based Voucher (PBV) Assistance in Family Properties (p.62):** 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.

CHA also utilizes the single-fund budget provided through MTW participation for expanded and flexible resources for overall administration of housing assistance, capital activities, and special services and programs for residents such as case management and workforce development. Beyond participation

SECTION ONE: INTRODUCTION

in the MTW Demonstration Program, CHA strives to maintain and build sustainable partnerships with a variety of stakeholders, organizations, and agencies to fulfill the overall goals of the Plan for Transformation.

Highlights of FY2010 MTW Annual Report

Section Two: General Housing Authority Operating Information

Overall Unit Delivery Progress

- CHA was granted authorization by HUD in FY2010 to include project-based voucher (PBV) housing units toward the overall 25,000 unit delivery goal. A total of 1,390 existing PBV units under HAP in Chicago prior to FY2010, including 339 city/state PBV units, were added to overall Plan inventory upon authorization by HUD.
- In FY2010, CHA delivered 1,086 housing units through mixed-income redevelopment; rehabilitation in senior designated, scattered site, and family housing developments; acquisition/rehabilitation through the Property Investment Initiative; and new project-based voucher units through the Property Rental Assistance program.
- As of the end of FY2010, CHA has completed 20,288 housing units or 81% of the overall unit delivery goal for the Plan.

Housing Stock Information

- CHA delivered a total of 117 public housing units at Oakwood Shores, Legends South, and Westhaven Park mixed-income family developments.
- CHA completed the rehabilitation of 635 family public housing units in Altgeld Gardens, Dearborn Homes, Washington Park Low-Rises and Wentworth Annex (Scattered Site-Southeast). The final units were delivered at Washington Park Low-Rises for a total of 332 renovated units.
- The rehabilitation of 99 senior designated units was completed at Kenmore Apartments.
- As part of the Property Investment Initiative, a total of 16 units have been acquired, and the first six units were made available for occupancy in FY2010.
- The remaining buildings at Harold Ickes Homes, Frances Cabrini Extension South, and William Green Homes were closed in FY2010.
- At the close of FY2010, 37,891 total Housing Choice Vouchers were made available to eligible families, including 36,193 MTW vouchers and 1,698 non-MTW vouchers.
- CHA launched the new Property Rental Assistance (PRA) program in FY2010 in an effort to expand the PBV program across Chicago neighborhoods to owners of rental housing and developers of newly constructed or rehabilitated housing properties.
- CHA utilized a total of 1,731 PBVs in FY2010, including 1,619 under Housing Assistance Payment (HAP) contracts and 112 PBV units under an Agreement to Enter into a Housing Assistance Payment (AHAP). A total of 229 PBV units were delivered in FY2010 through new HAP contracts in Chicago.

Leasing Information

- A total of 15,984 MTW public housing units were under lease or occupied in FY2010.
- On October 1, 2010, CHA implemented the FY2010 Senior Designated Housing Plan (SDHP) which allows CHA to lower the age at all senior buildings to 55 for individuals who require a unit with accessible features. In addition, any building that had the occupancy level fall below 90% for six consecutive months was designated as a “Reduced Age Building.”
- CHA had leased a total of 36,886 HCVs by the end of FY2010, including 35,499 MTW vouchers and 1,387 non-MTW vouchers.

Wait List Information

- CHA opened the Community-Wide (Family Housing) Wait List from June 14, 2010 through July 9, 2010. 40,000 applicants were selected through a randomized lottery process and were added to the Community-Wide Wait List in August 2010.
- At the end of FY2010, CHA’s HCV Wait List was composed of 37,364 total applicants.

Section Three: Non-MTW Related Housing Authority Information

American Recovery and Reinvestment Act (ARRA)

- In FY2009, CHA received \$209,998,969 in formula and competitive funding from HUD through the American Recovery and Reinvestment Act (ARRA). At the end of FY2010, CHA expended 80% (\$115,672,596) of the \$143,913,180 in formula funding. In FY2010, CHA received and spent \$26,908,317(41%) in Capital Fund Recovery Competition (CFRC) grants under ARRA.

Resident Services Program Updates

- In FY2010, 12,263 residents were engaged with service providers (89 percent of adult residents age 18 to 61 who are eligible for service with contractors), and there were more than 1,500 job placements through CHA funded services (including subsidized and unsubsidized transitional jobs, but not including summer employment).
- CHA’s Family Self-Sufficiency (FSS) programs assist public housing residents and HCV leaseholders in gaining financial independence. By the end of FY2010, there were 348 public housing residents participating in the Public Housing FSS Program and 1,452 current voucher holders participating in the HCV FSS program. At the end of FY2010, the administration of the HCV FSS program was transitioned to CHA’s Resident Services Division in order to streamline the administration of both FSS programs.
- In FY2010, CHA engaged nearly 8,000 youth in recreational, academic and employment programs and special events.
- 554 jobs were created with CHA contractors in FY2010, and 330 of those positions were filled through CHA’s Section 3 program as well as 31 training slots through Siemens, for a total of 361 positions.

SECTION ONE: INTRODUCTION

Section Four: Long Term MTW Plan (Optional)

This section is not included.

Section Five: Proposed MTW Activities

- CHA proposed several MTW activities, as part of the planned HCV Owner Excellence Program, that were not implemented in FY2010. These activities for participating owners in the HCV Owner Excellence Program were revised and proposed in CHA's FY2011 MTW Annual Plan.

Section Six: Ongoing MTW Activities

- As of the end of FY2010, 3,655 (44.7%) public housing residents subject to the work requirement were compliant.
- In FY2010, CHA's Office of the Ombudsman held eight meetings for public housing residents in mixed-income sites in the three geographic regions with a total attendance of 297 residents. In addition, two focus groups were held in FY2010.
- CHA was able to deliver an additional 86 rehabilitated family and scattered site housing units through the use of the reasonable cost formula for rehabilitation in FY2010. CHA also utilized the alternate reasonable cost formula to begin rehabilitation work at Pomeroy Senior Apartments.
- HUD approved the reasonable cost formula for redevelopment in FY2010 which will be utilized in FY2011 to help CHA cover the full cost of public housing units in mixed-income developments and increase unit delivery on an annual basis.
- In FY2010, CHA conducted 19,965 biennial re-examinations for a savings of 39,930 staff hours as a result of performing re-examinations for only approximately half of HCV households.
- Exception rents were implemented in FY2010 as a pilot and limited to families relocating from public housing with a voucher. CHA is working in FY2011 to identify a new map of designated opportunity areas in order to determine how exception rents can be implemented across the HCV program.
- In FY2010, CHA provided PBV assistance in excess of 25% of total units at Rosa Parks Apartments and Nuestro Hogar family developments.

Section Seven: Sources and Uses of Funding

- In FY2010, the impact of the single-fund flexibility on CHA's resources continues to be seen through redevelopment, rehabilitation, and ADA upgrades of public housing units as well as the promotion of family self-sufficiency through provision of relocation support, utility assistance, case management, workforce development, and other services and programs for public housing residents.

Section Two
General Housing Authority
Operating Information



SECTION TWO: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

Section Two: General Housing Authority Information

This section contains General Housing Authority Operating Information for CHA's public housing portfolio and Housing Choice Voucher (HCV) Program, including Housing Stock, Leasing, and Wait List information.

Overall Unit Delivery Progress

During FY2010, CHA continued to make progress toward the Plan for Transformation goal of rehabilitating or replacing 25,000 units of affordable housing in Chicago. As part of CHA's ongoing strategy of creating new options for affordable housing, CHA was granted authorization by HUD in FY2010 to include project-based voucher (PBV) housing units toward the overall 25,000 unit delivery goal. PBV units are counted toward unit delivery if they are located in Chicago and are under a Housing Assistance Payment (HAP) contract. A total of 1,390 existing PBV units under HAP in Chicago prior to FY2010, including 339 city/state PBV units, were added to overall Plan inventory upon authorization by HUD.

In FY2010, CHA delivered 1,086 housing units through mixed-income redevelopment; rehabilitation in senior designated, scattered site, and family housing developments; acquisition/rehabilitation through the Property Investment Initiative; and new project-based voucher units. As of the end of FY2010, CHA has completed 20,288 housing units or 81% of the overall unit delivery goal for the Plan. *(Please refer to Appendix 1 for Overall Unit Delivery by Year through FY2010.)*

FY2010 Overall Unit Delivery				
PIC Number	Type	Development/Program	Projected FY2010 Unit Delivery	Actual FY2010 Unit Delivery
IL002141000	Mixed-Income Family Housing Redevelopment	Westhaven Park (Phase IIC Rental)	46	35
IL002146000		Legends South (Savoy Square/Phase A-2)	42	53
IL002145000		Oakwood Shores (Phase 2B One)	29	29
IL002002100	Family Housing Rehabilitation	Altgeld Gardens	290	240
IL002013000		Dearborn Homes	180	294
IL002091000		Frances Cabrini Rowhouses	100	-
IL002039000		Washington Park Low-Rises	59	89
IL002033000	Scattered Site Housing Rehabilitation	Wentworth Annex (SS-Southeast)	-	12
IL002151000	Senior Designated Housing Rehabilitation	Kenmore Apartments	99	99
IL002157000	Public Housing Acquisition/Rehabilitation	Property Investment Initiative	45	6
IL002158000				
N/A	Project-Based Vouchers	Property Rental Assistance Program/Other PBV Activity	-	229
Total Housing Units			890	1,086

Housing Stock Information: Public Housing

Number of Public Housing Units at the end of FY2010¹

As of the end of FY2010, CHA owns and is responsible for 20,891 public housing units including those offline (not available for occupancy). This does not include units pending demolition. At the end of FY2010, there were 17,971 public housing units under existing leases or vacant and available for occupancy. This also includes newly rehabilitated and redeveloped housing delivered and made available for occupancy through the end of FY2010.

Description of Significant Capital Expenditures by Development

CHA's ability to both maintain and restore assets, while continuing to improve public housing for residents throughout Chicago, is fundamental to the success of the Plan for Transformation. In FY2010, CHA continued to meet financial commitments entered into before CHA's participation in the MTW Demonstration Program as well as finance additional capital expenditures and revitalization efforts. In FY2010, CHA invested \$216,404,991 in public housing via CHA's Capital Program. CHA deferred several Capital Construction projects from FY2010 to FY2011 to allow for additional studies, planning, and evaluations. This ensured the projects align with the CHA's strategic long term plans for each development and optimized the use of capital dollars. Moreover, planning and development of new rental phases at existing mixed-income developments has slowed based on the reduction in funding of affordable housing and the downturn in the for-sale market. However, planning for new mixed-income developments is currently underway to create new rental phases in the coming years.

¹ In contrast, CHA's progress toward the 25,000 unit delivery goal is not the same as the total number of public housing units CHA manages (all standing units, including those offline for modification, on-site employees, legal proceedings, or non-dwelling use) or the number of units online (occupied or vacant and available for occupancy). Of the total 20,288 units counted toward the 25,000 goal, a total of 1,619 are PBV units (1,390 existing through FY2009 and 229 new PBVs in FY2010). The remaining 18,669 are public housing units. However, these are not necessarily online for several reasons. Public housing units renovated or redeveloped in the earlier years of the Plan may temporarily be offline for upgrades or modification. Moreover, units previously rehabilitated may also be offline as CHA completes ADA modifications across portfolios in accordance with the Voluntary Compliance Agreement. Additional units may be taken offline due to ongoing legal proceedings.

SECTION TWO: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

CHICAGO HOUSING AUTHORITY BUDGET VS. ACTUAL VARIANCES CAPITAL PROGRAMS EXPENDITURES MONTH ENDED DECEMBER 31, 2010 (UNAUDITED)

	Annual Capital Budget	Annual Capital Actual	Variance	% Unspent
CATEGORY 1:				
Habitat Expenses	\$27,395,192	\$21,624,244	\$5,770,948	21.1
ABLA	377,978	447,036	(69,058)	(18.3)
Henry Horner	869,005	209,005	660,000	75.9
Madden Park/Wells	795,889	159,323	636,566	80.0
Major Addams (125 N. Hoyne)	3,025,994	2,197,167	828,827	27.4
Total	\$32,464,058	\$24,636,776	\$7,827,282	24.1
CATEGORY 2:				
Senior Housing	43,928,539	31,897,581	12,030,958	27.4
Total	\$43,928,539	\$31,897,581	\$12,030,958	27.4
CATEGORY 3:				
Scattered Sites	17,812,328	9,004,986	8,807,342	49.4
Total	\$17,812,328	\$9,004,986	\$8,807,342	49.4
CATEGORY 4:				
Bridgeport	573,053	331,698	241,356	42.1
Cabrini Rowhouses	480,640	302,277	178,363	37.1
Lake Parc	27,314	8,384	18,930	69.3
Lathrop Homes	363,545	6,860	356,685	98.1
Lawndale Gardens	3,605,603	2,937,263	668,340	18.5
LeClaire Extension	1,592,000	17,253	1,574,747	98.9
Lowden Homes	-	960	(960)	-
Washington Park	10,313,371	9,782,563	530,808	5.1
Wentworth Gardens	1,934,806	645,982	1,288,824	66.6
Total	\$18,890,332	\$14,033,240	\$4,857,092	25.7

	Annual Capital Budget	Annual Capital Actual	Variance	% Unspent
CATEGORY 5:				
Altgeld Gardens/Phillip Murray	36,466,955	33,579,774	2,887,181	7.9
Cabrinin Ext. South William Green Homes	1,422,779	1,634,289	(211,510)	(14.9)
LeClaireCourt (City State)	950,271	26,253	924,018	97.2
Dearborn Homes	68,268,451	65,761,268	2,507,183	3.7
Harold Ickes Homes	3,330,619	968,017	2,362,602	70.9
Robert Taylor Homes	673,044	410,739	262,305	39.0
Rockwell Gardens	50,000	126,201	(76,201)	(152.4)
Stateway Gardens	618,316	268,316	350,000	56.6
Total	\$111,780,435	\$102,774,858	\$9,005,577	8.1
OPERATIONS:				
Capital Construction (Administrative)	1,959,561	1,723,276	236,285	12.1
Development Management (Administrative)	2,663,106	2,431,718	231,388	8.7
Development Management (Environmental Cost)	7,721,140	4,402,276	3,318,864	43.0
Extraordinary Maintenance	8,109,282	8,109,282	(0)	(0.0)
Interest/Principal	17,386,000	17,390,998	(4,998)	(0.0)
Total	\$37,839,089	\$34,057,550	\$3,781,539	10.0
GRAND TOTAL	\$262,714,781	\$216,404,991	\$46,309,790	17.6

SECTION TWO: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

CAPITAL EXPENDITURES ANALYSIS

The overall budget for the Capital Program as of December 31, 2010 is \$262.7 million versus actual expenses of \$216.4 million. The year end positive variance for the Capital Program is \$46.3 million (17.6%).

Category 1 Existing Developments – The year end expenditures for Category 1 are \$7.8 million (24.1%) under the annual budget. Key elements of the variances are as follows:

Habitat Expenses – The \$5.8 million positive variance is primarily due to fewer construction draw requests submitted in 2010 for Parkside IIA and West End II. Construction for these two properties started later in 2010 than was originally planned.

Henry Horner – The \$0.7 million positive variance is primarily due to the lack of acquisitions for the future off-site phases.

Madden Park/Wells – The \$0.6 million positive variance is primarily due to fewer predevelopment fund disbursements for future phases than originally planned.

Major Adams – The \$0.8 million positive variance is primarily due to over-estimation of contractor's cash flow projections for FY2010.

Category 2 Senior Housing – The \$12.0 million positive variance is primarily due to construction activities being less than planned. Capital maintenance projects were delayed and are scheduled for construction in FY2011. Also, there were fewer construction draw requests submitted for Pomeroy Apartments, since construction activities started later than originally planned.

Scattered Sites – The \$8.8 million positive variance is primarily due to projects being moved to the FY2011 construction schedule to allow additional time to complete all projects. Also, construction activity was less than planned for several of the scattered sites projects.

Category 4 Non 202 Family Properties – The year end expenditures for Category 4 are \$4.9 million (25.7%) under the annual budget. Key elements of the variances are as follows:

Lawndale Gardens – The \$0.7 million positive variance is primarily due to delayed claims as well as continued legal issues.

LeClaire Extension – The \$1.6 million positive variance is primarily due to the delay of LeClaire Courts Extension demolition.

Wentworth Gardens – The \$1.3 million positive variance is primarily due to a delay in the settlement of claims.

Category 5 Family Properties – The year end expenditures for Category 5 are \$9.0 million (8.1%) under the annual budget. Key elements of the variances are as follows:

Altgeld Garden/Phillip Murray – The \$2.9 million positive variance is primarily due to the overall construction activities being less than planned for Altgeld/Murray. Also, a portion of construction work for Phase V that was scheduled to begin in the fourth quarter of 2010 was delayed and scheduled for FY2011.

Dearborn Homes – The \$2.5 million positive variance is primarily due to actual expenditures being less than planned based on cash flow projections.

Harold Ickes Homes – The \$2.4 million positive variance is primarily due to a delay in scheduled demolition work by the contractor as well as actual expenditures being less than planned.

Total Operations – The year end expenditures for Operations are \$3.8 million (10.0%) under the annual budget. Key elements of the variance are as follows:

Remediation – The \$3.3 million positive variance is primarily due to remediation activities being less than planned for mixed-finance developments.

Public Housing Units Added in FY2010

CHA delivered a total of 857 new public housing units in FY2010 across mixed-income, traditional family, scattered site, and senior designated developments as well as newly acquired units through the Property Investment initiative.

The following table shows public housing units delivered in FY2010 by bedroom size.

FY2010 Actual Unit Delivery by Bedroom Size							
PIC Number	Development/Program	Bedroom Size					Total FY2010 Units Delivered
		1	2	3	4	5	
Mixed-Income Family Housing Redevelopment							
IL002141000	Westhaven Park (Phase IIC Rental)	8	13	14	0	0	35
IL002146000	Legends South (Savoy Square/Phase A-2)	7	21	18	7	0	53
IL002145000	Oakwood Shores (Phase 2B One)	5	6	13	5	0	29
Sub-Total: Mixed-Income Family Housing		20	40	45	12	0	117
Family Housing Rehabilitation							
IL002002100	Altgeld Gardens	24	96	80	40	0	240
IL002013000	Dearborn Homes	98	80	76	40	0	294
IL002039000	Washington Park Low-Rises	0	6	57	26	0	89
Sub-Total: Family Housing Rehabilitation		122	182	213	106	0	623
Scattered Site Housing Rehabilitation							
IL002033000	Wentworth Annex (SS-Southeast)	0	4	5	3	0	12
Senior Designated Housing Rehabilitation							
IL002151000	Kenmore Apartments	99	0	0	0	0	99
Sub-Total: Senior Designated Housing Rehabilitation		99	0	0	0	0	99
Property Investment Initiative							
IL002157000 IL002158000	Property Investment Initiative	0	0	2	3	1	6
Total FY2010 Unit Delivery by Bedroom Size		241	226	265	124	1	857

SECTION TWO: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

Mixed-Income Family Housing Redevelopment

CHA delivered a total of 117 public housing units in mixed-income family developments in FY2010. Units were completed in phases at Westhaven Park (IL002141000), Legends South (IL002146000), and Oakwood Shores (IL002145000).

Westhaven Park

A total of 35 public housing units were delivered in Westhaven Park *Phase IIC Rental (IL002141000)* as replacement housing for the former Henry Horner Homes. While 46 public housing units were planned for delivery in FY2010, the first 11 units were delivered ahead of schedule in FY2009. This phase features traditional Chicago building types, including flats and mid-rise buildings, as well as two sensory and two mobility accessible units and seven adaptable units.



Legends South

As part of replacement housing for the former Robert Taylor Homes, 53 public housing units were delivered in *Phase A2/Savoy Square (IL002146000)* at Legends South. The FY2010 goal of 42 units was exceeded as 11 units planned for FY2011 were delivered ahead of schedule. This phase also includes three sensory and six mobility accessible units, as well as 16 adaptable units. The development consists of two- and three- story rowhouses and walk-ups in nineteen buildings and features a community center that houses management and leasing offices.

Oakwood Shores

Twenty-nine (29) public housing units were delivered as part of Oakwood Shores *Phase 2B (One) (IL002145000)*, the mixed-income community replacing the former Madden Park, Ida B. Wells and Extension, and Clarence Darrow Homes. All units projected for FY2010 were delivered on schedule. This phase includes seven separate buildings and consists of town homes and six-unit walk-up apartments. A total of two sensory and four mobility accessible units are available in this phase, as well as eight adaptable units.



Family Housing Rehabilitation

In FY2010, CHA completed the rehabilitation of 623 public housing units in traditional family developments. Units were delivered at Altgeld Gardens (IL002002100), Dearborn Homes (IL00201300), and Washington Park Low-Rises (IL002039000). No units were delivered at Frances Cabrini Rowhouses in FY2010, though 100 units were projected for delivery in the FY2010 Annual Plan. Rehabilitation activity was put on hold at this site in FY2010 as CHA works with various stakeholders to explore a broader community planning process.

General renovations at these family developments consisted of new mechanical and electrical systems, building façade restoration, and new windows and exterior doors. External site improvements included parking lots, exterior lighting, landscaping, recreation areas, and sidewalks. Rehabilitated units are updated with new central air conditioning and heating systems, appliances, interior doors, cabinets, countertops, as well as new flooring. Renovations also included interior and exterior ADA modifications.



Altgeld Gardens (IL002002100)

CHA anticipated the delivery of 290 public housing units at Altgeld Gardens in FY2010 across Phases 3 and 4 of rehabilitation. However, 50 units in Phase 3 initially projected in the FY2010 Annual Plan were delivered ahead of schedule in FY2009. The remaining 240 units in Phase 4 were delivered on schedule in FY2010. Of the 240 units delivered, 12 are sensory accessible and 56 are mobility accessible.

Dearborn Homes (IL00201300)

A total of 294 public housing units were delivered at Dearborn Homes in FY2010, though 180 units were planned. Delivered units included 86 Phase 3 units planned for FY2009 which turned over in January FY2010, 172 Phase 4 units delivered on schedule in FY2010, and 36 Phase 5 units planned for FY2011 that were delivered ahead of schedule. Of the 294 units delivered, 64 are sensory accessible and 70 are mobility accessible.



Washington Park Low-Rises (IL002039000)

While only 59 units were planned for FY2010, 89 units were delivered at Washington Park Low-Rises in FY2010. This includes 28 Phase 4 units initially planned for FY2009 which turned over in January 2010 and 61 Phase 5 units delivered in November 2010. Of the 89 units delivered, four are sensory

SECTION TWO: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

accessible and four are mobility accessible. The remaining units delivered in FY2010 mark the completion of rehabilitation at Washington Park-Low Rises for a total of 332 renovated public housing units.

Scattered Site Housing Rehabilitation

CHA's scattered site housing portfolio consists of five regions: North Central (IL002031000), Northeast (IL002032000), Southeast (IL002033000), Southwest (IL002034000), and West (IL002035000). CHA achieved the Plan goal of rehabilitating 2,543 scattered site units as of FY2006; however, CHA will exceed this goal with the rehabilitation of 36 scattered site housing units at Wentworth Annex (IL002033000/Southeast).

Wentworth Annex (IL002033000/Southeast)

CHA completed the rehabilitation of 12 public housing units at this site in FY2010, though it was not identified for rehabilitation at the time of the FY2010 Annual Plan. These units are incorporated in a community of privately owned homes. The renovation includes new windows, drywall, mechanical, electrical and plumbing systems, doors, VCT tile, new kitchen cabinets and appliances in addition to exterior site work improvements, site lighting, and sidewalks. In addition, roof replacement was completed across this site in FY2010.

Senior Designated Housing Rehabilitation

By the end of FY2010, CHA reached 99% completion of the overall Plan goal for senior designated housing rehabilitation with the delivery of senior public housing units at Kenmore Apartments (IL002151000).



Kenmore Apartments (IL002151000)

A total of 99 one-bedroom units designated for seniors were delivered at Kenmore Apartments in FY2010. All projected units were delivered on schedule in this eight-story mid-rise, elevator building.

Property Investment Initiative

Through the Property Investment Initiative (PII), CHA acquires and, if necessary, rehabilitates housing with three or more bedrooms that is available as a result of foreclosure or through the traditional acquisition process. These properties are made available for rent as public housing units in CHA's portfolio. CHA initially projected that 45 units would be made available for occupancy through PII in FY2010. A total of 16 units have been acquired through FY2010, and the first six units were made available for occupancy and counted toward unit delivery in FY2010. This includes four units in the PII-Southern Region (IL002158000) and two units in the PII-Northern Region (IL002157000). The current PII acquisition and rehabilitation process is administered by the

court-ordered Receiver; however, CHA will assume full responsibility for this process in FY2011. CHA has started planning to re-structure the PII program in order to increase the number of units produced.

Additional Redevelopment and Rehabilitation Activity in FY2010

Mixed-Income/Mixed-Finance Real Estate Transaction Closings

CHA closed several mixed-income/mixed-finance real estate transactions in FY2010 in order to proceed with redevelopment and rehabilitation activities. Four of these transactions used Capital Fund Recovery Competition (CFRC) funds through the American Recovery and Reinvestment Act (ARRA).

FY2010 Mixed-Finance Real Estate Transaction Closings			
PIC Number	Type	Development/Phase	Closing Date
IL002147000	Mixed-Income Family Redevelopment	Parkside of Old Town Phase 2A*	30-Jun-10
IL002152000	Senior Rehabilitation	Ralph J. Pomeroy Apartments*	30-Jul-10
IL002148000	Mixed-Income Family Redevelopment	West End Phase II*	26-Aug-10
IL002149000	Mixed-Income Family Redevelopment	Park Douglas (Ogden North)*	8-Sep-10
IL002155000	HUD 202 Senior	Oakwood Shores Senior 202	28-Sep-10

*CFRC funds

Lathrop Homes (IL002022000)

In FY2010, CHA’s Board of Commissioners accepted the recommendation of the Lathrop Homes Working Group to enter into negotiations with Lathrop Community Partners, a five-party development team, for the revitalization of Lathrop Homes as a sustainable mixed-income community. The development team is comprised of Related Midwest, Heartland Housing, Bickerdike Redevelopment Corp., Magellan Development Group and Ardmore Associates. One of the primary goals for the development is attaining Gold or Platinum level certification from the United States Green Building Council for Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND).

Other Rehabilitation Activity in FY2010

In addition to newly rehabilitated public housing units delivered in FY2010, CHA completed the following rehabilitation and modernization projects.

- The rehabilitation of the non-dwelling property at 123/125 N. Hoyne Ave (Major Adams Community Center) was completed.

SECTION TWO: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

- In accordance with the Voluntary Compliance Agreement, CHA successfully completed all ADA retrofits for the entire senior designated housing portfolio in FY2010, three years ahead of schedule. A total of 700 senior designated apartments have been upgraded for people with disabilities since FY2006.
- Under the Capital Maintenance Program, CHA completed window replacement at Maudelle Brown Bousfield Senior Apartments (IL002087000) as well as facade repairs at Caroline Hedger Senior Apartments (IL002076000) and Judge Fisher Senior Apartments (IL002057000).

Public Housing Units Removed from Inventory in FY2010

Building Closures

CHA collaborates with resident leadership to coordinate building closure plans and schedules prior to demolition and rehabilitation or redevelopment activity. Building closure timelines are based on vacancy rates, physical conditions of buildings, availability of funding for revitalization, and construction schedules. CHA offers relocation assistance to all CHA residents living in buildings at the time of closure. (Refer to *Current Support to Families in the Process of Being Relocated* in Section VII for more information about relocation assistance.)

In FY2010, the remaining buildings at Harold Ickes Homes (IL002016000), Frances Cabrini Extension South (IL002089000) and William Green Homes (IL002030000) were closed. At Harold Ickes Homes, the buildings at 2320-30 S. State St. closed at the end of March 2010. At William Green Homes, the building at 1230 N. Larrabee closed in June 2010. At Frances Cabrini Extension South, the buildings at 364 and 365 W. Oak St. were closed in September 2010. The final building at William Green Homes, 1230 N. Burling, was closed in December 2010.

Dwelling Demolition in FY2010

In FY2010, CHA completed the demolition of 471 public housing units in order to continue with redevelopment of former public housing sites. Demolition occurred at Harold Ickes Homes (IL002016000) and William Green Homes (IL002003000). Demolition activity planned for LeClaire Courts (city/state) and LeClaire Courts Extension (IL002024000) in FY2010 was delayed. To increase vendor participation, an alternative procurement strategy was adopted for the LeClaire Courts and Extension demolition project. Moreover, CHA pursued state funding for environmental cleanup and demolition of the city/state portion of this site which was not received until November 2010. Both of these factors delayed demolition to FY2011.

FY2010 Dwelling Demolition			
Harold Ickes Homes (016000)	FY2010 Actual Units Demolished	William Green Homes* (IL002003000)	FY2010 Actual Units Demolished
2320-30 S. State St.*	138	660 W. Division	134
44 W. 24th St.	65	1230 N. Larrabee	134
Total: Harold Ickes Homes	203	Total: William Green Homes	268
*Demolition began in December 2010 and was completed in January 2011.		*Demolition originally planned for FY2009.	
Total FY2010 Demolition		471	

Non-Dwelling Demolition, Disposition and Long-Term Leases in FY2010

CHA removes non-dwelling structures or property through demolition, disposition, and long-term leases. The following tables show actual non-dwelling demolition as well as property disposition and long-term lease activity in FY2010.

FY2010 Non-Dwelling Property Removed through Demolition*			
PIC Number	Development	Address	Property Description
IL002016000	Harold Ickes Homes	2325 S. Federal Street	Warehouse
IL002016000	Harold Ickes Homes	2400 S. State Street	Management Office
IL002016000	Harold Ickes Homes	2402 S. State Street	Maintenance Building
IL002016000	Harold Ickes Homes	2326-28 S. Dearborn Street	Day Care and Community Building
IL002017000	Ida B. Wells	3600 S. Vincennes Avenue	Church
IL002999999	Robert Taylor Homes	4700 S. State Street	Office Building
IL002039000	Washington Park	4440 S. Cottage Grove Avenue	Management Office
IL00222222P	Robert Taylor Homes	5120 S. Federal Street	Boys & Girls Club

*The church at 3600 S. Vincennes was purchased by CHA in 1992. All other non-dwelling properties were remaining structures built as part of original CHA developments which have been demolished.

SECTION TWO: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

FY2010 Property Removed through Disposition/Long-term Lease Activity						
PIC Number	Development	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition
IL002155000	Madden Park/Ida B. Wells Homes & Extension/Clarence Darrow Homes (Oakwood Shores 202 Senior)	Northern Lot Line	East 38th Street	South Cottage Grove Avenue	Western Lot Line	99-year Ground Lease
IL002152000	Ralph J. Pomeroy Apartments	West Hollywood Avenue	Southern Lot Line	West Kenmore Avenue	Alley west of Kenmore Avenue	99-year Ground Lease
IL002151000	Kenmore Apartments (5040 N. Kenmore Avenue)	Northern Lot Line	Southern Lot Line	West Kenmore Avenue	Alley west of Kenmore Avenue	99-year Ground Lease
IL002093000	Governor Henry Horner Homes (Major Adams Community Center, 123/125 N. Hoyne Street)	West Maypole Street	Alley south of West Maypole	Building demising wall	North Hoyne Street	10-year lease of building
IL002148000	West End Phase II	West Adams Street	West Van Buren Street	South Artesian Avenue	South Maplewood Avenue	99-year Ground Lease

Housing Stock Information: Housing Choice Voucher Program

HCVs Authorized at the End of FY2010

CHA anticipated that an inventory of 37,681 authorized vouchers would be made available to assist low-income families and to continue assisting current HCV participants in FY2010. Of those planned available vouchers, 36,083 were anticipated to be MTW vouchers and 1,598 were anticipated to be non-MTW vouchers. The anticipated non-MTW vouchers included: 210 Veterans Affairs Supportive Housing (VASH), 50 Mainstream Five-Year and 1,338 Moderate Rehabilitation units.

At the close of FY2010, a total of 37,891 vouchers were actually authorized and made available. CHA was awarded with 110 MTW vouchers as a result of an opt-out, bringing the MTW voucher inventory to 36,193. CHA was also awarded 100 additional VASH vouchers bringing the non-MTW voucher inventory to 1,698.

HCVs Authorized for FY2010	
MTW Total	36,193
Non-MTW	
<i>VASH</i>	310
<i>Mainstream 5-Yr.</i>	50
<i>Mod. Rehab</i>	1,338
Non-MTW Total	1,698
MTW/Non-MTW Total	37,891

Project-Based Voucher Utilization in FY2010

CHA has continued to expand the use of project-based vouchers (PBV) 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. In FY2010, CHA utilized a total of 1,731 PBVs in properties with units under either Housing Assistance Payment (HAP) contracts or an Agreement to Enter into a Housing Assistance Payment (AHAP). This includes 1,619 PBV units under HAP and 112 PBV units under AHAP in FY2010. 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 PBVs are located in Chicago and counted toward overall unit delivery progress.

SECTION TWO: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

City/State PBVs

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

Chicago Supportive Housing Initiative

The Chicago Supportive Housing Initiative is a collaborative effort between CHA and the City of Chicago Departments of Housing & Economic Development and Family & Support Services to preserve and create single and family units for those in need of comprehensive, on-site supportive services. Through this initiative, CHA provides PBV assistance to developers interested in building, rehabilitating or preserving units for low-income persons and families in need of affordable housing and supportive services. In FY2010, the Englewood Supportive Housing development was completed and 50 PBV units were delivered. In addition, construction began in FY2010 at two sites selected in FY2009: Bettendorf Place (20 PBVs) and Hope Manor (30 PBVs). Including new HAPs executed in FY2010, a total of 322 PBVs under HAP in Chicago through the Chicago Supportive Housing Initiative are counted toward overall unit delivery progress.

Regional Housing Initiative

The Regional Housing Initiative (RHI), formed in 2002, is a consortium of six regional housing authorities (CHA, Housing Authority of Cook County, Housing Authority of Joliet, McHenry County Housing Authority, Lake County Housing Authority, and Waukegan Housing Authority) that have pooled project-based vouchers to allocate to competitively selected developments in each other's jurisdictions. 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 FY2010, RHI selected Nuestro Hogar, located in Chicago, to receive 8 PBVs and a HAP contract was executed. Through the end of FY2010, a total of 61 PBVs are under HAP contracts in Chicago through RHI and are counted toward overall unit delivery progress.

Also, in FY2010, RHI selected Woodstock Commons, located in McHenry County, to receive project-based rental assistance for 30 units. Woodstock Commons is an existing 3-story family building located in Woodstock, Illinois, which contains a total of 170 units. However, because McHenry County Housing Authority (MCHA) was only able to contribute 7 PBVs to the RHI pool, an Operating & Management Agreement (OMA) was created and executed between CHA and MCHA that allows CHA to operate 26 PBV units in McHenry County at Woodstock Commons and allows MCHA to administer these units on CHA's behalf including managing the relationship with the owner, conducting HQS inspections, managing the referral process, and qualifying applicants.

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

The property is anticipated to be under HAP in FY2011. PBVs at Woodstock Commons will not be counted toward CHA's overall unit delivery progress because this site is not located in the city of Chicago.

Property Rental Assistance Program and Other PBV Activity

CHA launched the new Property Rental Assistance (PRA) program in FY2010 in an effort to expand the PBV program across Chicago neighborhoods to owners of rental housing and developers of newly constructed or rehabilitated housing properties. The PRA program announced an ongoing application process in July 2010. Since the launch of the new application process, CHA received 61 applications, 46 of which were deemed complete. As of December 31, 2010, 4 applications representing 107 PRA units were approved by CHA's Board of Commissioners. There are an additional 15 applications that have received a preliminary recommendation for approval from the evaluation committee; starting in January 2011, CHA will begin to submit additional applications for CHA Board approval.

A total of 419 PBVs under HAP in Chicago through PRA and other non-supportive housing PBV activity prior to the launch of the program are counted toward overall unit delivery progress through the end of FY2010.

SECTION TWO: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

Project-Based Voucher Utilization in FY2010				
PBVs Under Housing Assistance Payments (HAP) Prior to 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	LUCHA SRO	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.

PBVs Under Housing Assistance Payments (HAP) Prior to FY2010 (Continued)				
PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
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.
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
Chicago Supportive Housing Initiative	Spaulding/Trumbull Apartments	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
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.
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

SECTION TWO: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

PBVs Under Housing Assistance Payments (HAP) Prior to FY2010 (Continued)				
PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
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
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
Other PBV Activity (Not Supportive Housing)	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 (Not Supportive Housing)	Evergreen Tower II	101	10	1343 N. Cleveland in the Near North Side Community Area; An existing building midrise 11-stories for Seniors
Other PBV Activity (Not Supportive Housing)	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 (Not Supportive Housing)	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 (Not Supportive Housing)	Roosevelt Tower	126	126	3440 W. Roosevelt in the Lawndale Community Area; New construction of an 8-story building for Seniors

PBVs Under Housing Assistance Payments (HAP) Prior to FY2010 (Continued)

PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
Other PBV Activity (Not Supportive Housing)	Rosa Parks Apartments*	94	26	9 city owned Parcels in the Humboldt Park Community Area; New construction of 8 walkup buildings including three 6-flats; one 12; one 15; one 16 & one 27 unit building for Families
Other PBV Activity (Not Supportive Housing)	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
Other PBV Activity (Not Supportive Housing)	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
Regional Housing Initiative/Other PBV (Not Supportive Housing)	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.
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
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
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

SECTION TWO: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

PBVs Under Housing Assistance Payments (HAP) Prior to FY2010 (Continued)				
PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
Regional Housing Initiative	Spaulding Apartments	36	9	1750 N. Spaulding in the Logan Square Community Area; Existing Building containing 5-stories for Families
Regional Housing Initiative	Wentworth Commons	51	10	11045 S. Wentworth in the Roseland Community Area; New construction of a 4-story building for Families
Total PBVs Under HAP Prior to FY2010		2568	1390	

*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.

Housing Assistance Payments (HAP) Executed in FY2010				
PBV Category*	Site/Property	Total Number of Units at the Site	Number of PBVs under HAP	Site Description
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
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

Housing Assistance Payments (HAP) Executed in FY2010 (Continued)				
PBV Category*	Site/Property	Total Number of Units at the Site	Number of PBVs under HAP	Site Description
Other PRA Activity (Not Supportive Housing)	Hollywood House	197	51	5700 N Sheridan Road in the Edgewater Community Area; Rehabilitation of a 12-story Elevator building for seniors
Other PRA Activity (Not Supportive Housing)	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
Other PRA Activity (Not Supportive Housing)	Wilson Yards Family	80	16	1026 W. Montrose in the Uptown Community Area; New construction of a 7-story building for Families
Other PRA Activity (Not Supportive Housing)	Wilson Yards Senior	98	20	1036 W. Montrose in the Uptown Community Area; New construction of a 7-story building for Seniors
Other PRA Activity (Not Supportive Housing)	Casa Maravilla	73	15	2021 S. Morgan in the Pilsen Community Area; New construction of a 5-story midrise building for Seniors
Other PRA Activity (Not Supportive Housing)	Wrightwood Senior Apartments	85	17	2815 W 79th in the Ashburn Community Area; New construction of a 6-story 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
Total HAPs Executed in FY2010		859	229	

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

**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.

SECTION TWO: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

Agreements to Enter Into Housing Assistance Payments (AHAP) Executed in FY2010				
PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs under AHAP	Site Description
Chicago Supportive Housing Initiative	Hope Manor	50	30	3455-67 W. Madison in the East Garfield Park community area; New construction of a four-story building for homeless veterans
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 AIDS-afflicted homeless individuals
Other PRA Activity (Not Supportive Housing)	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 Families
Other PRA Activity (Not Supportive Housing)	Hancock House	89	18	12045 S. Emerald in the West Pullman community area; New construction of a seven-story building for seniors
Other PRA Activity (Not Supportive Housing)	Senior Suites of Wright Campus	36	8	4255 N. Oak Park in the Dunning community area; New construction of a four-story building for seniors
Other PRA Activity (Not Supportive Housing)	Victory Center	72	18	3251 E 92nd in the South Chicago Community Area; New construction of a 5-story building for Seniors
Other PRA Activity (Not Supportive Housing)	Independence Apartments	42	9	Scattered Site in Independence & Arthington in the North Lawndale community area. New construction of seven three-story six-flats for families
Total PBVs under AHAP in FY2010		358	112	

Leasing Information: Public Housing

Number of Public Housing Units Leased in FY2010

A total of 15,984 MTW public housing units were under lease or occupied in FY2010. Moreover, CHA continued to increase the availability of decent, safe, and affordable housing by leasing rehabilitated and redeveloped public housing properties as new units came online. In FY2010, 1,809 MTW units were newly leased which exceeded the planned number of 1,175 newly leased units for this year. (CHA does not have non-MTW public housing units.)

FY2010 Public Housing Leasing	
CHA Portfolio	FY2010 Total
Family & Scattered Site	6,004
Senior	7,830
Mixed-Income	2,150
Total	15,984

CHA's overall goal for occupancy throughout the public housing portfolio is 98%. In FY2010, CHA maintained 91% across its portfolios. (Please refer to *Description of Issues Related to Public Housing Leasing* below.)

On October 1, 2010, CHA implemented the FY2010 Senior Designated Housing Plan (SDHP). The revised SDHP allowed CHA to lower the age at all senior buildings to 55 for individuals who require a unit with accessible features. In addition, any building that had the occupancy level fall below 90% for six consecutive months was designated as a "Reduced Age Building." At these respective buildings, an applicant aged 55 or older is eligible to apply and to be housed, regardless of whether they require a unit with accessible features.

Description of Issues Related to Public Housing Leasing

Meeting the leasing goals for the traditional family portfolio has been inhibited by constraints due to several factors: 1) the Relocation Rights Contract mandated that CHA offer units to residents who have been relocated as part of the Plan for Transformation, before units could be offered to applicants on the family wait list; 2) Units were being held as relocation resources for families moving from properties undergoing redevelopment; and 3) In late FY2010, over 500 newly rehabilitated units were brought online at Altgeld Gardens (IL002002100), Washington Park Low-Rises (IL002039000), and Dearborn Homes (IL002013000).

SECTION TWO: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

CHA has already implemented strategies for FY2011 to assist with reaching the 98% goal across all portfolios, which include:

- In early FY2011, CHA will have completed outreach to all 10/1/99 Residents for family properties and will be able to offer housing to applicants from the family wait list.
- In FY2010, CHA opened the General Family Wait List and accepted 40,000 new applicants. This will hopefully generate faster leasing turnaround times.
- The FY2010 Senior Designated Housing Plan allows CHA to lower the age to 55 in senior buildings that have a vacancy rate below 90% for six consecutive months.
- To encourage lease up, property managers are continuing to hold open houses and conduct community outreach.

Leasing Information: Housing Choice Voucher Program

HCV Program Leasing in FY2010

CHA anticipated leasing 36,130 total vouchers in FY2010 based on projections. CHA actually leased a total of 36,886 vouchers by the end of FY2010 and utilized 100% of HUD authorized funds. Of those 36,886 vouchers, a total of 35,499 were MTW and 1,387 vouchers were non-MTW. The 1,387 non-MTW vouchers were comprised of 184 VASH, 40 Mainstream Five-Year and 1,163 Moderate Rehabilitation vouchers.

HCVs Leased as of 12/31/10	
MTW HCVs	35,499
Non-MTW HCVs	
<i>VASH</i>	184
<i>Mainstream 5-Yr.</i>	40
<i>Mod. Rehab</i>	1,163
Non-MTW HCVs Sub-Total	1,387
All HCVs Total	36,886

Description of Issues Related to HCV Leasing

Due to a recently replenished HCV Wait List as well as continued interest from families, including those relocating as a result of the Plan for Transformation, there were no issues related to leasing HCVs during FY2010.

Wait List Information: Public Housing

Public Housing Wait Lists

During FY2010, CHA continued to facilitate lease up activity through the management and maintenance of the public housing wait lists. CHA maintains the following public housing wait lists: Community-Wide (Family Housing), Community Area, and Senior Site-Based Wait Lists. In FY2010, a total of 13,303 applicants from these wait lists were pulled to undergo screening for a unit. In addition, 8,727 total applicants were purged/removed from public housing wait lists.³

FY2010 Public Housing Wait Lists Activity			
	Community-Wide (Family Housing) Wait List	Community Area Wait Lists	Senior Site- Based Wait Lists
Applicants Added	40,000	9,071	3,766
Applicants Screened	4,771	1,413	7,119

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 family portfolio city-wide. In FY2010, CHA opened the Community-Wide Wait List from June 14, 2010 through July 9, 2010. Overall, the campaign was successful in receiving more than 215,000 applications online, answering more than 56,000 calls to CHA's helpdesk and assisting more than 10,000 individuals without internet access to apply at public access sites. 40,000 applicants were selected through a randomized lottery process and were added to the Community-Wide Wait List in August 2010. Since December 2010, CHA has already begun screening and housing applicants added by the lottery from the waitlist. As of the end of FY2010, there were 44,786 applicants on the Community-Wide Wait list. A total of 4,794 applicants were purged from the family wait list in FY2010.

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

³ In order for CHA to maintain accurate wait lists, applicants who do not respond during the official updating process are removed.

SECTION TWO: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

(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 FY2010, a total of five Community Area Wait Lists were opened in the first and fourth quarter. CHA added a total of 9,071 applicants to Community Area Wait Lists in FY2010. A total of 939 applicants were purged from the community area wait lists in FY2010. As of the end of FY2010, there were 15,141 applicants on the Community Area Wait Lists.

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. As mentioned previously, CHA implemented the FY2010 Revised SDHP which allowed CHA to lower the age at all senior buildings to 55 for individuals who require a unit with accessible features and, additionally, to allow applicants aged 55 or older to apply and to be housed in buildings designated as "Reduced Age Buildings" due to lower occupancy levels. In FY2010, five buildings were designated as "Reduced Age Buildings."

In FY2010, 3,766 seniors were added to Senior Site-Based Wait Lists, and 7,119 were screened for housing. A total of 2,994 applicants were purged from senior site-based wait lists in FY2010. As of the end of FY2010, there were 5,376 applicants on Senior Site-Based Wait Lists. All senior site-based wait lists were open in 2010.

Public Housing Wait List Demographics

The table below depicts demographic information about applicants on CHA's public housing wait lists, including total number of applicants/families and persons on family and senior wait lists, as well as information about race, ethnicity, disability, and area median income.

FY2010 Public Housing Wait Lists Demographics

	Community-Wide (Family Housing) Wait List	Community Area Wait Lists	Senior Wait Lists	Total Family and Senior Wait Lists
Applicants Added in 2010	40,000	9,071	3,766	52,837
Total Applicants/Families	44,786	15,141	5,376	65,303
Total Family Members	127,231	42,055	6,324	175,610
AMI < 30	39,098	8,645	4,899	52,642
AMI 30 - 50	5,652	652	397	6,701
AMI 50 - 80	1,417	97	71	1,585
AMI > 80	618	6	9	633
White	4,109	931	55	5,095
Black	33,049	8,026	153	41,228
American Indian	206	7	1	214
Asian	445	52	21	518
Other	9,045	6,126	5,146	20,317
Hispanic	6,227	1,174	296	7,697
Disabled	1,579	690	1,118	3,387

Wait List Information: Housing Choice Voucher Program

HCV Program Wait List

At the end of FY2010, CHA's HCV Wait List was composed of 37,364 total applicants. Applicants for the HCV Wait List were 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.

SECTION TWO: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

HCV Wait List Demographics

The table below provides demographic information for applicants/families on the HCV Wait List at the end of FY2010.

FY2010 HCV Program Wait List Demographics

		HCV Wait List
Total Applicants/Families		37,364
Age	Under 62	33,914
	Over 62	3,450
Race	Black	29,414
	White	1,731
	American Indian	269
	Asian	424
	Pacific Islander	40
	Mixed Race	357
	Unknown	5,129
Disabled		8,180

Section Three
Non-MTM Related
Housing Authority
Information



SECTION THREE: NON-MTW RELATED HOUSING AUTHORITY INFORMATION

Section Three: Non-MTW Related Housing Authority Information

This section includes information on Non-MTW activities, initiatives, and programs in FY2010.

Planned/Actual Sources and Uses of Other HUD or Federal Funds (excluding HOPE VI)

American Recovery and Reinvestment Act

In FY2009, CHA received \$209,998,969 in formula and competitive funding from HUD through the American Recovery and Reinvestment Act (ARRA). Of the almost \$210 million, \$143,913,180 was in the form of a formula grant and \$66,085,789 was from competitive grant funding.

Formula Grant

At the end of FY2010, CHA expended 80% (\$115,672,596) of the \$143,913,180 in the formula grant. In FY2010, CHA utilized \$87,123,025 in formula funding for projects falling into one of four categories: rehabilitation, demolition, safety and security, and fees and administrative costs. At the conclusion of FY2010, 100% of the demolition projects have been completed, 95% of rehabilitation projects, 60% of safety and security projects, and 50% of the fees and administrative costs have been expended.

In addition to advancing CHA's efforts in the Plan for Transformation, an important outcome of the formula grant has been the employment opportunities created as a result of these projects. In FY2010, 231 Full-Time Equivalent (FTE) jobs were created through CHA's formula grant utilization.

Competitive Grants

In FY2010, CHA received and spent \$26,908,317 in Capital Fund Recovery Competition (CFRC) grants under ARRA. In total, CHA was awarded \$66,085,789 in CFRC grants and the total money spent in FY2010 equates to 41% of CFRC funds.

The CFRC grants were awarded to CHA across three categories: Public Housing Transformation (Category 2), Gap Financing for Projects Stalled due to Financing Issues (Category 3), and Creation of Energy Efficient Green Communities (Category 4). Category 4 has been further divided into two options: substantial rehabilitation or new construction (Option 1) and moderate rehabilitation (Option 2). CHA received a total of 23 grants for

Formula Grant Expenditures as of 12/31/10



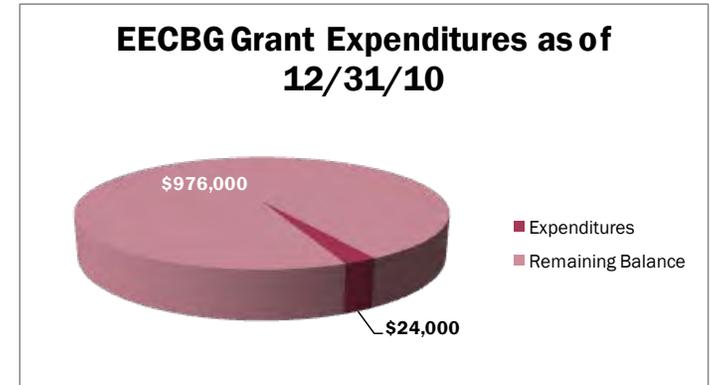
Competitive Grants Expenditures as of 12/31/10



moderate rehabilitation equaling \$22,240,736. In FY2010, CHA expended 97% of Category 4, Option 2 funding. As of result of ARRA CFRC funding, 19 FTE jobs were created in FY2010.

Energy Efficiency Conservation Block Grant

In FY2010, CHA received a \$1,000,000 sub-grant from the City of Chicago under the Energy Efficiency Conservation Block Grant (EECBG) Program, funded by ARRA under the Department of Energy. During FY2010, CHA invested \$24,000 of these funds to perform energy audits at 10 scattered site multi-family properties. These energy audits covered 243,000 square feet for a total of 222 public housing units.



Additional Grants for Resident Services

In FY2010, CHA was awarded several grants supported by ARRA funding to provide public housing residents with job training, skill development and employment opportunities.

- A grant award not to exceed \$360,000 from Illinois Department of Commerce and Economic Opportunity allowed CHA to employ 80 youth in two community gardens.
- The 2016 Fund for Chicago Neighborhoods awarded CHA a grant award not to exceed \$3,391,444 to serve up to 900 CHA youth and a grant award not to exceed \$3,689,500 to serve up to 500 CHA adults through the JobStart Program.
- CHA provided 600 youth with workforce development services through the Illinois Y.E.S. Program under a grant award from the City of Chicago Department of Family and Support Services (DFSS) for an amount not to exceed \$2,000,000. DFSS also awarded CHA with a grant not to exceed \$218,400 to provide 104 CHA youth and young adults with employment opportunities through the Youth Ready Chicago Program.
- CHA was also a subgrantee of Heartland Human Care Services through the Put Illinois to Work program and received an amount not to exceed \$1,400,000 to employ up to 2,000 CHA youth ages 18-21, non-custodial parents, and single parents with children (i.e. TANF eligible adults).

Resident Services Program Updates

Case Management and Workforce Development Initiatives

CHA Case Management Programs (includes FamilyWorks, CabriniWorks, Horner/Westhaven Engagement, and CSS⁴ Provider Programs)

Case management programs address two important challenges facing CHA families: housing stability and employment. In FY2010, 12,263 residents were engaged with service providers (89 percent of adult residents age 18 to 61 who are eligible for service with contractors), and there were more than 1,500 job placements through CHA funded services (including subsidized and unsubsidized transitional jobs, but not including summer employment). In addition,

⁴ Community and Supportive Services Providers for HOPE VI mixed-income sites.

SECTION THREE: NON-MTW RELATED HOUSING AUTHORITY INFORMATION

1,735 residents completed job readiness training and 702 residents completed an employment skills training program. (Refer to *Use of the Single-Fund Flexibility* in Section VII for more information on case management and workforce development initiatives.)

Transitional Jobs

Transitional Jobs (TJ) are time-limited, wage earning (subsidized) jobs that combine real work, skill development, and supportive services to transition participants successfully to unsubsidized positions. In addition, some CHA funded TJ programs include adult basic education, contextualized literacy and customized training. In FY2010, CHA's TJ programs resulted in 705 placements in subsidized employment and 888 unsubsidized placements.

Education and Training Programs

In FY2010, through an intergovernmental agreement (IGA) with City Colleges of Chicago (CCC), CCC provided technical skills training, bridge programming and adult literacy activities to residents at no cost (after financial aid, if applicable). Residents are able to take a variety of certificate and degree programs. These programs prepare participants with the necessary skills to transition into gainful employment. In FY2010, 380 residents were enrolled through CHA's IGA with City Colleges of Chicago and 219 residents completed programs (including some who enrolled prior to 2010). At the end of FY2010, 134 residents were still enrolled in City Colleges programs.

Section 3 Program

In FY2010, CHA implemented a revised Section 3 hiring process. Improvements include requiring contractors to complete interview forms for all individuals to ensure appropriate follow-up by case management providers; a streamlined job order process to ensure timely, integrated communication about job opportunities; and a new online database to identify eligible HCV and non-CHA resident applicants. The new process focuses on hiring CHA public housing residents as a first priority for Section 3 job opportunities and ensures that case management providers are fully engaged with residents to assist with applications, interviews, retention and follow-up. Moreover, CHA is refining the Section 3 program to focus on long-term sustainable jobs, including opportunities for internships and training.

One example of how working with contractors to develop training programs can enhance the ability of residents to obtain long sustaining jobs can be seen through the recent partnership with the Siemens Corporation. Initially, Siemens proposed to create 72 jobs that would have been short in duration, entry-level, without regard to sustainability of a career pathway. CHA worked with Siemens to create a strong training program that would build and teach new skills and lead to a certification in two growing industries: HVAC (Heating, Ventilating, and Air Conditioning) and Fire Inspection Safety. As a result of this partnership, the HVAC and Fire Safety Inspection training program will ultimately lead to certification in the industry and enable participants to be competitive in the marketplace, with potential to earn a living and sustainable wage. During the program, participants complete a self-paced introductory module in either track, and then attend class-room and simulated training at the Siemens corporate office in Buffalo Grove, IL. Once participants have completed training and pass an examination with a score of at least 70%, they complete an 8-week internship at O'Hare International Airport shadowing a mentor to learn the day-to-day aspects of the position. To incentivize the learning, the self-paced and instructor led training are paid, with an increase in pay for the internship.

At the end of FY2010, 16 participants had completed the instructor led training with an average passing score of 83%. Three participants have been hired as a result of the training thus far at Siemens. Siemens also hired a training coordinator who is a CHA resident to recruit and mentor residents for the program. Additionally, they hired a sales associate as part of the commitment to Section 3.

In FY2010, 554 jobs were created with CHA contractors, and 330 of those positions were filled through CHA's Section 3 program as well as 31 training slots through Siemens, for a total of 361 positions.

Family Self-Sufficiency (FSS) Programs

CHA's FSS programs assist public housing residents and HCV leaseholders in gaining independence by setting and achieving specific self-improvement, educational, and employment goals. Program participation is voluntary and is typically limited to a five-year period. As families' household income increases from earned income (e.g. wages) and the households' portion of the rent increases, an amount equitable to the monthly rent increase is placed in escrow savings accounts. Upon program completion, participants are awarded the escrowed savings to use for the purpose of their choosing.

Public Housing FSS Program

Since FY2006, CHA has contracted with an external entity to coordinate the Public Housing FSS program in accordance with HUD FSS guidelines and to increase resident participation in self sufficiency activities. In May 2009, CHA received HUD approval to expand the program and to make it available to any public housing resident who meets the program criteria on a first come first served basis, up to 350 slots. By the end of FY2010, there were 348 public housing residents participating in the Public Housing FSS Program, who have collectively accumulated \$233,291 in escrow savings since their initial participation in the program. In FY2010, five public housing residents graduated from the FSS program.

HCV FSS Program

By the end of FY2010, there were 1,452 current voucher holders participating in FSS, who collectively accumulated \$2,290,081 in escrow savings since their initial participation in the program. This year 71 FSS participants graduated and together were awarded \$707,339 in escrowed savings. Some FSS participants use their escrowed savings to purchase homes through the Choose-to-Own (CTO) Program. At the end of FY2010, the administration of the HCV FSS program was transitioned to CHA's Resident Services Division in order to streamline the administration of both FSS programs.

Choose to Own Homeownership Program

The Choose to Own Homeownership Program allows qualified participants to use a Housing Choice Voucher (HCV) Housing Assistance Payment (HAP) to offset a portion of their mortgage in the same way a renter uses the HAP to offset a portion of their rent. Homeownership program participants may purchase a single-family home, town house, condominium or cooperative unit anywhere in Chicago. After the participant closes on a property, the HAP is provided directly to the participant rather than to the owner/landlord as is the process for rental subsidies, and the participant is responsible for paying their monthly mortgage payment to their mortgage lender. Participants in the Homeownership program receive pre-purchase counseling, including

SECTION THREE: NON-MTW RELATED HOUSING AUTHORITY INFORMATION

classroom training and individual counseling sessions around homebuyer education and pre-qualification application assistance. In 2010, 34 families completed homeownership counseling and 30 families purchased homes through the Homeownership program.

Mobility Counseling

The Mobility Counseling Program provides services to HCV families on the benefits of relocation into Opportunity or Low-Poverty areas within the City of Chicago. An Opportunity Area is currently defined as a community with less than 23.49% of individuals having income below the poverty level and with no more than 30% of the resident families being African American. A Low-Poverty Area is a community where the poverty level is less than 16%. In FY2011, CHA will review the definitions of Opportunity and Low-Poverty areas and will develop a map of targeted communities using updated census data.

Mobility services include, but are not limited to:

- Community Tours in Opportunity and Low-Poverty areas
- Unit Search assistance in Opportunity and Low-Poverty areas
- Workshops (e.g. landlord/tenant rights and responsibilities, financial management, home maintenance)
- Up to a \$500 incentive toward security deposit or furniture voucher or drivers license training courses if the family moves into an Opportunity or Low-Poverty area

The Mobility Counseling Program also provides follow up services post-move to assist in the transition to a new community (e.g. assistance locating community resources).

Resident Services staff participate in HCV moving briefings for residents to provide an overview of the Mobility Counseling Program and promote the benefits of relocation into Opportunity and Low-Poverty Areas; interested families are referred directly to the Mobility Counselors. HCV Call Center staff also provide program information and contact information for Mobility Counselors to families inquiring about the program. Promotional materials for both participants and owners are located within the HCV satellite offices' resource centers.

Youth programs

In FY2010, CHA engaged nearly 8,000 youth in recreational, academic and employment programs and special events. Program partners including the City of Chicago and its sister agencies, non-profits, small businesses and large corporations contributed to the breadth of programming available. This includes 2,352 youth placed in summer jobs.

Other FY2010 Non-MTW Activity Updates

Improving Properties Initiative

In FY2009, CHA began the Improving Properties Initiative (IPI) in which CHA partners with CHA families and their neighbors in communities where HCV and public housing families reside. CHA and its partners jointly address concerns voiced by the community alleging incidences of criminal activity or quality of life disturbances caused by HCV program participants, public housing residents, or their guests, and those occurring at residences owned by landlords

participating in CHA's HCV Program. CHA reviews and evaluates all complaints regarding properties and takes appropriate action with residents or property owners as necessary.

In FY2010, CHA partnered with local elected officials and expanded its strategic partnerships to include the Chicago Police Department and Chicago Department of Buildings to collectively address properties of community concern. CHA also partnered with other community initiatives including: District Problem Building Committees, Owner Forums, Drug/Gang House Enforcement Initiatives, the Englewood Anti-Violence Initiative, and the city's Troubled Building Initiative. By routinely meeting with partners and community members, CHA identifies properties involved in quality of life disturbances or criminal acts in order to address problems and enhance neighborhood safety and quality of life.

Section Four
Long-Term MTW Plan



SECTION FOUR: LONG-TERM MTW PLAN

Section Four: Long-Term MTW Plan- Optional

This section is not required.



Section Five
Proposed MTW Activities

SECTION FIVE: PROPOSED MTW ACTIVITIES

Section Five: Proposed MTW Activities

This section contains a description of proposed MTW activities in CHA's approved FY2010 MTW Annual Plan that were not implemented in FY2010.

Project-Based Voucher Initiatives

CHA proposed expanding project-based voucher availability as an MTW activity in FY2010. As stated in the FY2009 MTW Annual Report, CHA's project-based voucher initiatives are not currently designated as MTW activities. (Refer to the HCV portion of *Section II: Housing Stock Information* for more details on CHA's current PBV initiatives.)

Housing Quality Standards Inspection Criteria

CHA proposed to study the merits of accepting inspections which have been conducted by agencies other than CHA in order to reduce HCV Program administrative expenses. Under this alternate inspection approach, ongoing inspection requirements would be met by a satisfactory inspection of the property under the rules of another federal housing assistance program or under a non-federal program with standards that equal or exceed the protections of the voucher program Housing Quality Standards (HQS). This activity was not implemented in FY2010 and was redefined as a proposed MTW Activity in CHA's FY2011 MTW Annual Plan. The corresponding FY2011 proposed activity is *Acceptance of Passed Annual or Initial HQS Inspection for new Request for Tenancy Approval within 90 days of Passed Date*, which applies to participants in the planned Owner Excellence Program.

Owner Excellence Program

CHA proposed to develop an Owner Excellence Program in FY2010 to promote improved quality of properties and explore incentives for owners who consistently exceed HQS or offer properties which provide a greater quality of life for residents. The goal of the program is to provide incentives to owners who implement the principles of excellent property management, including maintaining a nuisance and criminal activity-free environment and attractive curb appeal. In addition, the HCV Program would realize greater cost effectiveness in expenditures. This program was not implemented in FY2010; however, several MTW activities related to this program are proposed in CHA's FY2011 MTW Annual Plan. These include *Acceptance of Passed Annual or Initial HQS Inspection for new Request for Tenancy Approval within 90 days of Passed Date*, *Vacancy Payments*, and *Biennial Inspections* for qualifying owners who participate in the Owner Excellence Program.

**Ongoing Section Six
MTW Activities**



SECTION SIX: ONGOING MTW ACTIVITIES

Section Six: Ongoing MTW Activities

This section contains information on CHA's ongoing MTW activities as outlined in the approved FY2010 MTW Annual Plan. CHA continues to receive technical guidance and feedback from HUD on MTW activities reporting. As indicated where applicable, CHA has revised baselines, benchmarks, and metrics for some activities since the FY2010 Annual Plan in order to better track outcomes and more accurately report on these initiatives. A summary table of FY2010 Ongoing MTW Activities is included on p. 63.

Overall

Revitalization of 25,000 Housing 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.

- **Baseline:** CHA committed to redeveloping and/or rehabilitating 25,000 housing units when CHA joined the MTW Demonstration Program.
- **FY2010 Benchmark:** In FY2010, add 890 units to the overall housing stock, bringing the total number of revitalized housing units to 18,703 or 74.81% of the 25,000 unit goal.
- **FY2010 Outcomes:** In FY2010, CHA received HUD approval to count PBVs toward the goal of 25,000 housing units by the end of the Plan. A total of 1,390 existing PBV units under HAP in Chicago prior to FY2010, including 339 city/state PBV units, were added to overall Plan inventory upon authorization by HUD. In FY2010, CHA delivered an additional 1,088 units, exceeding the year-end goal of 890. This includes 117 mixed-income units, 623 rehabilitated family units, 99 rehabilitated senior units, 12 rehabilitated scattered site units, 8 units through the Property Investment Initiative, and 229 new PBV units through the PRA program. As of FY2010, CHA has completed 20,290 units or 81% of the overall Plan goal.
- **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 in Chicago. The data collection method was revised in FY2010 to include tracking the number of PBV units upon HUD approval.
- **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.

Public Housing

Public Housing Work Requirement

CHA implemented a work requirement in FY2009 as a condition of occupancy across its public housing stock. As part of the requirement, every adult member of a public housing household, age 18 to age 61, or age 17 and not attending school full time, are to be engaged in employment or employment

related activities⁵ for 20 hours per week, unless the resident is eligible for exemption or granted Safe Harbor. Residents who are approved for Safe Harbor have 90 days to become compliant with the work requirement, and property managers will continue to re-examine Safe Harbor status every 90 days to determine continued eligibility. 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 maintains 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 goals for 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.

- **Revised Baseline:** The number of residents in compliance status as of the end of FY2009. Of residents age 17-61 subject to the work requirement, 3,392 (44%) were compliant as 12/31/09.
- **Benchmark:** Increase the percentage of residents who are in compliance.
FY2010 Outcomes: As planned for the second year of implementation, CHA increased the work requirement from 15 hours per week to 20 hours per week in FY2010. As of the end of FY2010, 3,655 (44.7%) residents age 17-61 who are subject to the work requirement were compliant. The below table provides more information on work requirement compliance in FY2009 and FY2010.

Public Housing Work Requirement Status*
(Residents Age 17-61)

Work Requirement Status	2009		2010	
	Number	Percent	Number	Percent
Compliant	3,392	44.0%	3,655	44.7%
Exempted	2,166	28.1%	2,395	29.3%
Non Compliant	689	8.9%	64	0.8%
Safe Harbor	1,465	19.0%	1,970	24.1%
Under Legal**	N/A	N/A	99	1.2%
Grand Total	7,712	100.0%	8,183	100.0%

*Work requirement tracking does not include residents in mixed-income developments with site-specific work requirements.

**Household was under legal review for reasons unrelated to work requirement status.

⁵ Pursuant to the FY2010 CHA ACOP "Applicants, residents, and adult authorized family members of the household may meet the work requirement through any combination of employment, attendance at an accredited school, educational institution, training program, job readiness, GED or literacy program, internship, or work experience opportunity. Volunteer or community service opportunities are also allowable provided that the volunteer or community service is verified and constitutes no more than 50% of the required hours for the first three years of compliance."

SECTION SIX: ONGOING MTW ACTIVITIES

- **Data Collection and Measurement:** CHA tracks work requirement compliance for residents at the time of re-examination using CHA's YARDI database.
- **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 in three regions—North, South and West/Central. The public is 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.

- **Revised Baseline:** Zero meetings and resident participation prior to the creation of the Office of the Ombudsman for in FY2008.
- **Revised Benchmark:** Host a minimum of six meetings for mixed-income residents each year. Meetings will be semi-annual in three geographic regions – North, South, and West/Central.
- **FY2010 Outcomes:** In FY2010, CHA held eight Ombudsman meetings in the three geographic regions. Total attendance for the eight meetings was 297 residents. In addition to the meetings, the Office of the Ombudsman conducted two focus groups for public housing residents at mixed-income developments.⁶ In FY2010, CHA also submitted Amendment No. 4 to CHA's Amended and Restated MTW Agreement to HUD in order to revise the timelines for responding to and publishing comments received during regional meetings. Amendment No. 4 is pending HUD approval.
- **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.

⁶ The Office of the Ombudsman currently serves 1,836 public housing units in mixed-income sites. CHA's mixed-income units in acquisition sites are not included in the Ombudsman's portfolio. However, all inquiries are responded to regardless of where an individual resides.

\$75 Minimum Rent

Through the approval of the FY2007 ACOP, CHA's Board of Commissioners approved an increase in the minimum rent⁷ from \$50 to \$75 for the public housing program. 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.

- **Revised Baseline:** Amount of revenue generated from using the previous \$50 minimum rent. CHA has revised the baseline amount to reflect new data tracking that includes rent amounts both at and under the \$75 minimum rent. In FY2008, CHA billed residents \$187,157 at or under the \$50 minimum rent.
- **Benchmark:** CHA collects \$25 more in rent revenue for each eligible resident who pays the minimum rent each year.
- **FY2010 Outcomes:** In FY2010, CHA billed \$564,657 for residents paying \$75 minimum rent or less. In FY2009, CHA billed \$435,502 for residents at or under the minimum rent, based on the revised data tracking for this activity,
- **Revised Data Collection and Measurement:** CHA tracks the amount of rent collected each month through rent payments either at or under the minimum rent. In addition, tracking only includes sites covered by CHA's standard ACOP and lease in which the \$75 minimum rent applies. CHA compares 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.

Establishment of Reasonable Cost Formula and Methodologies for Rehabilitation

Beginning in FY2008, CHA establishes 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, MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

⁷ 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.

SECTION SIX: ONGOING MTW ACTIVITIES

- **Revised Baseline:** Reasonable cost limitations established by HUD and approved in FY2008. Without the reasonable cost limitations, CHA would only have been able to rehabilitate 571 units in FY2010, based on FY2010 projections.
- **Revised FY2010 Benchmark:** CHA planned to deliver an additional 58 units through utilization of the reasonable cost formula, for a total of 629 projected units in FY2010.
- **FY2010 Outcomes:** In FY2010, CHA actually delivered a total of 635 units through rehabilitation in family and scattered sites. 86 of these units would not have been possible without the use of the reasonable cost formula. In FY2010, CHA also utilized the alternate reasonable cost formula to begin rehabilitation at Pomeroy Senior Apartments (IL002152000); unit delivery is expected in FY2011.
- **Revised 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.

Establishment of Reasonable Cost Formula and Methodologies for Redevelopment

In FY2010, CHA proposed reasonable cost limitations for its redevelopment activities that will 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 have combined to significantly reduce the number of new public housing units that CHA has been able to deliver annually over the past few years at its mixed-income development sites. The increased reasonable cost limits would 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 CHA will be able to finance the full cost of its public housing units in mixed income redevelopments which will allow the tax equity and soft loan funds to be directed toward the construction of the accompanying affordable housing units at these mixed income developments. The reasonable cost formula was approved by HUD in July FY2010. This activity is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Revised Baseline:** The reasonable cost limitations for mixed-income developments approved by HUD in FY2009. A specific baseline for FY2010 was not developed because the alternate reasonable cost formula was not yet approved.
- **Revised Benchmark:** Utilize the alternate Mixed-Income TDC Limits to construct and deliver additional units each year. A specific benchmark was not developed for FY2010 because the alternate reasonable cost formula was not yet approved.
- **FY2010 Outcomes:** Since HUD approved the revised FY2010 HCC and TDC Reasonable Cost Limitations in July FY2010, the five mixed-finance transactions that closed in FY2010 used the previously existing Chicago TDC limits. The first development projected to use the alternate reasonable cost formula is projected to close in the 2nd quarter of FY2011. Therefore, no additional phases were closed or units delivered in FY2010 based on the revised limits.
- **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.

HCV Program

Biennial Re-examinations of HCV participants

CHA conducts biennial re-examinations for HCV Program participants to review family circumstances and establish continued eligibility for the HCV program. CHA continues to recertify all HCV households biennially as it has since FY2004 for elderly/disabled households and for all households since FY2006. 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.

- **Revised Baseline:** In FY2005, 35,339 re-examinations based on required re-examinations for 35,339 HCV households, for a total of 70,678 hours conducting re-examinations.
- **Revised Benchmark:** Conduct re-examinations on half of HCV households each year. In FY2010, CHA planned to conduct 18,065 biennial re-examinations based on the projected total number of 36,130 HCVs to be leased in FY2010.
- **FY2010 Outcomes:** In FY2010, CHA conducted 19,965 biennial re-examinations for a savings of 39,930 staff hours as a result of performing re-examinations for only approximately half of HCV households. The estimated cost per re-exam is \$90, for a cost savings of approximately \$1,796,850 (\$90 x 19,965 re-exams).
- **Revised Data Collection and Measurement:** CHA tracks the number of hours it takes staff to complete re-examinations and the number of re-examinations conducted. CHA estimates it takes two hours of staff time to complete each re-examination.
- **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 Rents

In FY2010, CHA established criteria for the agency to self-certify exception rents that may be up to 300% of the established payment standard. Exception rents are part of CHA's strategy to expand housing choices for HCV participants through access to lower poverty, opportunity areas throughout Chicago with quality schools, transportation access, and community amenities. Families in CHA's Mobility Counseling Program who move into Opportunity or Low-Poverty areas are eligible for exception rents, 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.

- **Revised Baseline:** Zero exception rents were applied for or received prior to the implementation of exception rents.
- **Revised Benchmark:** Increase in the number of HCV households who live in opportunity areas through the use of exception rents.

SECTION SIX: ONGOING MTW ACTIVITIES

- **FY2010 Outcomes:** Exception rents were implemented in FY2010 as a pilot and limited to families relocating from public housing with a voucher. In FY2010, two exception rents were approved; however, the families ultimately did not move into the units. CHA is working in FY2011 to identify a new map of designated opportunity areas in order to determine how exception rents can be implemented across the HCV program.
- **Data Collection and Measurement:** 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.
- **Authorization:** Attachment C (D)(2)(a-c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(5), 8(o)(7), 8(o)(13)(F) and 8(o)(13)(G) of the 1937 Act and 24 C.F.R. 982.162, 982.303, 982.309, 982.516, and 983 Subpart F.

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.

- **Revised Baseline:** Prior to FY2008, zero PBV family properties exceeded the 25% limit for PBV units.
- **Revised Benchmark:** Increase the number of PBV units in family PBV properties. A specific revised benchmark was not created for FY2010.
- **FY2010 Outcomes:** In FY2010, CHA provided PBV assistance to two family developments in excess of 25%. Rosa Parks Apartments contains a total of 94 units in 8 buildings, including 26 PBV units which comprise 27.66% of all units at this site. Nuestro Hogar contains a total of 31 units in 2 buildings, including 8 PBV units which comprise 25.81% of all units at this site.
- **Revised Data Collection and Measurement:** CHA measures the number of executed 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.

Project-Based Voucher Initiatives

CHA included several project-based voucher initiatives – Chicago Supportive Housing Initiative and Regional Housing Initiative – as MTW activities in FY2010. As stated in the FY2009 MTW Annual Report, CHA's project-based voucher initiatives are not currently designated as MTW activities. (Refer to the HCV portion of *Section II: Housing Stock Information* for more details on CHA's current PBV initiatives.)

FY2010 Ongoing MTW Activities

Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	FY2010 Outcomes	Data Collection and Measurement	MTW Authorization	Hardship Exception
Revitalization of 25,000 Units	Increase Housing Options	FY2000	<p>Description: CHA will revitalize 25,000 housing units by the end of the Plan.</p> <p>Impact: More affordable housing opportunities available for low-income residents in Chicago neighborhoods.</p>	<p>Baseline: Redevelop/rehabilitate 25,000 units of housing.</p> <p>FY2010 Benchmark: Add 890 units to the overall housing stock, bringing the total number of revitalized housing units to 18,703 or 74.81% of the 25,000 unit goal.</p>	<p>CHA received HUD approval in FY2010 to count PBVs toward the goal of 25,000 housing units by the end of the Plan. 1,390 existing PBV units under HAP in Chicago prior to FY2010 were added upon authorization by HUD.</p> <p>In FY2010, CHA delivered a total of 1,086 units across public housing and through the use of PBVs. As of FY2010, CHA has completed 20,288 units or 81% of the overall Plan goal.</p>	CHA tracks the number of units delivered based on City of Chicago's certificates of occupancy and Habitat's Notices of Acceptance issued as well as project-based units under HAP in Chicago.	Attachment D, Paragraph 1 and MTW Agreement, Amendment 3	Not applicable.
Public Housing Work Requirement	Self-Sufficiency	FY2009	<p>Description: CHA requires adult public housing household members age 18-61, or age 17 and not attending school full-time, to be engaged in employment or employment related activities unless the resident is exempt or granted Safe Harbor.</p> <p>Impact: Greater number of residents engaged in employment, education, job training, and community service in order to achieve goals for self-sufficiency.</p>	<p>Baseline: The number of residents in compliance status as of the end of FY2009. Of residents age 17-61 subject to the work requirement, 3,392 (44%) were compliant as 12/31/09.</p> <p>Benchmark: Increase the percentage of residents who are in compliance.</p>	<p>As planned for the second year of implementation, CHA increased the work requirement from 15 hours per week to 20 hours per week in FY2010.</p> <p>As of the end of FY2010, 3,655 (44.7%) residents age 17-61 who are subject to the work requirement were compliant.</p>	CHA tracks work requirement compliance at the time of re-examination.	Attachment D, Paragraph 21	Yes.
Office of the Ombudsman	Self-Sufficiency Reduce Costs and Cost Effectiveness	FY2008	<p>Description: 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>Impact: Public housing centric issues that may arise in mixed-income communities are resolved and residents adapt to their new communities.</p>	<p>Baseline: Zero meetings and resident participation.</p> <p>Benchmark: Host a minimum of 6 meetings for mixed-income residents each year. Meetings are semi-annual in three geographic regions- North, South, and West/Central.</p>	<p>In FY2010, CHA held eight Ombudsman meetings in the three geographic regions. Total attendance for the eight meetings was 297 residents. The Office of the Ombudsman also conducted two focus groups for public housing residents at mixed-income developments.</p> <p>CHA submitted Amendment No. 4 to CHA's Amended and Restated MTW Agreement, which is pending HUD approval, in order to revise the timelines for responding to and publishing comments received during regional meetings.</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.

SECTION SIX: ONGOING MTW ACTIVITIES

FY2010 Ongoing MTW Activities (continued)

Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	FY2010 Outcomes	Data Collection and Measurement	MTW Authorization	Hardship Exception
\$75 Minimum Rent in Public Housing	Reduce Costs and Cost Effectiveness	FY2009	<p>Description: CHA increased the minimum rent from \$50 to \$75 for the public housing program.</p> <p>Impact: Increase in rent collection revenue from residents paying the minimum rent.</p>	<p>Baseline: In FY2008, CHA billed residents \$187,157 at or under the \$50 minimum rent.</p> <p>Benchmark: Collect \$25 more in rent revenue for each eligible resident who pays the minimum rent each year.</p>	In FY2010, CHA billed \$564,657 for residents paying \$75 minimum rent or less.	CHA tracks the amount of rent collected each month through rent payments at or under the minimum rent. CHA compares revenue from the \$75 minimum rent to revenue that would have resulted from the \$50 minimum rent.	Attachment C, Section C(11)	Not applicable.
Establishment of Reasonable Cost Formula and Methodologies for <u>REHABILITATION</u>	Reduce Costs and Cost Effectiveness Increase Housing Options	FY2008	<p>Description: CHA established reasonable cost limitations for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits.</p> <p>Impact: Meet unit delivery goals while minimizing cost overages resulting from construction delays.</p>	<p>Baseline: Reasonable cost limitations established by HUD and approved in FY2008. Without the reasonable cost limitations, CHA would only have been able to rehabilitate 571 units in FY2010, based on FY2010 projections.</p> <p>Benchmark: CHA planned to deliver an additional 58 units through utilization of the reasonable cost formula, for a total of 629 projected units in FY2010.</p>	In FY2010, CHA actually delivered a total of 635 units in family and scattered sites through rehabilitation. 86 of these units would not have been possible without the use of the reasonable cost formula.	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	<p>Description: In FY2010, HUD approved reasonable cost limitations for CHA's redevelopment activities that replace HUD's current Total Development Cost (TDC) limits.</p> <p>Impact: 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.</p>	<p>Baseline: Reasonable cost limitations for mixed-income developments approved by HUD in FY2009. A specific baseline for FY2010 was not developed because the alternate reasonable cost formula was not yet approved.</p> <p>Benchmark: Utilize the alternate Mixed-Income TDC Limits to construct and deliver additional units each year. A specific benchmark was not developed for FY2010 because the alternate reasonable cost formula was not yet approved.</p>	The revised FY2010 HCC and TDC Reasonable Cost Limitations were approved by HUD in July FY2010, so the five mixed-finance transactions that closed in FY2010 used the previously existing Chicago TDC limits.	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	<p>Description: CHA conducts biennial re-examinations for HCV Program participants to review and establish continued eligibility for the HCV program.</p> <p>Impact: Reduced staff time and administrative cost savings related to HCV re-examinations.</p>	<p>Baseline: 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.</p> <p>Benchmark: Conduct re-examinations on half of HCV households each year. In FY2010, CHA planned to conduct 18,065 biennial re-examinations based on the projected total number of 36,130 HCVs to be leased in FY2010.</p>	In FY2010, CHA conducted 19,965 biennial re-examinations for a savings of 39,930 staff hours as a result of performing re-examinations for only approximately half of HCV households. The estimated cost per re-exam is \$90, for a cost savings of approximately \$1,796,850 (\$90 x 19,965 re-exams).	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.

FY2010 Ongoing MTW Activities (continued)

Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	FY2010 Outcomes	Data Collection and Measurement	MTW Authorization	Hardship Exception
Exception Rents	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> Zero exception rents were applied for or received prior to the implementation of exception rents. <u>Benchmark:</u> Increase in the number of HCV households who live in opportunity areas through the use of exception rents.	Exception rents were implemented in FY2010 as a pilot and limited to families relocating from public housing with a voucher. In FY2010, two exception rents were approved; however, the families ultimately did not move into the units. CHA is working in FY2011 to identify a new map of designated opportunity areas in order to determine how exception rents can be implemented across the HCV program.	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.
Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties	Increase Housing Options	FY2008	<u>Description:</u> CHA has authority to exceed the 25% limit for PBV units in family PBV properties. <u>Impact:</u> Increase in the availability of quality housing options throughout Chicago's communities, and in high rent areas, for low-income individuals and families.	<u>Baseline:</u> Prior to FY2008, zero PBV family properties exceeded the 25% limit for PBV units. <u>Benchmark:</u> In FY2010, increase the percentage of PBV units in family PBV properties above 25%. A specific benchmark was not created for FY2010.	In FY2010, CHA provided PBV assistance to two family developments in excess of 25%. Rosa Parks Apartments contains 27.66% PBV units. Nuestro Hogar contains 25.81% PBV units.	CHA measures the number of executed HAP contracts in family properties with PBV units that exceed 25% of total units.	Attachment D, Paragraph 6	Not applicable.



Section Seven
Sources & Uses
Of Funds

SECTION SEVEN: SOURCES & USES OF FUNDS

Section Seven: Sources and Uses of Funding

This section contains information on CHA's sources and uses of funding in FY2010.

Planned vs. Actual Sources and Uses of MTW Funds

FY2010 Revenue Sources

GENERAL FUND (MTW Block Grant)	FY2010 Budgeted	FY2010 Actual	Variance	%
Low Rent				
Operating Subsidy	\$ 180,254,051	\$ 180,564,348	\$ 310,297	0.2
Tenant Rental Income	40,690,907	40,811,286	120,379	0.3
Investment Income	957,302	1,074,458	117,156	12.2
Other Income	712,470	1,340,847	628,377	88.2
Other Non-Operating Revenue	-	2,727	2,727	-
Capital				
Capital Grant Funds	100,762,229	83,649,343	(17,112,886)	(17.0)
HCV				
Housing Assistance Subsidy-MTW	324,627,166	331,367,332	6,740,166	2.1
Housing Assistance Subsidy- MTW Block Grant	82,030,068	139,087,363	57,057,295	69.6
Administrative Fees	28,856,398	29,720,638	864,240	3.0
Investment Income	2,442,698	2,825,096	382,398	15.7
Other Income	-	535,817	535,817	-
Total MTW Sources	\$ 761,333,289	\$ 810,979,255	\$ 49,645,966	6.5

OTHER PROGRAMS	FY2010 Budgeted	FY2010 Actual	Variance	%
Section 8 (Non-MTW)	8,003,263	11,131,128	3,127,865	39.1
Hope VI	32,088,709	20,934,761	(11,153,948)	(34.8)
Other Funds	20,076,309	15,816,625	(4,259,684)	(21.2)
ARRA- Formula (Stimulus)	90,922,816	86,052,361	(4,870,455)	(5.4)
ARRA- Competitive (Stimulus)	18,165,346	16,979,604	(1,185,742)	(6.5)
Total Other Program Revenues	\$ 169,256,443	\$ 150,914,479	\$ (18,341,964)	(10.8)

TOTAL REVENUE SOURCES	FY2010 Budgeted	FY2010 Actual	Variance	%
MTW Revenues	\$ 761,333,289	\$ 810,979,255	\$ 49,645,966	6.5
Other Program Revenues	169,256,443	150,914,479	(18,341,964)	(10.8)
TOTAL REVENUES	\$ 930,589,732	\$ 961,893,733	\$ 31,304,001	3.4

General Fund Narrative (MTW):

1. The Investment Income increase for Low-Rent and HCV is due to a higher portfolio balance than projected along with the revenue recognition of unrealized gains.
2. The increase in Other Income is due to greater than anticipated revenue from other income sources, as well as funds received under the Family Self Sufficiency program.
3. Capital fund variances are due to differences between planned and actual revenue recognized for the Capital Fund program.
4. The increase in Housing Assistance Subsidy revenue for MTW Block Grant is the result of the average cost per unit for HCV Program being higher than the budgeted, along with a slight increase in the number of units leased.

Other Program Narrative:

1. The Section 8 (Non-MTW) variance is due to an increase in project based vouchers and an increase in the average cost per voucher.
2. The Hope VI program funding variance is due to fewer draws being made, delays in construction projects for Parkside and West End and postponements in site acquisitions for future off-site phases.
3. The variances in Other Funds is due to prior year revenue recognition for bond monies allotted for Energy Service projects, the year-end budget reflects expenditures that were anticipated for 2010. State funds for renovation work done at Lathrop Elderly were recognized for prior year expenditures.
4. The variances in ARRA- Formula and Competitive funds is due to timing differences in stimulus related draws in LOCCS.

SECTION SEVEN: SOURCES & USES OF FUNDS

FY2010 Expenditures

GENERAL FUND (MTW Block Grant)	FY2010 Budgeted	FY2010 Actual	Variance	%
Low Rent				
Administrative	\$ 77,618,838	\$ 68,614,924	\$ 9,003,914	11.6
Tenant Services	5,063,961	3,758,967	1,304,994	25.8
Utilities	32,687,613	24,491,981	8,195,632	25.1
Maintenance	78,494,334	56,635,699	21,858,635	27.8
Protective Services	20,031,864	23,394,718	(3,362,854)	(16.8)
General Expense	8,403,041	2,381,521	6,021,520	71.7
Depreciation	-	150,193,345	(150,193,345)	-
Interest Expense	362,422	557,073	(194,651)	(53.7)
Equipment	1,040,000	891,304	148,696	14.3
Capital				
Administrative	4,297,554	4,156,311	141,243	3.3
Tenant Services	162,000	38,050	123,950	76.5
Maintenance	8,348,259	6,606,665	1,741,594	20.9
General Expense	1,083,000	79,252	1,003,748	92.7
Depreciation	-	-	-	-
Interest Expense	17,393,660	17,390,998	2,662	0.0
Capital Projects	112,636,023	78,384,286	34,251,737	30.4
Loss on Disposition of Assets	-	1,717,537	(1,717,537)	-
HCV				
Administrative	17,628,159	14,492,222	3,135,937	17.8
Tenant Services	47,617,858	53,967,224	(6,349,366)	(13.3)
Maintenance	54,638	46,938	7,700	14.1
General Expense	3,764,811	1,709,532	2,055,279	54.6
Housing Assistance Payments	324,645,254	344,078,603	(19,433,349)	(6.0)
Total General Fund Expenditures	\$ 761,333,289	\$ 853,587,148	(92,253,859)	(12.1)

OTHER PROGRAMS	FY2010 Budgeted	FY2010 Actual	Variance	%
Section 8 (Non-MTW)	8,003,263	8,898,373	(895,110)	(11.2)
Hope VI	32,088,709	21,894,748	10,193,961	31.8
Other Funds	20,076,309	23,727,920	(3,651,611)	(18.2)
ARRA- Formula (Stimulus)	90,922,816	87,550,610	3,372,206	3.7
ARRA- Competitive (Stimulus)	18,165,346	16,512,403	1,652,943	9.1
Total Other Program Expenditures	169,256,443	158,584,054	10,672,389	6.3

TOTAL USES OF FUNDS	FY2010 Budgeted	FY2010 Actual	Variance	%
General Fund Expenditures	\$ 761,333,289	\$ 853,587,148	\$ (92,253,859)	(12.1)
Other Program Expenditures	169,256,443	158,584,054	10,672,389	6.3
TOTAL EXPENDITURES	\$ 930,589,732	\$ 1,012,171,202	\$ (81,581,470)	(8.8)

General Fund Narrative (MTW):

1. The variance in Administrative costs reflects lower costs due to a reduction in consultant fees, advertising costs, computer expenses and other administrative expenditures.
2. Tenant Services variance is due to timing differences for proposed expenditures for tenant relocation and supportive services contracts for the Family Works Programs, Chicago Department of Human Services and various other housing and supportive services contracts.
3. Utility variances reflect a reduction in gas commodity costs along with a decrease in utility consumption due to building closures and energy retrofits at various CHA properties.
4. Maintenance cost differences are related to building closures and timing issues relative to the spending and billing processes for maintenance contracts for CHA's privately managed properties.
5. The differences in Protective Services pertain to an increase in security costs at scattered site properties.
6. The overall variance in General Expense reflects lower insurance related costs and less than anticipated general liability insurance claims.
7. Interest Expense variance is attributed to differences between budgeted and actual capital lease expenditures connected with the mixed income developments.
8. The variance in Housing Assistance Payments is a result of an increase in the average HAP payment per voucher.

Other Program Narrative:

1. The Section 8 (Non-MTW) expenditure variance is the result of an increase in the average HAP payment, as well as differences in the average HAP payment per voucher.
2. The Hope VI program funding variance is due to fewer draws being made, delays in construction projects for Parkside and West End and postponements in site acquisitions for future off-site phases. Activity being halted due to construction worker strikes also impacted differences.
3. The variance in Other Funds is due to an increase in expenditures for Energy Service Projects.
4. The variance in ARRA- Formula funds pertain to budget to actual differences as it relates to construction delays, construction workers strike, an increase in project costs and year-end accrual adjustments.
5. The variance in ARRA-Competitive (Stimulus) is due to the carryover of stimulus activity to 2011.

SECTION SEVEN: SOURCES & USES OF FUNDS

Net Change in Net Assets

GENERAL FUND (MTW Block Grant)	FY2010 Budgeted	FY2010 Actual	Variance
Total Revenue	\$ 761,333,289	\$ 810,979,255	\$ 49,645,966
Total Expenditures	\$ 761,333,289	\$ 853,587,148	\$ (92,253,859)
Add-Back :			
Depreciation	-	\$ 150,193,345	\$ 150,193,345
Loss on Disposition of Assets	-	1,717,537	1,717,537
Bond Issuance Cost Amortization	-	-	-
Total Net Change To General Fund	\$ -	\$ 109,302,988	\$ 109,302,988

OTHER PROGRAMS	FY2010 Budgeted	FY2010 Actual	Variance
Total Revenue	\$ 169,256,443	\$ 150,914,479	\$ (18,341,964)
Total Expenditures	\$ 169,256,443	\$ 158,584,054	\$ 10,672,389
Add-Back :			
Depreciation	-	\$ 2,760,428	\$ 2,760,428
Loss on Disposition of Assets	-	\$ 125,974	\$ 125,974
Bond Issuance Cost Amortization	-	264,072	264,072
Total Net Change To Other Programs	\$ -	\$ (4,783,173)	\$ (4,783,173)

ALL PROGRAMS	FY2010 Budgeted	FY2010 Actual	Variance
Total Revenue	\$ 930,589,732	\$ 961,893,733	\$ 31,304,001
Total Expenditures	\$ 930,589,732	\$ 1,012,171,202	\$ (81,581,470)
Add-Back :			
Depreciation	-	\$ 152,953,773	\$ 152,953,773
Loss on Disposition of Assets	-	\$ 1,843,511	\$ 1,843,511
Bond Issuance Cost Amortization	-	\$ 264,072	\$ 264,072
Total Net Change To Net Assets	\$ -	\$ 104,783,888	\$ 104,783,888

Planned vs. Actual Sources and Uses of State and Local Funds

As noted in the previous FY2010 Revenue Sources table, state funds in the amount of \$1.8M for renovation work at Lathrop Elderly Apartments (city/state) were recognized in FY2010 for prior year expenditures. In addition, CHA received \$2.9M in state funding in November 2010 for environmental cleanup and demolition of LeClaire Courts (city/state); however the use of these funds was deferred to FY2011.

Planned vs. Actual Sources and Uses of the COCC (if applicable)

This is not applicable.

Cost allocation or fee-for-service approach that differs from 1937 Housing Act

This is not applicable.

Use of Single-Fund Flexibility

Through the Plan for Transformation and participation in the MTW Demonstration, CHA combines the Operating Fund, Capital Funds, and Section 8 Program dollars into a single fund (block grant) budget called the General Fund. A Single Fund Budget allows CHA the flexibility with HUD approval to design and administer housing assistance to eligible families to promote self-sufficiency for residents. The greatest impact of the single-fund flexibility is on CHA resources. CHA uses Operating, Capital and Section 8 MTW Block Grant Voucher resources to supplement capital revitalization and rehabilitation activities as well as supportive services activities throughout its portfolio.

In FY2010, the results of the single-fund block grant flexibility may be seen through 1) the redevelopment and construction of public housing units and CHA upgrades to family and senior units to comply with ADA accessibility requirements and 2) promoting family self-sufficiency through the provision of a variety of supportive services and programs described below.

Utility Assistance Programs

CHA offers one-time assistance to eligible CHA residents to keep current with their utility payments and remain lease compliant. This initiative, referred to as the All Clear Program, started in FY2008 in partnership with ComEd to assist residents with electric bills and expanded in FY2009 to include a partnership with Peoples Gas to assist residents with gas bills. Residents must pay 50% of the total amount of their utility debt, and the program provides the other 50% up to a maximum of \$250. Residents are notified of their eligibility each year through letters and a special help line is set up to assist residents who are eligible to participate. Assistance is offered to residents only until the funds are exhausted. Residents may receive assistance from each All Clear partner but are not eligible for future assistance through this program after participating with each partner. In FY2010, 57 percent of eligible residents – nearly 2,500 families – cleared their utility debt with ComEd and Peoples Gas through the All Clear program. In total, more than \$687,000 in debt was cleared through participant and program contributions in FY2010.

SECTION SEVEN: SOURCES & USES OF FUNDS

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. These include opportunities to review residents' Housing Choice Surveys indicating their temporary and permanent housing choices; pre-move assistance such as unit tours and mobility counseling; moving assistance including packing materials and move-related payments; and post-move counseling and Good Neighbor Workshops to ensure that residents adjust well to their new communities. Throughout the relocation process, CHA issues appropriate notification in accordance with the Relocation Rights Contract and works with residents to address lease compliance issues.

CHA contracts with two agencies to provide housing and mobility counseling services for residents relocating out of public housing developments voluntarily or due to building closure and rehabilitation. These agencies assist families as they navigate through the process of obtaining a Housing Choice Voucher, searching for a new unit in the private market, and integrating into their new communities. CHA also contracts with two social service agencies to provide Good Neighbor Workshops designed for residents in the process of relocating, as well as residents who have satisfied their Right of Return and need assistance. The program's primary focus is to conduct workshops that provide residents with the necessary tools to manage their household and finances as well as foster positive and lasting relationships within their communities. Workshop topics include, but are not limited to: housekeeping and maintenance, financial literacy and community building.

In addition, CHA hosts town hall meetings to inform current leaseholders of sites that may be undergoing consolidation, future building closure, or redevelopment, that they have the opportunity to voluntarily move to other CHA housing or to request an HCV. The voluntary move option is also discussed with leaseholders at Relocation Fairs, Housing Choice Survey Review Fairs, or at the request of the resident.

In FY2010, Relocation Fairs were conducted at sites scheduled for building closure including William Green Homes (*IL002030000*), Frances Cabrini Extensions (*IL002089000*) and Harold Ickes Homes (*IL002016000*). These fairs provide an opportunity for families to review the process for moving out and maintaining lease compliance, receive information about available temporary and permanent housing options, complete or modify a housing choice survey, as well as meet with representatives from the Housing Choice Voucher Program, FamilyWorks providers, and other service providers.

Housing Choice Survey Review Fairs were held at William Green Homes (*IL002030000*), Frances Cabrini Green Extension South (*IL002089000*), Harold Ickes Homes (*IL002016000*) and Lathrop Homes (*IL002022000*) in FY2010. Participating families were provided with an opportunity for a one-on-one review of their temporary and permanent housing choices and completed or modified/updated a housing choice survey.

During FY2010, open houses were conducted at sites with leasing activity, including Altgeld Gardens/Murray Homes (*IL002002000*, *IL002002100*, *IL002023000*), Bridgeport Homes (*IL002003000*), ABLA-Brooks (*IL002001000*), Lawndale Gardens (*IL002095000*), Trumbull Park Homes (*IL002038000*), Dearborn Homes (*IL002013000*), Washington Park Low-Rises (*IL002039000*) and Legends South-Savoy Square (*IL002146000*). Residents were also introduced to the HUD 202 senior building at Oakwood Shores (*IL002155000*) through renderings. During these events, families participated in unit tours, completed or modified their current housing choice survey, and completed site applications. Housing counseling services were also offered for families with lease compliance issues.

Current Case Management and Workforce Development Activities

CHA offers public housing families living in CHA properties or temporarily utilizing a Housing Choice Voucher a variety of case management services and workforce development services including but not limited to the FamilyWorks, CabriniWorks, and Horner/Westhaven Engagement Programs. These programs focus on identifiable outcomes, including permanent housing choices, lease compliance, employment preparation, placement, and employment retention. As part of the wrap-around support services offered by agencies under contract with CHA, residents have access to child care and transportation assistance, housing counseling to assist in making permanent housing choices in accordance with the Relocation Rights Contract, clinical/wellness services and more. Workforce development activities build on the foundation of these wrap-around services and specialize in job preparation training, direct placement, employment retention and referrals to other services, including education.

In 2010, the overall engagement rate in all case management and workforce development programs increased to 89% compared to 81% engagement in FY2009. CHA took over the administration of the case management program in late FY2008, and is now able to provide better oversight of service providers in order to help meet and/or exceed goals.

Section Eight Administrative



SECTION EIGHT: ADMINISTRATIVE

Section Eight: Administrative

This section contains administrative requirements and certifications that are to be submitted in CHA's MTW Annual Report.

Description of progress on the correction or elimination of observed deficiencies

This is not applicable.

Results of Agency-Directed Evaluations of the Demonstration

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

Performance and Evaluation Report for Capital Fund activities not included in MTW Block Grant

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009		FFY of Grant Approval: 2009	
PHA Name: CHICAGO HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: IL06S00250109 Replacement Housing Factor Grant No: Date of CFFP:				
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	143,913,180	143,913,180		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 3-3-10		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

SECTION EIGHT: ADMINISTRATIVE

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: CHICAGO HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: IL06S00250109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL2-CHA Wide	Fees and Costs Project Management	1430	N/A	3,256,037	5,090,923			
IL2-009 Dearborn Homes	Comprehensive rehabilitation at Dearborn Homes (Phase 4)	1460	172 units	28,210,000	28,949,433			
IL2-008 Wentworth Gardens	Comprehensive rehabilitation at Wentworth Gardens	1460	343 units	510,000	70,211			
IL2-032 Wentworth Annex	Comprehensive rehabilitation at Wentworth Annex - Root Street	1460	14 units	2,200,000	1,855,667			
IL2-010 Kenmore Senior Apartments	Comprehensive rehabilitation at Kenmore Senior Apartments	1460	99 units	17,417,773	16,788,756			
IL2-005Lawndale	Comprehensive rehabilitation of Lawndale Apartments	1460	63 units	8,307,767	7,642,477			
IL2-005 Lawndale	Non-Dwelling Community Center	1470	Lump Sum		665,290			
IL2-CHA Wide	ADA upgrade of 169 Senior and 55 Scattered Site units	1460	224 units	13,300,000	6,437,794			
IL2-034 Washington Park	Comprehensive rehabilitation of Washington Park LR (Phase 4)	1460	42 units	8,169,858	8,169,858			
IL2-007 Altgeld Gardens	Comprehensive rehabilitation of Altgeld Garden/Philip Murray Homes (Phase 4)	1460	240 units	30,860,455	39,193,476			
IL2 Altgeld	Non-Dwelling Community Space	1470	Lump Sum		579,271			
IL2-017 ABLA	Demolition of ABLA Row Homes	1485	168 units	1,705,440	1,063,030			
IL2-016 Harold Ickes	Demolition of six (6) Harold Ickes Buildings	1485	536 units	3,280,320	3,234,100			
IL2-001 Wells IL2-002 Cabrini IL2-034 Washington P	Demolition of 3 non-dwelling buildings (Wells, Cabrini and Washington Park offices)	1485	Lump Sum	790,400	137,000			
L2-44D Judge Harry	Facade restoration at Judge Harry M.	1450	0 units	1,570,510				

Page4

form HUD-50075.1 (4/2008)

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

SECTION EIGHT: ADMINISTRATIVE

Certification of Compliance with MTW Statutory Requirements

Section VIII: Administrative



Certification of Compliance with MTW Statutory Requirements:
Composition of Households Served

Chicago Housing Authority

Applicant Name

Moving to Work Demonstration Program

Program/Activity Receiving Federal Funding

The undersigned certifies that:

- (1) At least 75 percent of the families assisted by CHA are very low-income families;
- (2) CHA continued to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and
- (3) CHA maintained a comparable mix of families (by family size) served, as would have been provided had the amounts not been used under the demonstration.

Lewis A. Jordan

Name of Authorized Official

Signature

Chief Executive Officer

Title

3-23-11

Date

60 E. Van Buren Street · Chicago, Illinois 60605-1207 · (312) 742-8500 · www.thecha.org

Certification for 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

Public Housing/Housing Choice Voucher Programs

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 Federal agency 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:

CHICAGO HOUSING AUTHORITY

Title

DIRECTOR OF HUMAN RESOURCES ADMINISTRATION

Signature

[Handwritten Signature]

Date

2/14/2011

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.



CHA Sites for Work Performance:

- Chicago Housing Authority**
1. 60 E. Van Buren St.
Chicago, IL 60605
 2. **Charles Hayes Family Investment Center**
4859 S. Wabash Ave.
Chicago, IL 60615
- HCV Satellite Offices**
3. 1741 – 49 E. 75th St.
Chicago, IL 60649
 4. 10 W. 35th St, 5th Fl
Chicago, IL 60616
 5. 2750 W. Roosevelt Rd
Chicago, IL 60612

Certification for Payments to Influence Federal Transactions

OMB Approval No. 2577-0157 (Exp. 3/31/2010)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Chicago Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing/Housing Choice Voucher Programs

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

Lewis A. Jordan

Title

Chief Executive Officer

Signature



Date (mm/dd/yyyy)

March 3, 2011

Previous edition is obsolete.

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

Appendices



APPENDICES

Appendices

Appendix 1: Overall Plan for Transformation Unit Delivery by Year

Plan for Transformation Unit Delivery by Year through FY2010														
PIC Number	Development/Program	Actual Units Delivered											FY2010 Annual Plan Goals	Total Units Delivered through FY2010
		FY2000 and Before	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010		
Mixed-Income Replacement Housing														
IL002001000	ABLA Homes Replacement Housing	330	0	0	0	0	117	8	0	120	0	0	0	575
IL002001000	Brooks Homes	330	-	-	-	-	-	-	-	-	-	-	-	330
IL002116000	Roosevelt Square Phase I	-	-	-	-	-	117	8	-	-	-	-	-	125
IL002133000	Roosevelt Square Phase II	-	-	-	-	-	-	-	-	120	-	0	0	120
IL002089000	Frances Cabrini Extension North Replacement Housing	44	32	53	57	20	70	0	22	35	62	0	0	395
IL002027000	Mohawk North	16	-	-	-	-	-	-	-	-	-	-	-	16
IL002028000	North Town Village I	28	11	-	-	-	-	-	-	-	-	-	-	39
IL002109000	North Town Village II	-	16	24	-	-	-	-	-	-	-	-	-	40
IL002097000	Mohawk Partners	-	5	-	-	-	-	-	-	-	-	-	-	5
IL002098000	Renaissance North	-	-	-	18	-	-	-	-	-	-	-	-	18
IL002088000	Old Town Square	-	-	16	-	-	-	-	-	-	-	-	-	16
IL002090000	Orchard Park	-	-	13	-	-	-	-	-	-	-	-	-	13
IL002102000	Old Town Village East I	-	-	-	7	4	1	-	-	-	-	-	-	12
IL002102000	Old Town Village East II	-	-	-	4	4	8	-	-	-	-	-	-	16
IL002104000	Old Town Village West	-	-	-	12	12	14	-	-	-	-	-	-	38
IL002101000	Domain Lofts	-	-	-	16	-	-	-	-	-	-	-	-	16
IL002118000	River Village North	-	-	-	-	-	25	-	-	-	-	-	-	25
IL002136000	River Village South	-	-	-	-	-	18	-	-	-	-	-	-	18
IL002129000	River Village Pointe (864 N. Larrabee, site G)	-	-	-	-	-	-	-	12	-	-	-	-	12
IL002123000	The Larrabee (865 N. Larrabee)	-	-	-	-	-	4	-	-	-	-	-	-	4
IL002126000	Parkside of Old Town Phase 1-Condo	-	-	-	-	-	-	-	10	35	27	-	-	72
IL002131000	Parkside of Old Town Phase 1-Rental	-	-	-	-	-	-	-	-	-	35	-	-	35
IL002030000	William Green Homes Replacement Housing	0	0	0	0	0	0	0	0	0	0	0	0	0
IL002089000	Frances Cabrini Extension South Replacement Housing	0	0	0	0	0	0	0	0	0	0	0	0	0
IL002093000	Governor Henry Horner Homes Replacement Housing	553	0	0	8	79	0	34	12	58	11	35	46	790
IL002093000	Horner Phase 1 and Annex	553	-	-	-	-	-	-	-	-	-	-	-	553
IL002019000	Westhaven IIa1	-	-	-	8	79	-	-	-	-	-	-	-	87
IL002121000	Westhaven IIa2 Mid-rise	-	-	-	-	-	-	34	-	-	-	-	-	34
IL002132000	Westhaven Phase IIB	-	-	-	-	-	-	-	12	58	-	-	-	70
IL002141000	Westhaven Phase IIC- Rental	-	-	-	-	-	-	-	-	-	11	35	46	46
IL002016000	Harold Ickes Homes Replacement Housing	0	0	0	0	0	0	0	0	0	0	0	0	0
-	Lakefront Replacement Housing	90	16	0	15	62	16	15	2	13	0	0	0	229
IL002033000	Completed Scattered Sites-SE (N. Kenwood/Oakland)	56	-	-	-	-	-	-	-	-	-	-	-	56
IL002032000	Lakefront Program 194 - W. Ridge/Rogers Park (SS-NE)	34	4	-	-	-	-	-	-	-	-	-	-	38
IL002033000	Shakespeare (SS-SE)	-	12	-	-	-	-	-	-	-	-	-	-	12
IL002105000	Lake Park Crescent Phase 1	-	-	-	-	60	-	-	-	-	-	-	-	60
IL002033000	Hutchinson Row (SS-SE)	-	-	-	15	2	3	-	-	-	-	-	-	20
IL002119000	Jazz on the Boulevard	-	-	-	-	-	13	15	2	-	-	-	-	30
IL002140000	Lake Park Crescent For Sale Phase 1	-	-	-	-	-	-	-	-	13	-	-	-	13
IL002022000	Lathrop Homes Replacement Housing	0	0	0	0	0	0	0	0	0	0	0	0	0
-	Lawdale Complex Replacement Housing	0	0	0	0	0	0	0	0	0	0	0	0	0
IL002024000	LeClaire Courts Extension Replacement Housing	0	0	0	0	0	0	0	0	0	0	0	0	0

Plan for Transformation Unit Delivery by Year through FY2010 (continued)

PIC Number	Development/Program	Actual Units Delivered											FY2010 Annual Plan Goals	Total Units Delivered through FY2010
		FY2000 and Before	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010		
IL002017000	Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes Replacement Housing	0	0	0	0	11	52	63	0	31	50	29	29	236
IL002113000	Oakwood Shores (Phase 1A)	-	-	-	-	11	52	-	-	-	-	-	-	63
IL002130000	Oakwood Shores (Phase 1B)	-	-	-	-	-	-	63	-	-	-	-	-	63
IL002137000	Oakwood Shores (Phase 2A) Rental	-	-	-	-	-	-	-	-	31	50	-	-	81
IL002145000	Oakwood Shores Phase 2B (One)	-	-	-	-	-	-	-	-	-	-	29	29	29
-	Rockwell Gardens Replacement Housing	0	0	0	0	16	4	32	25	0	0	0	0	77
IL002112000	Archer Courts	-	-	-	-	-	4	-	-	-	-	-	-	4
IL002107000	West End Phase IA (off-site)	-	-	-	-	14	-	-	-	-	-	-	-	14
IL002106000	1 South Leavitt	-	-	-	-	2	-	-	-	-	-	-	-	2
IL002120000	Jackson Square at West End Phase IB	-	-	-	-	-	-	32	25	-	-	-	-	57
-	Stateway Gardens Replacement Housing	0	0	0	0	0	27	0	22	24	8	0	0	81
IL002115000	The Pershing Phase IA (offsite)	-	-	-	-	-	27	-	-	-	-	-	-	27
IL002125000	Park Boulevard Phase IB (on-site)	-	-	-	-	-	-	-	22	24	8	-	-	54
-	Robert Taylor Homes Replacement Housing	29	27	0	0	0	54	0	83	33	19	53	42	298
IL002021000	Langston	29	-	-	-	-	-	-	-	-	-	-	-	29
IL002020000	Quincy	-	27	-	-	-	-	-	-	-	-	-	-	27
IL002117000	Mahalia Place (Legends South C-1)	-	-	-	-	-	54	-	-	-	-	-	-	54
IL002127000	Hansberry Square (Legends South A-1)	-	-	-	-	-	-	-	83	-	-	-	-	83
IL002139000	Coleman Place (Legends South C-2)	-	-	-	-	-	-	-	-	33	19	-	-	52
IL002146000	Savoy Square (Legends South A-2)	-	-	-	-	-	-	-	-	-	-	53	42	53
-	Washington Park Homes Replacement Housing	0	0	0	0	0	6	0	46	0	0	0	0	52
IL002108000	Washington Park-St. Edmund's Meadows	-	-	-	-	-	6	-	8	-	-	-	-	14
IL002122000	Keystone Place (Outside N. Kenwood/Oakland)	-	-	-	-	-	-	-	38	-	-	-	-	38
-	Hilliard Towers Apartments	0	0	0	94	59	0	152	0	0	0	0	0	305
IL002099000	Hilliard Towers Apartments Phase 1 (Family)	-	-	-	-	59	-	-	-	-	-	-	-	59
IL002134000	Hilliard Towers Apartments Phase 1 (Senior)	-	-	-	94	-	-	-	-	-	-	-	-	94
IL002100000	Hilliard Towers Apartments Phase 2 (Senior)	-	-	-	-	-	-	94	-	-	-	-	-	94
IL002135000	Hilliard Towers Apartments Phase 2 (Family)	-	-	-	-	-	-	58	-	-	-	-	-	58
IL002124000	Fountainview	0	0	0	0	0	0	0	0	14	0	0	0	14
TOTAL: Mixed-Income Replacement Housing		1,046	75	53	174	247	346	304	212	328	150	117	117	3,052
Senior Designated Housing Rehabilitation														
-	Phases I-IV	0	1,026	3,489	2,911	1,166	206	0	0	0	0	0	0	8,798
IL002073000	Phase V: Larrabee	0	0	0	0	0	0	0	0	61	22	0	0	83
-	Phase VI: Flannery, Britton Budd	0	0	0	0	0	0	0	100	25	172	0	0	297
IL002044000	Flannery	-	-	-	-	-	-	-	100	25	-	0	0	125
IL002144000	Britton Budd (rehabilitated)	-	-	-	-	-	-	-	-	-	172	0	0	172
-	Phase VII: Kenmore, Pomeroy	0	0	0	0	0	0	0	0	0	0	99	99	99
IL002151000	Kenmore Apartments (rehabilitated)	-	-	-	-	-	-	-	-	-	-	99	99	99
TOTAL: Senior Designated Housing Rehabilitation		0	1,026	3,489	2,911	1,166	206	0	100	86	194	99	99	9,277

APPENDICES

Plan for Transformation Unit Delivery by Year through FY2010 (continued)														
PIC Number	Development/Program	Actual Units Delivered											FY2010 Annual Plan Goals	Total Units Delivered through FY2010
		FY2000 and Before	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010		
Scattered Site Housing Rehabilitation														
-	Scattered Sites	0	606	1,163	654	77	36	7	0	0	0	12	0	2,555
IL002031000	North Central	-	184	654	311	19	5	1	-	-	-	-	-	1,174
IL002032000	Northeast	-	159	267	113	6	2	-	-	-	-	-	-	547
IL002033000	Southeast	-	187	114	42	1	6	5	-	-	-	12	0	367
	Wentworth Annex	-	-	-	-	-	-	-	-	-	-	12	0	12
IL002034000	Southwest	-	46	110	79	9	2	1	-	-	-	-	-	247
IL002035000	West (Includes Cabrini-Lincoln)	-	30	18	109	42	21	-	-	-	-	-	-	220
TOTAL: Scattered Site Housing Rehabilitation		0	606	1,163	654	77	36	7	0	0	0	12	0	2,555
Family Housing Rehabilitation														
	Altgeld Gardens	0	0	0	0	0	101	286	0	128	254	240	290	1,009
IL002002000	Altgeld Gardens I (Blocks 1-7)	-	-	-	-	-	101	286	-	128	254	-	-	769
IL002002100	Altgeld Gardens II (Blocks 8-13)	-	-	-	-	-	-	-	-	-	-	240	290	240
IL002023000	Phillip Murray Homes (Blocks 15-17)	0	0	0	0	0	0	0	314	0	0	0	0	314
IL002003000	Bridgeport Homes	0	0	0	15	10	0	35	32	19	0	0	0	111
IL002013000	Dearborn Homes	0	0	0	0	0	0	0	78	124	42	294	180	538
IL002091000	Frances Cabrini Rowhouses	0	0	0	0	0	0	0	0	0	146	0	100	146
IL002018100	Lake Parc Place	0	0	0	21	279	0	0	0	0	0	0	0	300
IL002095000	Lawndale Gardens	0	0	0	0	0	0	0	47	15	63	0	0	125
IL002025000	Lowden Homes	0	0	0	5	49	39	34	0	0	0	0	0	127
IL002038000	Trumbull Park Homes	0	0	0	0	27	162	245	0	0	0	0	0	434
IL002039000	Washington Park Low-Rises	0	0	0	0	45	32	65	11	64	26	89	59	332
IL002040000	Wentworth Gardens	0	0	0	0	0	130	127	86	0	0	0	0	343
TOTAL: Family Housing Rehabilitation		0	0	0	41	410	464	792	568	350	531	623	629	3,779
Property Investment Initiative		-	-	-	-	-	-	-	-	-	-	6	45	6
Project-Based Vouchers prior to FY2010*		-	-	-	-	-	-	-	-	-	-	-	-	1,390
Property Rental Assistance Program/Other PBV Activity		-	-	-	-	-	-	-	-	-	-	229	0	229
GRAND TOTALS														
TOTAL NUMBER OF HOUSING UNITS		1,046	1,707	4,705	3,780	1,900	1,052	1,103	880	764	875	1,086	890	20,288
CUMULATIVE TOTAL NUMBER OF HOUSING UNITS		1,046	2,753	7,458	11,238	13,138	14,190	15,293	16,173	16,937	17,812	20,288*	-	20,288
PERCENTAGE OF 25,000		4%	11%	30%	45%	53%	57%	61%	65%	68%	71%	81%	-	81%

*A total of 1,390 existing PBV units under HAP in Chicago prior to FY2010, including 339 city/state PBV units, were added to overall Plan delivery upon authorization by HUD in FY2010.

Appendix 2: Public Housing Demographics

Family Housing Demographics*** as of 12/31/10	
Housing Stock & Occupancy	
Total Units	11,510
Occupied Units	7,748
Total Number of Residents	20,887
Average Family Size	2.69
Unit Size (All Units)	
0 Bedroom	22
1 Bedroom	1,947
2 Bedrooms	4,728
3 Bedrooms	4,633
4 Bedrooms	1,027
5 Bedrooms	68
6 Bedrooms	5
7+ Bedrooms	0
Unknown/Under Reported/Over Reported*	0
Gender (All Residents)	
Female	13,623
Male	7,227
Unknown/Under Reported/Over Reported	37
Age (All Residents)	
0-17	8,878
18-61	10,514
62 and over	1,458
Unknown/Under Reported/Over Reported*	37
Race & Ethnicity (All Residents)	
White	2,328
Black	18,335
Indian/Alaskan	75
Asian/Pacific Islander	93
Unknown/Under Reported/Over Reported*	56
Hispanic**	2,353

Family Housing Demographics as of 12/31/10	
Annual Income Range (Number of Households) & Average Annual Household Income	
\$0-3,999	1,235
\$4,000-7,999	759
\$8,000-15,999	3,128
\$16,000-27,999	1,684
\$28,000-35,999	484
\$36,000 and greater	444
Average Annual Household Income (\$)	14,322
Unknown/Under Reported/Over Reported*	14
Selected Income Sources (Number of Households)	
Employed	3,932
SSI	2,953
Social Security	1,878
TANF Assistance†	2,338
General Assistance	260
Area Median Income (AMI) (All households)	
Number of households with income <30% of AMI	5,905
Number of households with income 30-50% of AMI	1,236
Number of households with income 51-80% of AMI	452
Number of households with income 81% or greater of AMI	141
Unknown/Under Reported/Over Reported*	14

* Demographics in the Yardi database may contain inconsistencies due to data conversion and data entry.

**Hispanic is categorized as an ethnic code and may be listed in several race categories.

***Includes traditional family, scattered site, and mixed-income portfolios

†TANF includes AFDC and Earn Fare

Senior Housing Demographics as of 12/31/10	
Housing Stock & Occupancy	
Total Units	9,381
Occupied Units	8,236
Total Number of Residents	9,064
Average Family Size	1.10
Unit Size (All Units)	
0 Bedroom	1,143
1 Bedroom	8,185
2 Bedrooms	53
3 Bedrooms	0
4 Bedrooms	0
5 Bedrooms	0
6 Bedrooms	0
7+ Bedrooms	0
Unknown/Under Reported/Over Reported*	0
Gender (All Residents)	
Female	4,477
Male	4,588
Unknown/Under Reported/Over Reported	-1
Age (All Residents)	
0-17	11
18-61	762
62 and over	8,292
Unknown/Under Reported/Over Reported*	-1
Race & Ethnicity (All Residents)	
White	2,427
Black	5,275
Indian/Alaskan	62
Asian/Pacific Islander	1,265
Unknown/Under Reported/Over Reported*	35
Hispanic**	844

Senior Housing Demographics as of 12/31/10	
Annual Income Range (Number of Households) & Average Annual Household Income	
\$0-3,999	306
\$4,000-7,999	705
\$8,000-15,999	6,277
\$16,000-27,999	814
\$28,000-35,999	74
\$36,000 and greater	26
Average Annual Household Income (\$)	10,654
Unknown/Under Reported/Over Reported*	34
Selected Income Sources (Number of Households)	
Employed	429
SSI	4,065
Social Security	5,659
TANF Assistance†	1,141
General Assistance	1,345
Area Median Income (AMI) (All households)	
Number of households with income <30% of AMI	7,338
Number of households with income 30-50% of AMI	744
Number of households with income 51-80% of AMI	109
Number of households with income 81% or greater of AMI	11
Unknown/Under Reported/Over Reported*	34

* Demographics in the Yardi database may contain inconsistencies due to data conversion and data entry.

**Hispanic is categorized as an ethnic code and may be listed in several race categories.

†TANF includes AFDC and Earn Fare

Appendix 3: HCV Demographics

FY2010 Housing Choice Voucher Program Demographics

Ethnic Composition

Ethnicity	All Household Members		Head of Household	
	Number	Percent	Number	Percent
Hispanic	9,097	9.14%	3,700	10.00%
Non-Hispanic	88,524	88.96%	33,306	90.00%
Unknown/Under Reported/Over Reported	1,889	1.90%	0	0.00%
Total	99,510	100.00%	37,006	100.00%

Racial Composition

Race	All Household Members		Head of Household	
	Number	Percent	Number	Percent
Black	88,618	89.05%	32,344	87.40%
White	10,075	10.12%	4,561	12.33%
Indian	108	0.11%	46	0.12%
Asian	134	0.13%	69	0.19%
Other	10	0.01%	3	0.01%
Unknown/Under Reported/Over Reported	565	0.57%	-17	-0.05%
Total	99,510	100.00%	37,006	100.00%

Annual Income Per Household

Income Range	Number	Percent
\$0-3,999	8,321	22.49%
\$4,000-7,999	3,726	10.07%
\$8,000-15,999	15,565	42.06%
\$16,000-27,999	6,939	18.75%
\$28,000-35,999	1,739	4.70%
\$36,000 and greater	885	2.39%
Unknown/Under Reported/Over Reported	-169	-0.46%
Total	37,006	100.00%

Number of Bedrooms Per Household

Bedroom Size	Number	Percent
Efficiency	2,042	5.52%
1 Bedroom	4,711	12.73%
2 Bedroom	10,642	28.76%
3 Bedroom	13,219	35.72%
4 Bedroom	4,408	11.91%
5 Bedroom	1,569	4.24%
6+ Bedroom	416	1.12%
Unknown/Under Reported/Over Reported	-1	0.00%
Total	37,006	100.00%

Household Member Age

Age Categories	Number	Percent
0-17	43,156	43.37%
18-61	49,434	49.68%
62 and over	6,920	6.95%
Unknown/Under Reported/Over Reported	0	0.00%
Total	99,510	100.00%

Appendix 4: CHA Board Resolution



March 9, 2011

ITEM NO. A3

RECOMMENDATION TO APPROVE THE FY2010 MOVING TO WORK ANNUAL REPORT

To the Honorable Board of Commissioners,

RECOMMENDATION

It is recommended that the Board of Commissioners approve the attached FY2010 Moving to Work Annual Report and grant authorization to submit the document to the United States Department of Housing and Urban Development (HUD) for approval.

EXPLANATION

The Plan for Transformation was approved by HUD and incorporated into a Moving to Work (MTW) Agreement that was executed on February 6, 2000. On June 26, 2008, CHA executed an Amended and Restated MTW Agreement (Restated Agreement) between itself and HUD, which supersedes the original MTW Agreement and extends CHA's participation in the MTW program until 2018. The Restated Agreement instituted new reporting requirements and subsequently HUD issued revised reporting requirements in Form 50900 for public housing authorities participating in the MTW Demonstration Program. The FY2010 MTW Annual Report is the first report to follow the new reporting requirements and has been streamlined to reflect these changes.

Under the MTW Agreement, CHA is required to produce and submit an Annual Report to HUD outlining the progress toward commitments made in the original Plan for Transformation and each Annual Plan. HUD requires this report to be submitted annually, along with a Board of Commissioners' resolution approving this report, no later than 90 days after the end of CHA's fiscal year. CHA must submit the FY2010 MTW Annual Report to HUD on March 31, 2011. The FY2010 MTW Annual Report provides information necessary for HUD to assess CHA's performance in 2010 regarding both day-to-day operations and activities authorized by the MTW Demonstration Program. The FY2010 MTW Annual Report is included with this resolution for the Board of Commissioners' review and approval.

Based upon the foregoing, it is in the best interest of CHA to approve the FY2010 MTW Annual Report and grant authorization to the Chief Executive Officer, the Board Chairperson, or their designee to approve any final changes as deemed necessary to submit the FY2010 MTW Annual Report to HUD on the March 31, 2011 deadline.

RESOLUTION NO. 2011-CHA-33

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 9, 2011, requesting approval of the FY2010 Moving to Work Annual Report, attached hereto.

THEREFORE, BE IT RESOLVED BY CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached FY2010 Moving to Work Annual Report and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final changes as deemed necessary.

THAT the Board of Commissioners grants authorization to submit the FY2010 Moving to Work Annual Report to the U.S. Department of Housing and Urban Development on March 31, 2011. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.





**FY2010 Moving to Work Annual Report
Plan for Transformation Year 11**

Chicago Housing Authority
60 E. Van Buren Street | Chicago, IL 60605
Phone: 312.742.8500 | Web: thecha.org