



**CHANGE.**  
CHICAGO HOUSING AUTHORITY

FY2011 Moving to Work Annual Plan (Revised)  
Plan for Transformation Year 12 | October 18, 2010

## Executive Staff

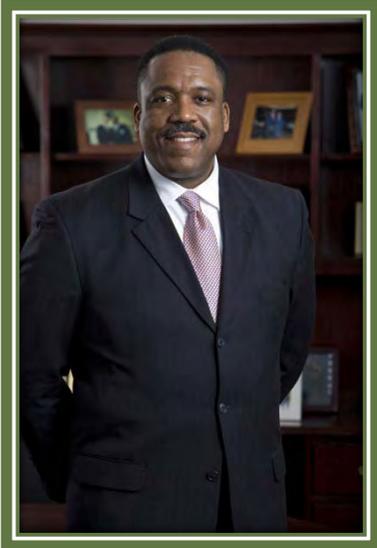
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## Message from the President | Chief Executive Officer



Opportunity. Progress. Accountability. Three important aspects of the Chicago Housing Authority's participation in the Moving to Work Demonstration Program that we strive to improve every year as we carry out the Plan for Transformation. We made tremendous accomplishments in the new decade, and as we outline in this FY2011 Annual Plan, we plan to build on those successes in the upcoming year.

By the end of 2011, CHA will give low-income Chicagoans more housing choices by delivering more than 1,000 units of housing. We are able to do this in part through the expansion of two programs: the Property Investment Initiative (PII) and the Property Rental Assistance (PRA) Program. PII allows CHA to buy and rehab foreclosed homes, while the PRA Program expands our use of project-based vouchers – allowing private property owners to offer affordable housing to low-income families. The Authority will also set out long-term goals to enhance

neighborhoods around traditional developments by improving community spaces, creating nearby commercial zones and diversifying the income mix in the properties. We hope these changes will provide more social and economic opportunities to public housing residents and their children.

To urge progress on residents' paths to self-sufficiency, CHA will continue to implement successful initiatives such as the Family Self-Sufficiency Program at various public housing properties and the Housing Choice Voucher Program. CHA will also continue to help residents meet the 20-hour weekly work requirement by connecting them to case management services, job training and educational resources.

CHA also aims to provide greater quality customer service to residents, owners and the community at large. That is why we are creating programs that hold partners and ourselves accountable including initiatives outside of the MTW Agreement and Annual Plan. Whether it's the *We Care Program* that offers compensation for staff errors, the *Improving Properties Initiative* that encourages neighbors to report poorly maintained properties or disruptive community behavior, or the *Owner Excellence Program* that rewards exceptional property owners, we are finding new ways to encourage responsibility inside and outside of the Authority.

We will continue to highlight these facets as we look to the successful completion of the Plan for Transformation. As always, we are thankful for the contributions from various stakeholders, sister city agencies, charitable organizations and for-profit enterprises. Of course, none of this would be possible without the leadership of the Honorable Richard M. Daley, whose vision and guidance continues to be instrumental in reshaping public housing in this great city. We thank him for his continued support and dedication to the Plan.

Sincerely,

Lewis A. Jordan, President | Chief Executive Officer  
Chicago Housing Authority



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Story and Life  
Setting-where place  
Characters-the animals

IF YOU GIVE A PIG A PANCAKE  
— Laura Numeroff  
Illustrated by Felicia Bond

# Section One

## Introduction



## SECTION I: Introduction

With the 10<sup>th</sup> anniversary of the Plan for Transformation (Plan) in FY2009, the Chicago Housing Authority (CHA) took time to reflect on its past accomplishments and challenges and to map out CHA's future course as it moves forward in meeting its goals. For FY2011, as a participant in the Moving to Work (MTW) Demonstration Program, CHA continues to be intentional in using the allowed flexibilities in its ongoing and proposed activities to not only meet the objectives of the MTW Demonstration Program, but also to creatively respond to the local needs for quality, affordable housing for low-income families.

The Plan was first authorized when CHA and HUD signed the original MTW Agreement on February 6, 2000. The Amended and Restated MTW Agreement with CHA was fully executed on June 26, 2008 which extended CHA's participation in the Moving to Work Demonstration Program until FY2018. The Amended and Restated MTW Agreement instituted new reporting requirements, and CHA is required to submit a MTW Annual Plan to HUD 75 days prior to the start of CHA's fiscal year. CHA's FY2011 Annual Plan will be submitted to HUD on October 18, 2010 to not only meet the requirements of the MTW Agreement, but also to inform all stakeholders of CHA's objectives, goals and vision for the coming fiscal year.

CHA's FY2011 Annual Plan describes ongoing and proposed activities for FY2011 that either require or allow authorizations granted to CHA through the Amended and Restated MTW Agreement. CHA's ongoing and proposed activities achieve at least one of the three MTW Statutory Objectives:

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



## Section I: Introduction



### OVERVIEW OF CHA'S MTW GOALS AND OBJECTIVES FOR FY2011

#### **General Housing Authority Operating Information**

- CHA will deliver an additional 1,026 public housing units and PBVs toward the 25,000 unit goal of the Plan by the end of FY2011. This will bring the overall unit delivery progress to 21,310 units or 85% of the goal.
- CHA anticipates that 17,979 public housing units will be available for occupancy at the beginning of FY2011. This includes current public housing units under existing leases or available for leasing, and newly rehabilitated and redeveloped housing delivered and available for occupancy through the end of FY2010.
- CHA plans to deliver 320 public housing units across mixed-income, senior designated, scattered site, and family developments in FY2011.
- In FY2011, CHA will continue to pursue opportunities to expand the number of three or more bedroom units and anticipates bringing 60 new units available for occupancy through the Property Investment Initiative.
- CHA anticipates leasing 17,931 public housing units in traditional family, scattered site, senior designated and mixed-income housing portfolios. This figure is based on the goal of 98% occupancy and includes units turned over from existing leases as well as projected new leases in existing and newly delivered public housing units.
- CHA forecasts the authorization of 37,781 HCVs and anticipates that 37,025 HCVs will be leased in FY2011.
- CHA anticipates that 1,983 HCVs will be project-based, including sites that are currently under HAP or AHAP as well as those in the pipeline projected to be under AHAP or HAP in FY2011, and projected new units through the Property Rental Assistance program.

#### **Non-MTW Related Housing Authority Information**

- Through the American Recovery and Reinvestment Act (ARRA), HUD awarded CHA a total of \$209,998,969 in formula and competitive funding in FY2009. As required by the Recovery Act, CHA is on track to expend 60% of the over \$143 million formula grant by March 17, 2011. For FY2011, CHA will focus on completing the remaining construction projects funded by the formula grant.



## Section I: Introduction



- In addition to the formula grants, CHA received 27 competitive grants totaling over \$66 million. Per the Recovery Act, CHA must expend 60% of each of these grants by September 2011. It is anticipated that CHA will exceed the goal as 23 of the 27 grants will be 100% expended by the beginning of FY2011.
- CHA seeks to prepare or participate in an application in response to a Choice Neighborhoods, HOPE VI, or other Federal NOFA(s) released for the FY2011 award year and include an affordable housing component.

### **Long-Term MTW Plans**

- Beginning in FY2010, CHA received approval from HUD to include project-based voucher opportunities toward the overall 25,000 unit delivery goal through FY2015. Both existing PBV properties as well as future project-based units will now be included in the unit projections and delivery through the end of the Plan.
- CHA seeks to implement major rent reform to simplify the rent calculation for public housing residents, Housing Choice Voucher participants and staff. CHA will phase in the rent reform to mitigate any negative impacts on residents and participants. A hardship exemption will be established for households that can document their attempts at obtaining employment and their inability to afford the rent established under the reform.
- Payments During Initial Occupancy – New Construction and Substantially Rehabilitated Properties  
To provide an incentive for participation in CHA's Property Rental Assistance (PRA) Program and to ensure the long-term viability of newly constructed and substantially rehabilitated properties, CHA proposes to provide vacancy payments, as determined necessary on a project by project basis, during the initial operating lease-up period.
- Funding Supportive Services for Project-Based Voucher Program  
CHA proposes to approve rents that include both the cost of the rental subsidy and the cost of support services to enhance housing opportunities for families only when no other such funding is available. This activity would provide services to families that without such services will not be able to sustain lease compliance and therefore run the risk of becoming homeless.

### **Newly Proposed MTW Activities**

- Comprehensive Low-Income Home Ownership Program  
CHA seeks to enhance housing options for low-income families through the expansion of its HCV Choose to Own (CTO) Home Ownership Program to current CHA public housing residents.



## Section I: Introduction



- Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for new Request for Tenancy Approval within 90 days of Passed Date  
As part of CHA's Owner Excellence Program, the Housing Choice Voucher program will approve tenancy for a unit that passed an inspection within the previous 90 days for owners participating in the Owner Excellence Program.
- Owner Excellence - Vacancy Payments  
As part of CHA's Owner Excellence Program, HCV will provide a modest vacancy payment to owners participating in the Owner Excellence Program who re-lease a unit currently in the HCV program to another HCV participant.
- Owner Excellence - Biennial Inspections  
As another component to the Owner Excellence Program, CHA will conduct biennial inspections on qualifying units, as defined by CHA, of owners participating in the Owner Excellence Program. Qualifying units must be owned by landlords who meet strict eligibility criteria and also exceed more stringent inspection standards.
- Authorization of Qualified Owners/Property Managers to Perform Initial Eligibility Determinations and Reexaminations  
CHA is proposing to authorize qualified owners, as defined by CHA, to perform initial eligibility determinations and re-examinations of participants in the PRA Program. The purpose of this activity is to reduce costs, minimize the duplication of effort, and to administer the PRA program using a best practices model for privately-managed mixed-income and public housing developments.
- Ensure Excellent Maintenance of Quality Housing  
CHA seeks to perform quality control inspections of PRA units and developments consistent with best practices in subsidized property management. Under this approach, CHA will require owners, through their property managers or contract inspectors that have demonstrated successful property management knowledge and/or experience, to inspect all project-based voucher units annually.
- 30-Year PBV Contract Commitments  
To facilitate the expansion of affordable housing opportunities through the use of project-based vouchers, CHA will use MTW authority to enter into HAP contracts for an initial term between 16 and 30 years.



## Section I: Introduction



- PBV Rent Increase Policy  
CHA seeks authorization to consider reasonable market rents for unassisted comparable units in high rent and/or opportunity areas in order to expand the availability of quality affordable housing to more neighborhoods.
- PRA Inspections  
CHA will reduce the number of inspections required prior to lease-up of PBV developments that are new construction or substantial rehabilitation. In cases involving such properties, CHA considers the issuance of a Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards.
- Elimination of Assets in Income Calculation  
CHA will no longer include income earned from assets as part of the HCV rent calculation. However, CHA continues to verify assets for the purposes of initial income eligibility for the HCV program.
- PBV Participant Transition to Housing Choice Voucher  
CHA will reduce turnover in Project-Based Voucher developments by requiring families to occupy the unit for two years, unless a supportive housing unit, before they are eligible for a Tenant-Based Voucher. Under this approach, CHA decreases the administrative cost to issue vouchers for each PBV unit turned over.

### **Ongoing MTW Activities**

- Revitalization of 25,000 Units  
CHA is committed to the goal of revitalizing 25,000 housing units by the end of the Plan. Each year CHA continues to make progress toward the goal by completing additional housing units and creating more housing options for CHA's residents.
- Public Housing Work Requirement  
CHA has implemented a work requirement 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 62, or age 17 and not attending school full time, are to be engaged in employment or employment related activities for at least 20 hours per week, unless the resident is exempt or granted Safe Harbor.
- Office of the Ombudsman  
CHA has established the Office of the Ombudsman to address the concerns of public housing residents in mixed-income communities. The Ombudsman serves as a liaison between residents, property



## Section I: Introduction



management, service providers and CHA leadership, while providing a forum for residents to learn about the benefits and offerings in the mixed-income communities.

- \$75 Minimum Rent

CHA has increased the minimum rent from \$50 to \$75, taking into account cost of living adjustments which had not been previously considered or incorporated.

- Reasonable Cost Formula and Methodologies for Rehabilitation

CHA has established reasonable cost limitations for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits. The reasonable cost formula converts CHA's historical construction costs and market conditions into a table of limitations by unit bedroom size and building structure type. CHA updates the database with market data based upon the latest market conditions in Chicago.

- Reasonable Cost Formula and Methodologies for Redevelopment

In FY2010, CHA proposed and HUD approved reasonable cost limitations for its redevelopment activities to replace HUD's current Total Development Cost (TDC) limits.

- Biennial Re-examinations of HCV Participants

CHA conducts biennial re-examinations for HCV Program participants to review family circumstances, income, assets, expenses, and family composition to establish continued eligibility for the HCV program.

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

As a means of preserving quality affordable rental housing in high rent areas where affordability is scarce or unavailable, CHA has increased the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building.

- Exception Rents

CHA established criteria for the agency to self-certify exception rents that may be up to 300% of the established payment standard. Exception rents increase the housing opportunities of our HCV Program participants in lower poverty, opportunity areas throughout Chicago.





Section Two  
General Housing Authority  
Operating Information

**Section II: General Housing Authority Operating Information**

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## **SECTION II: General Housing Authority Operating Information**

This section contains General Housing Authority Operating Information, including anticipated changes to CHA’s housing stock and planned leasing and wait list activity for the public housing portfolio and Housing Choice Voucher Program in FY2011.

### **Housing Stock Information**

Throughout FY2011, CHA will continue to revitalize its affordable housing stock and to create new housing opportunities for low-income families in Chicago toward the 25,000 housing unit goal for the Plan for Transformation. By the end of FY2011, CHA will add 1,026 units toward the overall unit delivery progress, which will bring the total revitalized housing stock to 21,310 or 85% of the 25,000 goal.<sup>1,2</sup> This includes new housing opportunities through redevelopment in mixed-income communities; rehabilitation in senior designated, scattered site, and family housing developments; acquisition/rehabilitation through the Property Investment Initiative; and existing or new project-based voucher units added through the Property Rental Assistance program. *(Please refer to the Housing Choice Voucher Program portion of Section II: Housing Stock Information for more details on the Property Rental Assistance Program.)*

#### **Planned FY2011 Overall Unit Delivery**

<b>PIC Number</b>	<b>Development</b>	<b>FY2011 Unit Delivery</b>
IL002149000	Park Douglas/Ogden North	55
IL002148000	West End Phase II	50
IL002146000	Savoy Square/Legends South Phase A2	5
IL002152000	Ralph J. Pomeroy Apartments	104
IL002033000	Wentworth Annex (Scattered Sites-Southeast)	12
IL002013000	Dearborn Homes	94
IL002091000	Frances Cabrini Rowhouses*	TBD
	Property Investment Initiative	60
	Property Rental Assistance**	646
<b>Total Planned FY2011 Unit Delivery</b>		<b>1,026</b>

\*Please refer to p. 21 for more information on Cabrini Rowhouses.

\*\*Please refer to p. 28 for more information on Property Rental Assistance. This projection includes 46 existing PBV units under AHAP planned to be under HAP in FY2011 as well as anticipated new PBV units through PRA.

<sup>1</sup> In FY2010, CHA was authorized by HUD to include project-based voucher housing units toward the overall 25,000 unit delivery goal for the Plan for Transformation. Project-based voucher units are counted toward delivery if they are located in Chicago and are under a Housing Assistance Payment (HAP). A total of 1,390 existing project-based voucher units completed prior to FY2010, including 339 city/state PBV units, have been added to overall Plan delivery and will be formally reported in the FY2010 MTW Annual Report. In addition, public housing projections have been updated since the FY2010 Annual Plan and new project-based units added through the Property Rental Assistance program in FY2010 and FY2011 are included in the projected 21,310 total units through the end of FY2011.

<sup>2</sup> Unit delivery progress toward the 25,000 goal is not an accurate reflection of the current number of public housing units available for occupancy. Renovated or redeveloped units may temporarily be offline for upgrades or modification. Moreover, beginning in FY2010, PBVs are included in the unit delivery totals. Please refer to p. 17 for the anticipated number of public housing units available for occupancy in FY2011.

## Section II: General Housing Authority Information



### **Public Housing**

#### **NUMBER OF PUBLIC HOUSING UNITS AT THE BEGINNING OF FY2011**

CHA anticipates that 17,979 public housing units will be available for occupancy at the beginning of FY2011. This includes current public housing units under existing leases or available for leasing, and newly rehabilitated and redeveloped housing delivered and available for occupancy through the end of FY2010.

In contrast, CHA's progress toward the 25,000 unit delivery goal is not an accurate reflection of the current number of public housing units available for occupancy. The Plan has been ongoing for over a decade, so public housing units renovated or redeveloped in the earlier years of the Plan may temporarily be offline for upgrades or modification. Moreover, beginning in FY2010, PBVs are counted toward the goal of 25,000 housing units by the end of the Plan. Project-based voucher units are administered through CHA's Housing Choice Voucher Program.

#### **GENERAL DESCRIPTION OF PLANNED SIGNIFICANT CAPITAL EXPENDITURES BY DEVELOPMENT**

Throughout FY2011, CHA will continue its efforts to acquire and/or revitalize its housing stock. Much of CHA's single block grant dollars will remain assigned to cover the cost of planned significant capital expenditures furthering progress on the Plan. These expenditures may include investment that improves the useful life of an existing property, such as ADA upgrades, as well as installation of green features that ultimately increase energy efficiency and environmental performance at CHA properties. Moreover, CHA anticipates undergoing significant rehabilitation and redevelopment activity which requires expending capital dollars to achieve the annual and long-term goals of the Plan. The following chart describes CHA's Estimated Capital Expenditures, by both development and fund, for FY2011.



## Section II: General Housing Authority Information

### FY2011 Capital Program Estimated Capital Expenditures (By Development and Fund)

Category I - PRE MTW Commitments	HOPE VI Revitalization	HOPE VI Demolition	Capital Fund FY2010 Grant	Capital Fund (Prior Year Grant)	Other Funding	MTW Demo Vouchers	Stimulus	TOTALS
Governor Henry Horner Homes	\$ -		\$ 1,800,000			\$ -	\$ -	\$ 1,800,000
Francis Cabrini Homes Extension	4,037,261	650,000	184,590		0	390,000	8,216,100	13,477,951
ABLA	283,489		1,900,000			450,000	0	2,633,489
Madden Park / Wells	100,583		6,706,740			0	0	6,807,323
Lake Park Crescent	-		4,971,468		4,220,907	-	-	9,192,375
<b>Category I - PRE MTW Commitments Total</b>	<b>4,421,333</b>	<b>650,000</b>	<b>15,562,798</b>	<b>-</b>	<b>4,220,907</b>	<b>840,000</b>	<b>8,216,100</b>	<b>33,911,138</b>
<b>Category 2 - Senior Developments</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>19,790,702</b>	<b>9,253,704</b>	<b>29,044,406</b>
<b>Category 3 - Scattered Sites</b>	<b>-</b>	<b>-</b>	<b>5,000,000</b>	<b>2,736,295</b>	<b>-</b>	<b>31,906,858</b>	<b>-</b>	<b>39,643,153</b>
<b>Category 4 - Non-Section 202 Family Properties</b>								
Lawndale Gardens	-		1,424,420		-	-	6,507,854	7,932,274
Washington Park (lowrise)	-		4,088,815			-	-	4,088,815
Bridgeport Homes	-		-			4,539,072	-	4,539,072
Wentworth Homes	-					1,500,000	-	1,500,000
LeClaire Cts Ext		1,200,000	2,000,000		2,600,000	100,000	-	5,900,000
Lathrop Homes			1,866,362			-	-	1,866,362
Cabrini Rowhouses*			16,953,960			-	-	16,953,960
<b>Category 4 - Non-Section 202 Family Properties Total</b>	<b>-</b>	<b>1,200,000</b>	<b>26,333,557</b>	<b>-</b>	<b>2,600,000</b>	<b>6,139,072</b>	<b>6,507,854</b>	<b>42,780,483</b>
<b>Category 5 - Section 202 Properties</b>								
Altgeld Gardens and Phillip Murray Homes**			14,594,630	21,894,610		-		36,489,240
Dearborn Homes			-			6,502,808	-	6,502,808
Harold Ickes			2,026,679			535,491		2,562,170
Rockwell Gardens	11,380,304		111,327			-	7,337,783	18,829,414
Robert Taylor Homes	1,210,662		3,900,000			-	-	5,110,662
Stateway Gardens	14,810,659		1,166,075			-	-	15,976,734
Cabrini Green Homes		2,010,000	276,474			-	-	2,286,474
<b>Category 5 - Section 202 Properties Total</b>	<b>27,401,625</b>	<b>2,010,000</b>	<b>22,075,185</b>	<b>21,894,610</b>	<b>-</b>	<b>7,038,299</b>	<b>7,337,783</b>	<b>87,757,502</b>
<b>DEVELOPMENT CATEGORIES TOTAL</b>	<b>31,822,958</b>	<b>3,860,000</b>	<b>68,971,540</b>	<b>24,630,905</b>	<b>6,820,907</b>	<b>65,714,931</b>	<b>31,315,441</b>	<b>233,136,682</b>
<b>Administrative Expenses</b>			<b>4,414,873</b>				<b>355,135</b>	<b>4,770,008</b>
<b>Contingency</b>						<b>7,028,156</b>		
<b>Capital Maintenance</b>			<b>12,000,000</b>			<b>2,629,515</b>	<b>6,643,930</b>	<b>21,273,445</b>
<b>Make Ready</b>						<b>900,000</b>		<b>900,000</b>
<b>Principal / Interest Expense</b>			<b>17,435,250</b>					<b>17,435,250</b>
<b>Environmental Remediation</b>			<b>7,989,000</b>			<b>2,500,000</b>		<b>10,489,000</b>
<b>GRAND TOTAL</b>	<b>31,822,958</b>	<b>3,860,000</b>	<b>110,810,663</b>	<b>24,630,905</b>	<b>6,820,907</b>	<b>78,772,602</b>	<b>38,314,506</b>	<b>295,032,541</b>

\*CHA has conducted discussions with the Cabrini-Green LAC and partners about future plans for this site. Construction activities may start in FY2011 pending decisions by CHA, the LAC, and partners.

\*\*CHA will work with partners to explore options such as a new community center, a commercial zone, and other housing types as well as additional enhancements. Construction activities may start in FY2011 pending decisions by CHA and partners.

### PUBLIC HOUSING UNITS TO BE ADDED IN FY2011

In FY2011, CHA anticipates adding a total of 320 new units to the public housing portfolio through mixed-income family housing redevelopment and senior designated, scattered site, and family housing rehabilitation. In addition, CHA plans to add 60 public housing units through the Property Investment Initiative.

#### Mixed-Income Family Housing Redevelopment

CHA plans to deliver 110 new public housing units in FY2011 at mixed-income family developments. New units will be completed in Park Douglas (IL002149000), West End Phase II (IL002148000), and Savoy Square/Legends South Phase A2 (IL002146000).

#### Park Douglas/Ogden North (formerly Lawndale Complex)

In FY2011, as part of the first phase of mixed-income replacement housing for the former Lawndale Complex, CHA projects delivery of 55 public housing units at Park Douglas (IL002149000), the new community previously referred to as Ogden North. Park Douglas will ultimately contain a total of 60 public housing units in two-, three-, five-, six-, and nine-flat buildings and two courtyard structures. Of the total public housing units, eight units will be

## Section II: General Housing Authority Information



accessible, 20 units will be adaptable, and an additional four units will be sensory accessible. In addition to the public housing units, five affordable and two market-rate units are projected for delivery in FY2011. CHA is using American Recovery and Reinvestment Act (ARRA) competitive grant funds for redevelopment at Park Douglas.

### West End (formerly Rockwell Gardens)

West End Phase II (IL002148000) is projected to deliver 50 new public housing units in FY2011 as part of the West End mixed-income community. The public housing units in West End Phase II will be spread among three-, four-, five-, and ten-flat structures offered throughout seven building types. Of the projected total 65 public housing units in this phase, six will be accessible, ten will be adaptable, and four will be sensory accessible. In addition to the public housing units, 28 affordable and ten market rate units are projected for delivery in FY2011. CHA is using ARRA competitive grant funds for redevelopment at West End.



### Legends South (formerly Robert Taylor Homes)

Five remaining public housing units are projected for delivery in FY2011 at the Legends South mixed-income community as part of Savoy Square/Phase A2 (IL002146000). The majority of the 60 total public housing units in Savoy Square are projected for delivery in FY2010. The development plan for this phase includes one-, two-, three-, and four-bedroom units throughout a mixture of town houses and flats. Of the total 60 units, eight will be fully accessible, 22 adaptable, three visually and hearing impaired

(VHI) accessible with an additional ten VHI adaptable units. In addition to the public housing units, two affordable and one market rate unit are projected for delivery in FY2011.

## **Senior Designated Housing Rehabilitation**

### Ralph J. Pomeroy Apartments (IL002152000)

Through the rehabilitation of Ralph J. Pomeroy Apartments, CHA will deliver a total of 104 one-bedroom public housing units in senior designated housing in FY2011. Of the 104 units in the nine story building, six units will be designated as ADA accessible, 21 units will be adaptable for persons with mobility disabilities, and three additional units will be designated as accessible for the visually and hearing impaired. This project is funded with an ARRA competitive grant for the creation of energy efficient/green communities. The rehabilitation of this



## Section II: General Housing Authority Information



property, which will be LEED-certified, includes surface water management, water conserving appliances and fixtures, energy reduction and renewable energy technology (e.g. environmentally beneficial materials and interior features).

### **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).

#### Wentworth Annex (Scattered Sites-Southeast/IL002033000)

In FY2011, CHA will complete the rehabilitation of 12 public housing units at Wentworth Annex. A total of 36 public housing units at Wentworth Annex, incorporated in a community of privately owned homes, will ultimately be rehabilitated. Renovations include new mechanical and electrical systems; building façade restoration including tuck pointing, new windows, exterior doors, and roofs; and site improvements including exterior lighting, landscaping,

fencing, and sidewalks. Rehabilitated units include new central air conditioning and heating systems, appliances (ranges, refrigerators, and range hoods), solid wood interior doors, new kitchen cabinets and counter tops, new bathroom cabinets and fixtures, and new flooring. CHA is using ARRA formula grant dollars for this project.



### **Planned FY2011 Public Housing Unit Delivery by Bedroom Size Mixed-Income, Senior Designated, Scattered Site, and Family**

PIC Number	Development	Bedroom Size					Total FY2011 Planned Units
		0	1	2	3	4	
IL002149000	Park Douglas/Ogden North	0	6	30	15	4	55
IL002148000	West End Phase II	0	5	6	33	6	50
IL002146000	Savoy Square/Legends South Phase A2	0	0	0	3	2	5
IL002152000	Ralph J. Pomeroy Apartments	0	104	-	-	-	104
IL002033000	Wentworth Annex (Scattered Sites-Southeast)	0	1	10	1	0	12
IL002013000	Dearborn Homes	0	30	30	30	4	94
<b>Total</b>		0	146	76	82	16	320



## Section II: General Housing Authority Information



### **Family Housing Rehabilitation**

CHA plans to continue rehabilitation at Dearborn Homes (IL002013000) in FY2011 and complete a total of 94 units of family housing. CHA is considering new opportunities for the future of Frances Cabrini Rowhouses (IL002039000) which are described in the following section.



#### Dearborn Homes (IL002013000)

Ninety-four (94) public housing units will be delivered as part of Phase 5 rehabilitation of Dearborn Homes in FY2011, marking the completion of rehabilitation at this site. Of the 94 units, 16 will be mobility accessible and 16 will be sensory accessible. General renovations of mid-rise, elevator buildings include new mechanical and electrical systems; building façade restoration including tuckpointing, new windows, exterior doors, and roofs; and site improvements including exterior lighting, landscaping, recreation areas, sidewalks and electrical infrastructure. Rehabilitated units include new central air conditioning and heating systems, appliances (ranges, refrigerators, and range hoods), solid wood interior doors, kitchen cabinets and counter tops. The project also includes the construction of a water main that will serve the entire development, an electrical infrastructure upgrade, and a storm water detention system.

#### Frances Cabrini Rowhouses (IL002039000)

At the request of the Gautreaux Court in FY2009, CHA participated in conversations with the Gautreaux plaintiffs' counsel (lawyers with Business and Professional People for the Public Interest or "BPI") and the Cabrini Green Local Advisory Council regarding CHA's strategy for the future of Frances Cabrini Rowhouses. Discussions have started between CHA and its partners to explore the possibility of incorporating future plans for Frances Cabrini Rowhouses into a broader planning process that involves the input of community stakeholders. CHA remains committed to providing new or rehabbed housing units at this site while offering opportunities for residents of Frances Cabrini Rowhouses to participate in future planning processes. CHA will also continue to work with BPI, the Cabrini Green LAC and Legal Assistance Foundation to finalize future plans for this development.

### **Property Investment Initiative**

Through the Property Investment Initiative (PII), CHA will acquire and, if necessary, rehabilitate housing units with three or more bedrooms that are available for sale as a result of foreclosure or through the traditional real estate acquisition process. These properties will be made available for rent as public housing units in CHA's portfolio. PII is a collaborative effort between CHA, various departments of the City of Chicago, community groups, and foundations who are stakeholders in preserving and promoting affordable housing across the City of Chicago. In



## Section II: General Housing Authority Information



FY2011, CHA will continue to pursue opportunities to expand the number of acquired properties and anticipates bringing 60 new units available for occupancy through this initiative.



## Section II: General Housing Authority Information



### PUBLIC HOUSING UNITS TO BE REMOVED FROM INVENTORY IN FY2011

#### **Dwelling Demolition Activity**

In FY2011, CHA plans to remove 273 public housing units through demolition at Cabrini Extension South (IL002089000), William Green Homes (IL002004000), and several Scattered Sites-Southwest (IL002034000) properties. Prior to demolition and rehabilitation or redevelopment activity, CHA works with resident leadership to coordinate building closure and schedules. CHA anticipates the removal of the remaining buildings at William Green Homes and Cabrini Extension South in FY2011 in order to allow for future redevelopment. Current residents were given 180-day notices on July 19, 2010. Remaining residents will continue to receive proper notices and relocation assistance. In addition, CHA will seek approval for the demolition of three vacant Scattered Sites - Southwest properties in FY2011 due to poor condition and obsolescence.

#### FY2011 Housing Units To Be Removed Through Demolition

Cabrini Extension South (IL002089000)	Planned Number of Units for Demolition	Scattered Sites-Southwest (IL002034000)	Planned Number of Units for Demolition
365 W. Oak Street	65	5259 S. Emerald	2
364 W. Oak Street	65	5719 S. Carpenter	1
<b>Total Units to Be Removed from Cabrini Extension South</b>	<b>130</b>	1639 W. 56th St./ 5600 S. Marshfield	6
		<b>Total Units to Be Removed from Scattered Sites-SW</b>	<b>9</b>
<b>William Green Homes (IL002004000)</b>	<b>Planned Number of Units for Demolition</b>	<b>Total FY2011 Housing Units to Be Removed through Demolition</b>	<b>273</b>
1230 N. Burling	134		
<b>Total Units to Be Removed from William Green Homes</b>	<b>134</b>		

#### **Non-Dwelling Property Demolition, Disposition, and Long-Term Leases**

CHA removes non-dwelling structures and property through both demolition and disposition. In addition, CHA issues long-term (multi-year) leases for non-dwelling or non-residential property. The tenant in a long-term lease is typically an organization such as a community group or social service provider or the Chicago Park District. The following tables show planned FY2011 non-dwelling demolition, anticipated long-term leases of property, and potential disposition activity.



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### FY2011 Non-Dwelling Property To Be Removed Through Demolition

PIC Number	Development Name	Building Address	Property Description/Type
IL002024000	LeClaire Courts Extension	4410 S. Laporte	Management Office
	City/State	LeClaire Courts	4340 S. Lamon
IL002017000	Ida B. Wells	500 E. 37th St.	Community Center

### FY2011 Planned Long-Term Leases

Development/Area	Organization/Building	Address	Type
Henry Horner Homes	Major Adams Academy	123 & 125 N. Hoyne	Community Organization
Legends South Community	Firman House	41 West 47th Street	Community Organization
Oakwood Shores Community	Abraham Lincoln Center	3858 S Cottage Grove	Community Organization
Washington Park Community	Yancy Boys and Girls Club	6225 S. Wabash	Community Organization
Lathrop Homes Community	Cotter Boys and Girls Club	2915 N. Leavitt	Community Organization

### FY2011 Planned Property to Be Removed through Disposition Activity

PIC Number	Development/Site	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition	Type of Property/Purpose for Disposition
IL002004000	William Green Homes	Clybourn	Division	Cleveland	Halsted	Ground Lease or Fee simple	Disposition is for the development of mixed income residential housing. CHA will enter into ground leases with the selected developer and may also convey portions of land for retail or other uses with the selected developer.
IL002089000	Oak & Larabee- Cabrini Extension North	Oak	Locust	Cambridge	Larabee	Ground Lease or Fee simple	Disposition is for the development of mixed income residential housing. CHA will enter into ground leases with the selected developer and may also convey portions of land for retail or other uses with the selected developer.
IL002091000	Francis Cabrini Rowhouses	Oak	Chicago	Hudson	Alley west of Cambridge	Ground Lease or Fee simple	CHA has conducted discussions with the Cabrini-Green LAC and partners about future plans for this site. In the event CHA and partners decide to incorporate the rowhouses into a mixed-income housing plan, CHA would enter into a ground lease with a selected developer and may also convey portions of land for retail and other uses with the selected developer.
IL002022000	Lathrop Homes	Wellington	Wrightwood	Clybourn/Damen	Chicago River	Ground Lease or Fee simple	Disposition is for the development of mixed income residential housing. CHA will enter into ground leases with the selected developer and may also convey portions of land for retail or other uses with the selected developer.

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**FY2011 Planned Property to Be Removed through Disposition Activity (continued)**

PIC Number	Development/Site	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition	Type of Property/Purpose for Disposition
IL002093000	Henry Horner Homes	Lake	Washington	Damen	Leavitt	Ground Lease or Fee simple	Pursuant to paragraph 16, of the Horner Consent Decree, CHA is in discussions with the Horner Resident Committee and its counsel on the future of the Westhaven Superblock. Subject to an approved redevelopment plan by the court, the disposition would be for the development of mixed income residential housing. CHA would enter into a ground lease with a selected developer and may also convey portions of land for retail or homeownership opportunities in detached single family housing.
IL002001000	ABLA Homes (future Roosevelt Square redevelopment)	W. Cabrini	15th	Blue Island	Ashland	Ground Lease or Fee simple	Disposition is for the development of mixed income residential housing. CHA will enter into ground leases with the selected developer and may also convey portions of land for retail or other uses with the selected developer.
IL002016000	Harold Ickes Homes	Cermak	25th	State	Metra Embankment	Ground Lease or Fee simple	Disposition is for the development of mixed income residential housing. CHA will enter into ground leases with the selected developer and may also convey portions of land for retail or other uses with the selected developer.
TBD	Washington Park - 45th Street and Cottage Grove (future redevelopment)	44th	45th	Evans	Cottage Grove	Ground Lease or Fee simple	Disposition is for the development of mixed income residential housing. CHA will enter into ground leases with the selected developer and may also convey portions of land for retail or other uses with the selected developer.
TBD	Robert Taylor Homes (future Legends South Phase A-3)	45th	47th	State Street	Metra Embankment	Ground Lease or Fee simple	Disposition is for the development of mixed income residential housing. CHA will enter into ground leases with the selected developer and may also convey portions of land for retail or other uses with the selected developer.
IL002093000	Henry Horner Homes (future Westhaven Park redevelopment)	Lake	Randolph	Damen	Seeley	Ground Lease or Fee simple	Disposition is for the development of mixed income residential housing. CHA will enter into ground leases with the selected developer and may also convey portions of land for retail or other uses with the selected developer.
IL002067000	Patrick Sullivan Apartments (Future Westhaven Phase 2D - Portion of Open space within development)	Madison	Monroe	Ashland	Paulina	Ground Lease or Fee simple	Disposition is for the development of mixed income residential housing. CHA will enter into ground leases with the selected developer and may also convey portions of land for retail or other uses with the selected developer.



## Section II: General Housing Authority Information



### FY2011 Planned Property to Be Removed through Disposition Activity (continued)

PIC Number	Development/Site	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition	Type of Property/Purpose for Disposition
TBD	Madden/Wells/Darrow (future Oakwood Shores)	E. Browning Ave.	39th	S. Lake Park	Martin Luther King Dr	Ground Lease or Fee simple	Disposition is for the development of mixed income residential housing. CHA will enter into ground leases with the selected developer and may also convey portions of land for retail or other uses with the selected developer.

### Smart Growth Initiative

CHA is exploring a new initiative in which portions of open space within senior properties, not including senior designated buildings, may be disposed for revenue generating ideas such as commercial or additional housing opportunities. The following sites are under consideration for this initiative. *(Please refer to Section IV for more information on this initiative.)*

### FY2011 Potential Smart Growth Initiative Disposition

PIC Number	Development/Site	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition
IL002076000	Caroline Hedger Apartments (Smart Growth - Portion of Open Space within development)	Magnolia	N. Sheridan	Arthur	W. Sheridan	Ground Lease or Fee simple
IL002059000	Harry Schneider Apartments (Smart Growth - Portion of Open Space within development)	Ridge	Peterson	North	Ravenswood	Ground Lease or Fee simple
IL002068000	Wicker Park Annex (Smart Growth - Portion of Open Space within development)	LeMoyne	Schiller	Damen	alley west of Hoyne	Ground Lease or Fee simple
IL002074000	Edith Spurlock Sampson Apartments/2640 N. Sheffield (Smart Growth - Portion of Open Space within development)	Kenmore	Sheffield	Diversey	Lincoln	Ground Lease or Fee simple

### Housing Choice Voucher Program

#### **ANTICIPATED TOTAL NUMBER OF HOUSING CHOICE VOUCHER UNITS AUTHORIZED**

Each year CHA is issued Section 8 funds by the U.S. Department of Housing and Urban Development (HUD) and CHA subsequently converts a portion of the funds into Housing Choice Vouchers (HCVs). CHA's HCV program enables low-income households to choose their place of residence in the private market and increases housing opportunities for program participants by subsidizing a portion of the monthly rental obligation through the allocation of a Housing Assistance Payment (HAP) made directly to the landlord. Using this format, families generally pay 30% of their net income toward their rent and the difference between the amount paid by the tenant and the amount required pursuant to the established rent is covered by the HAP.



## Section II: General Housing Authority Information



FY2011 Planned HCVs Authorized	
MTW HCVs	36,083
Non-MTW HCVs	1,698
Total HCVs Authorized	37,781

In FY2011, CHA forecasts the authorization of 37,781 HCVs of which 36,083 will be designated as MTW HCVs and the remaining 1,698 HCVs will be made available through non-MTW voucher programs. The previous table details the breakdown of vouchers to be authorized by program type.

### NUMBER OF HOUSING CHOICE VOUCHER UNITS TO BE PROJECT-BASED

Since FY2001, CHA has been increasing housing options for low-income families through the management of its Project-Based Voucher (PBV) program. The PBV program is different from the tenant-based HCV program in that the subsidy is attached to a unit as opposed to being issued on behalf of a tenant. CHA anticipates that 1,983 HCVs will be project-based during the year, including sites that are currently under AHAP or HAP as well as those in the pipeline projected to be under AHAP or HAP in FY2011 and new applications through the Property Rental Assistance (PRA) program. The following sections describe how CHA foresees utilizing the 1,983 PBVs.

In FY2010, CHA redesigned and expanded its PBV program to meet the underlying need for affordable housing across the city. In FY2011, interested parties may access CHA's project-based voucher program through three avenues: the Chicago Supportive Housing Initiative, the Regional Housing Initiative, and CHA's new PRA program.

#### **Chicago Supportive Housing Initiative**

The Chicago Supportive Housing Initiative connects developers with opportunities to include PBV units in their supportive housing developments through a competitive solicitation process. Many of CHA's vouchers allocated through this program will continue to be used for Single Room Occupancies (SROs) as well as a portion of which will be set aside for family housing opportunities, all of which provide comprehensive onsite services. CHA plans to project-base 407 vouchers in FY2011 through the Chicago Supportive Housing Initiative.

#### **Regional Housing Initiative**

The Regional Housing Initiative (RHI), like the Chicago Supportive Housing Initiative, seeks proposals from developers interested in acquiring PBVs for their development projects. Selected developers receive PBVs from local public housing authorities that participate in the RHI consortium (CHA, Housing Authority of Cook County, Lake County Housing Authority, Housing Authority of Joliet, McHenry County Housing Authority and Waukegan



## Section II: General Housing Authority Information



Housing Authority). RHI is unique in that the funded projects are in place for promoting the construction of affordable housing near employment and transportation corridors. During FY2011, CHA plans to issue 79 PBVs through RHI.

### **Property Rental Assistance Program**

With the implementation of CHA's PRA Program, CHA will be able to broaden various types of available housing along with the geographic location in which the PBVs are situated. In addition to continuing the preservation of affordable housing opportunities in existing PBV buildings, the PRA program will offer PBVs to owners of rental properties and developers of newly constructed or rehabilitated dwellings, bringing housing options to low-income families in neighborhoods traditionally saturated with high rent units. CHA anticipates the addition of 600 new units to its PBV portfolio in FY2011 through the PRA program. Moreover, through PRA, CHA will continue to oversee family and senior (non-supportive housing) PBVs that historically came about through the City's competitive selection process. During FY2011, 419 other PBVs under HAP, AHAP, or in the pipeline are anticipated to be utilized throughout the year, which includes 46 units under AHAP projected to be under HAP and available for occupancy in FY2011.

### **Additional PBVs**

CHA continues to administer 478 PBVs that were converted from Project-Based Certificates, when HUD revamped the program in FY1995.



## Section II: General Housing Authority Information



Planned FY2011 Project-Based Voucher Utilization Activity				
PBVs issued through the Chicago Supportive Housing Initiative				
Name of Site or Properties	Total Number of Units at the Site	Anticipated Number of PBVs in FY2011	Site Description	Current Status of Site
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	HAP
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	Development is currently in pipeline and under consideration to enter in AHAP. It is expected to close in September 2010.
Dante/Harper	50	36	6949 & 6948 S Harper, 6949 S Dante, 1446 & 1506 E 70th in the South Shore community area; Existing Housing of 2 Story Townhouses for GrandFamilies	Development is currently in pipeline and under consideration to enter in AHAP. It is expected to close in 2010.
Englewood Supportive Housing	99	50	901 W. 63rd Street in the Englewood Community Area; New construction of a 6-story SRO for Homeless Individuals	AHAP
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	HAP
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	Development is currently in pipeline and under consideration to enter in AHAP. It is expected to close in October 2010.
Near North SRO	96	46	1244 N. Clybourn in the Near North Community Area; New construction of a 5-story SRO for Homeless Individuals	Development HAP
Roosevelt Square/ABLA House	30	TBD	14th & Blue Island/Throop in the near West Side community area; New construction building for families	Development is currently under pipeline and under consideration to enter in AHAP.



## Section II: General Housing Authority Information



PBVs issued through the Chicago Supportive Housing Initiative (continued)				
Name of Site or Properties	Total Number of Units at the Site	Anticipated Number of PBVs in FY2011	Site Description	Current Status of Site
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	HAP
St. Leo's Residence for Veterans	141	90	7750 S. Emerald in the Auburn-Gresham Community Area; New construction of a 4-story building for Homeless Veterans	Development has 50 PBV units Leased-up and 40 PBV/VASH pending Lease up.
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.	HAP
<b>SUB-TOTAL</b>	<b>775</b>	<b>407</b>		
PBVs issued through the Regional Housing Initiative				
Name of Site or Properties	Total Number of Units at the Site	Anticipated Number of PBVs in FY2011	Site Description	Current Status of Site
Casa Kirk	29	5	3242-60 W. 92nd in the South Chicago Community Area; New construction of a brick walk-up for Families	HAP
Casa Morelos	45	9	2013-19 S. Morgan in the Pilsen Community Area; New construction of a 7-story building for Families	HAP
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	HAP
North Avenue Apartments	24	6	2634-54 W. North Ave. in the West Town Community Area; Rehabilitation of a brick walk-up building for Families. This development also received 10 non-RHI PBVs	HAP
Spaulding Apartments	36	9	1750 N. Spaulding in the Logan Square Community Area; Existing Building containing 5-stories for Families	HAP
Wentworth Commons	51	10	11045 S. Wentworth in the Roseland Community Area; New construction of a 4-story building for Families	HAP
Woodstock Commons	170	26	1420 Commons Drive, Woodstock; Non-City Development, Existing Building containing 3-stories for families	AHAP
<b>SUB-TOTAL</b>	<b>492</b>	<b>79</b>		



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Other Property Rental Assistance Activity (Not Supportive Housing)				
Name of Site or Properties	Total Number of Units at the Site	Anticipated Number of PBVs in FY2011	Site Description	Current Status of Site
Casa Maravilla	73	15	2021 S. Michigan in the Pilsen Community Area; New construction of a 5-story midrise building for Seniors	AHAP
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	AHAP
Eastgate Village	117	35	300 E. 26th Street in the Bronzeville Community Area; New construction of a 9-story building for Seniors	HAP
Evergreen Tower II	101	10	1343 N. Cleveland in the Near North Side Community Area; An existing building midrise 11-stories for Seniors	HAP
Hancock House	89	18	12045 S. Emerald in the West Pullman community area; New construction of a seven-story building for seniors	AHAP
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	Development is currently in pipeline and under consideration to enter in AHAP. It is expected to close in October 2010.
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	HAP
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	HAP
North Avenue Apartments	24	10	2634-54 W. North Ave. in the West Town Community Area; Rehabilitation of a brick walk-up building for Families. This development also received 6 RHI PBVs	HAP
Roosevelt Tower	126	126	3440 W. Roosevelt in the Lawndale Community Area; New construction of an 8-story building for Seniors	HAP
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	HAP



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<b>Other Property Rental Assistance Activity (Not Supportive Housing) (continued)</b>				
<b>Name of Site or Properties</b>	<b>Total Number of Units at the Site</b>	<b>Anticipated Number of PBVs in FY2011</b>	<b>Site Description</b>	<b>Current Status of Site</b>
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	HAP
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	Development is currently in pipeline and under consideration to enter in AHAP. It is expected to close in December 2010.
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	Development HAP
Victory Center	72	18	3251 E 92nd in the South Chicago Community Area; New construction of a 5-story building for Seniors	Development is currently in pipeline and under consideration to enter in AHAP. It is expected to close in December 2010.
Wilson Yards Family	80	16	1026 W. Montrose in the Uptown Community Area; New construction of a 7-story building for Families	HAP
Wilson Yards Senior	98	20	1036 W. Montrose in the Uptown Community Area; New construction of a 7-story building for Seniors	HAP
Wrightwood Senior Apartments	85	17	2815 W 79th in the Ashburn Community Area; New construction of a 6-story building for Seniors	AHAP
<b>SUB-TOTAL</b>	<b>1,420</b>	<b>419</b>		
<b>Project-Based Certificates Converted to Project-Based Vouchers</b>				
<b>Name of Site or Properties</b>	<b>Total Number of Units at the Site</b>	<b>Anticipated Number of PBVs in FY2011</b>	<b>Site Description</b>	<b>Current Status of Site</b>
Anchor House	115	115	1230 W. 76th Street; original HAP was signed in 1997; 3-story walk-up for low-income families.	HAP
Deborah's Place II	39	39	1530 N. Sedgwick; original HAP was signed in 1995; Elevator building for homeless women.	HAP
Diversey Manor (Formerly Diversey Court)	51	50	3721 W. Diversey; original HAP was signed in 1994; 3-story walk-up for low-income families.	HAP
East Park Apartments	152	150	3300 W. Maypole; original HAP was signed in 1995; Elevator building for homeless individuals.	HAP
LUCHA SRO	68	20	1152 N. Christiana; original HAP was signed in 1996; elevator building for homeless individuals.	HAP



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Project-Based Certificates Converted to Project-Based Vouchers (continued)				
Name of Site or Properties	Total Number of Units at the Site	Anticipated Number of PBVs in FY2011	Site Description	Current Status of Site
Major Jenkins Apartments	160	80	5016 N. Winthrop; original HAP was signed in 1995; Elevator building for homeless individuals.	HAP
Wabash Apartments	24	24	6100 S Wabash; original HAP was signed in 1995; 3-story walk-up for low-income families.	HAP
<b>SUB-TOTAL</b>	<b>609</b>	<b>478</b>		
<b>Anticipated Additional PRA Activity*</b>		<b>600</b>		
<b>GRAND TOTAL PBV/PRA ACTIVITY</b>		<b>3,296</b>	<b>1,983</b>	

\*The anticipated FY2011 PRA unit delivery total of 646 in Section II includes 600 projected new PBVs through the PRA program as well as 46 units under AHAP planned to be under HAP/online in FY2011 at Dr. King Legacy Apartments, Hancock House, and Victory Center.

## Leasing Information

### Public Housing

#### PLANNED NUMBER OF MTW PUBLIC HOUSING UNITS TO BE LEASED

To promote housing options for low-income families, CHA will continue to lease rehabilitated and redeveloped public housing properties as units become available. In FY2011, CHA plans to lease a total of 17,931 MTW public housing units in its traditional family, scattered site, senior designated and mixed-income housing portfolios. This figure is based on CHA's target occupancy level of 98% throughout its housing portfolios and encompasses units turned over from existing leases as well as projected new leases in existing and newly delivered public housing units in FY2011.

#### Planned Number of Units to be Leased in FY2011

Portfolio	MTW Units	Total Units
Family	4,943	4,943
Senior	7,615	7,615
Scattered Site	2,561	2,561
Mixed-Income	2,812	2,812
<b>Total All Portfolios</b>	<b>17,931</b>	<b>17,931</b>

To maintain the 98% goal, CHA continues to manage its wait lists and to pursue an aggressive marketing strategy. The marketing strategy includes regular open houses held by private property management firms, assistance for walk-ins with information about the application process and unit tours, and advertising in various local newspapers throughout the year. CHA also maintains relationships and frequently visits the offices of local aldermen of the City of Chicago, community centers and places of worship to distribute marketing materials.



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Additionally, for the senior population, a revision to the Senior Designated Housing Plan (SDHP) was implemented in FY2010 and will assist in CHA's leasing efforts in FY2011. This revised policy will enable applicants under the age of 62 and no younger than 55 to be housed at senior-designated properties where occupancy remains less than 90% for six months or longer.

### **PLANNED NUMBER OF NON-MTW PUBLIC HOUSING UNITS TO BE LEASED**

CHA does not anticipate leasing any non-MTW public housing units in FY2011.

### **ANTICIPATED ISSUES RELATING TO ANY POTENTIAL DIFFICULTIES IN LEASING PUBLIC HOUSING**

As a MTW Objective, CHA is fully committed to increasing housing opportunities for low-income families. CHA further recognizes many potential issues that may exist to delay the leasing process and has taken steps to remedy the issues by engaging in marketing campaigns, building strategic partnerships, amending policies such as the Senior Designated Housing Plan and opening wait lists. In FY2011, CHA plans to conduct additional marketing and outreach for CHA's senior designated properties that have been difficult to lease in the past. As mentioned previously, CHA has implemented the FY2010 Senior Designated Housing Plan which lowers the age to 55 in senior buildings where occupancy is less than 90% for six months or longer.

### ***Housing Offer Process (HOP)***

All residents who occupied a CHA-owned unit on October 1, 1999 (10/1/99 residents) and remain lease-compliant have a Right of Return in accordance with the Relocation Rights Contract. Under the Plan for Transformation, all 10/1/99 residents with the Right of Return to a new or rehabilitated public housing unit are given priority to receive housing offers according to the various priority groups in the Housing Offer Process (HOP), even at sites that may not have been selected as a permanent housing choice. As a result, CHA must follow the HOP order when making unit offers to all remaining 10/1/99 residents, one priority group at a time. This process must be followed prior to considering any eligible applicant from the wait list.

### ***Location***

The location of a public housing unit is a significant factor in accepting a housing offer. Currently, when leasing from the Community-Wide Wait List, eligible applicants must be considered for the first available unit that meets their housing needs, which may include the number of bedrooms per unit and/or accessibility features, if applicable. The available public housing unit may be located anywhere throughout the city. At times, applicants on the Community-Wide Wait List may be offered a unit that meets their housing criteria in a location that is not immediately familiar to them. The applicant can accept or refuse the offer with a reasonable cause. While a challenge in the leasing efforts, CHA is committed to not only meeting the needs of eligible applicants but also providing housing options.



## Section II: General Housing Authority Information

### Housing Choice Voucher Program

#### PLANNED NUMBER OF HOUSING CHOICE VOUCHERS TO BE LEASED

CHA aims for a 98% lease-up rate in its HCV program. As a result, of the 37,781 total vouchers allocated to CHA's HCV program, 37,025 vouchers are planned to be leased to program participants in FY2011. The following charts summarize anticipated leasing activity for both MTW and non-MTW HCVs during the year.

<b>FY2011 Planned HCV Leasing Activity</b>			
<b>HCV Program</b>	<b>Vouchers Allocated</b>	<b>Planned Vouchers to be Leased</b>	<b>Percentage of Voucher Utilization</b>
MTW	36,083	35,361	98%
Non-MTW	1,698	1,664	98%
Total Vouchers	37,781	37,025	98%

<b>Non-MTW HCV Program</b>	<b>HCVs Planned to Be Leased</b>
Moderate Rehabilitation	1,311
VASH	304
Mainstream	49
Total Non-MTW	1,664

#### ANTICIPATED ISSUES RELATING TO ANY POTENTIAL DIFFICULTIES IN LEASING HCVS

CHA does not anticipate any issues related to difficulties in leasing HCVs. During FY2011, CHA will continue to meet the significant demand for vouchers and maintain its ongoing efforts to address voucher turnover.

## Section II: General Housing Authority Information

### Wait List Information

CHA maintains six different types of wait lists for CHA's housing portfolios: public housing Community-Wide Wait List, public housing Community Area Wait List, public housing Senior Site-Based Wait Lists, Housing Choice Voucher Tenant-Based Wait List, Project-Based Voucher Wait List, and a Project-Based Supportive Housing Wait List. As CHA continues to make more units available and continues to move toward meeting the goals outlined in the Plan for Transformation, more housing opportunities will be made available to low-income families to choose safe, decent and affordable housing in CHA's housing portfolios. Maintaining the various wait lists includes opening/closing wait lists, adding applicants, screening applicants and removing/purging applicants from the lists. The following sections provide details on each of CHA's wait lists.

### Public Housing

#### ANTICIPATED CHANGES TO PUBLIC HOUSING WAIT LISTS

CHA maintains several public housing wait lists including the Community-Wide Wait List, Community-Area Wait List, and Senior Site-Based Wait Lists. The following table summarizes anticipated FY2011 activity for CHA's public housing wait lists.

Wait List	Status in FY2011 (Open or Closed)	Projected Applicants to be Added	Projected Applicants to be Screened	Projected Applicants to be Removed/Purged	Year of Last Wait List Update
Community-Wide (Traditional)	Closed	None	2,500	1,000	FY2010
Community-Area (Scattered Sites)	Open as needed based on vacancies	Number cannot be projected	600	100	FY2010
Senior Site-Based	Open	2,500	5,000	2,500	FY2010

### **Community-Wide Wait List**

CHA's Community-Wide Wait List, also known as the Traditional Public Housing Family Wait List, had been closed since FY2001. In FY2010, for the first time in almost a decade, CHA opened the Community-Wide Wait List to identify 40,000 eligible applicants to be added by a random lottery process for three types of housing: traditional family developments, scattered-site units and mixed-income developments. The Public Housing Family Wait List Lottery was open for registration during a four week period between June 14, 2010 and July 9, 2010. Over 215,000 registrations were submitted during the registration period. Of the total submitted registrations, 203,053 were unduplicated applications. This open process ensured that all applicants had an equal opportunity to be part of the Community-Wide Wait List. In FY2011, CHA does not anticipate adding any new

## Section II: General Housing Authority Information



applicants to the wait list; however, CHA projects that it will screen 2,500 families for housing in FY2011. CHA will explore options on implementing a geographic preference to the public housing portfolio in FY2011.

### **Community Area Wait Lists**

In accordance with Gautreaux requirements, CHA maintains Community-Area Wait Lists for scattered properties in each of the City of Chicago's 77 community areas. CHA reviews the status of its Community Area Wait Lists regularly and opens specific Community Area Wait Lists based on vacancies and on an as-needed basis. Due to the wait lists being opened only on an as-needed basis, the number of applicants to be added in FY2011 cannot be projected; however, in FY2011, CHA projects that it will screen 600 applicants for housing in the scattered site portfolio.

### **Senior Site-Based Wait Lists**

All senior site-based wait lists are open and are anticipated to remain open throughout FY2011. In FY2009 and FY2010, CHA revised the Admissions and Continued Occupancy Policy (ACOP) and the Senior Designated Housing Plan (SDHP), respectively. According to the new policies, priority is given to applicants aged 62 and older. However, at sites where there are no applicants aged 62 and older, applicants may be placed on the wait list and housed if they are age 55 or older in buildings that have a vacancy rate of under 90% for more than six months. These policy changes will have direct impact in FY2011 as CHA projects that it will add 2,500 applicants to the senior site-based wait lists. Furthermore, CHA projects that it will screen 5,000 applicants for senior housing.

### **Housing Choice Voucher Program**

#### **ANTICIPATED CHANGES TO CHA HCV WAIT LISTS**

CHA seeks to implement administrative changes to both its HCV and PBV Wait Lists, arising out of results from surveys completed by applicants in FY2010. Specifically, revisions to CHA's HCV Administrative Plan in FY2010 allows for CHA to implement a wait list preference for applicants who are engaged in work. From the surveys completed by current applicants, CHA will be able to pull applicants who have identified themselves as employed, prior to screening all other remaining applicants. FY2011 will be the first full year of implementation for this wait list preference.

CHA maintains several wait lists within its HCV program for applicants interested in receiving tenant-based vouchers, for the Property Rental Assistance (project-based) voucher program, and for Project-Based Supportive Housing. Continuing in FY2011, CHA will maintain separate city-wide wait lists for the PRA (project-based) voucher program. CHA will also maintain a separate city-wide waiting list for the project-based supportive housing program. CHA may accept applications limited to eligible families to ensure the units in the project-



## Section II: General Housing Authority Information



based voucher properties are fully occupied. The chart below provides a summary of anticipated changes to CHA's HCV and PBV wait lists in FY2011.

Wait List	Status in FY2011 (Open or Closed)	Projected Applicants to be Added	Projected Applicants to be Screened	Projected Applicants to be Removed/Purged	Year of Last Wait List Update
HCV	Closed	0	2,400	3,000	FY2008
PRA	Closed	0	1,400	0	FY2010
PBV-Supportive Housing	Open	2,250	2,250	300	FY2010







# Section Three

## Non-MTWT Related Housing Authority Information

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

This section contains information on planned sources and uses of non-MTW funds as well as non-MTW activities and programs in FY2011.

### PLANNED SOURCES AND USES OF OTHER HUD OR FEDERAL FUNDS (EXCLUDING HOPE VI)

#### **American Recovery and Reinvestment Act (ARRA/Recovery Act)**

##### Formula Grant

Per the Recovery Act, CHA must expend at least 60% of the over \$143 million formula grant by March 17, 2011. CHA is on track to meet the 60% expenditure benchmark. For FY2011, CHA will focus on completing the remaining construction projects funded by the formula grant, including the installation of security cameras throughout CHA's portfolio.

##### Competitive Grants

CHA received 27 competitive grants via the Capital Fund Recovery Competition (CFRC). Per the Recovery Act, CHA must also expend 60% of each of these grants by September 2011. It is anticipated that 23 of the 27 CFRC grants will be 100% expended by the beginning of FY2011. These 23 grants relate to CHA's Energy Service or ESCO project, which includes installing high efficiency boilers in senior buildings. For the remainder of FY2011, CHA will focus on reaching the 60% expenditure benchmark for four mixed-finance CFRC grants (Parkside Phase 2A/IL002147000, Park Douglas/IL002149000, Ralph J. Pomeroy Apartments/IL002152000, and West End Phase II/IL002148000).

##### Other ARRA Grants - Energy Efficiency Conservation Block Grant (EECBG) Program

CHA received a \$1,000,000 sub-grant from the City of Chicago funded by the U.S. Department of Energy through the EECBG program. These funds will allow CHA to perform energy audits and energy retrofits on over 100 scattered sites properties. For FY2011, CHA will utilize the results of the energy audits to determine the energy retrofits to be performed, including new HVAC systems, windows, doors, air sealing, ceiling insulation and hot water heaters.

### DESCRIPTION OF NON-MTW ACTIVITIES PROPOSED BY AGENCY

#### **Capital Maintenance Activity**

Throughout FY2011, CHA will continue to conduct capital maintenance activity, in order to modernize units for people with mobility impairments across the scattered sites portfolio. By the end of FY2011, CHA forecasts the delivery of 135 units compliant with the Uniform Federal Accessibility Standards ("UFAS"). In order to meet this goal, throughout the year CHA will identify potential additional units for rehabilitation that hold unique

### **Section III: Non-MTW Related Housing Authority Information**



characteristics such as being on the first floor of a building or located at a site with operable elevators. Also, CHA seeks to maintain a variety of bedroom sizes so that people with disabilities both with families and without can choose to live in CHA's scattered sites.

During the year, CHA plans to maintain its efforts to install unit upgrades providing accessibility features, sustaining CHA's conformance with construction requirements for residential dwellings arising out of the American with Disabilities Act (ADA). For example, features of fully-accessible units include: kitchens and bathrooms with turning room large enough for wheelchairs; grab bars in the bath/shower and by the toilet; lowered cabinetry, operating controls, and outlets; accessible appliances, such as stoves; accessible parking spaces; widened hallways; and lowered peepholes.

In addition to units for people with mobility impairments, CHA will also work to enhance units for persons with sensory impairments through the addition of sensory equipment. This equipment may be comprised of hardwired flashing alarms that have an accompanied high decibel warning alarm attached.

#### ***CHA as a Developer***

Subject to working group discussions, CHA anticipates releasing a Request for Qualifications (RFQ) to conduct revitalization activity at: Harold Ickes Homes (IL002016000), LeClaire Courts (IL002024000), William Green Homes (IL002004000), Frances Cabrini Rowhouses (IL002091000), and Frances Cabrini Extension South (IL002089000). CHA anticipates releasing a Request for Proposals or acting as its own developer for: Harry Schneider Apartments (IL002059000), Wicker Park Annex (IL002068000), Fannie Emanuel/Parkview Apartments (IL002065000) and Edith Spurlock Sampson Apartments (IL002074000) subject to resident consultations.

#### ***HOPE VI – Choice Neighborhoods***

CHA will prepare to participate in the submission of an application in response to a Choice Neighborhoods, HOPE VI, or other Federal NOFA(s) released for the FY2011 award year and include an affordable housing component.

#### ***Housing for Chicagoans Everywhere Program***

As a compliment to its revitalization program, in FY2011, CHA intends to issue a RFQ during the year for large and small developers who can provide housing using the mixed-finance or Turnkey method in a variety of opportunity communities throughout the city of Chicago using the Housing for Chicagoans Everywhere (HCE) program. The program allows CHA to work with pre-qualified developers who are developing projects outside of CHA's major development sites. HCE is a benefit to developers large and small who wish to provide housing for low income families in order to satisfy affordable housing funding criteria such as the Low Income Housing Tax



### Section III: Non-MTW Related Housing Authority Information



Credit program or develop housing on CHA land of five acres or less. CHA seeks to procure developers to either build mixed-income housing using the mixed-finance method or renovate/redevelop housing for a fee using the Turnkey development method.

#### ***Kenmore and Pomeroy Smoke-Free Complex Designation***

CHA has amended the Admissions and Continued Occupancy Policy and Residential Lease Agreement for Kenmore Apartments (IL002151000) and Ralph J. Pomeroy Apartments (IL002152000) to be designated as smoke-free complexes and to adopt a no-smoking policy. Lease-compliant residents agreed and acknowledged that the premises to be occupied by residents and members of the resident's household have been designated a smoke-free living environment.

#### ***Budget Management Practices***

CHA continually seeks out strategies for advancing its budget management practices in order to improve the overall performance of the Central Office Cost Center (COCC). CHA strives to implement a fee-for-service approach to the COCC during FY2012. In preparation, CHA began implementing a fiscally sound campaign in FY2010 in an effort to create efficiency by reducing costs and/or increase the generation of income streams. At the agency level, it is anticipated that the campaign will bring about an innovative approach to implementing and managing budgeting principles. This will be accomplished by challenging staff to reexamine operational structures, processes, and procedures in order to create operational efficiencies and eliminating redundancies through improved performance. When put into practice, CHA foresees the generation of additional funding opportunities, through program income and the creation of new ideas for producing non-federal funding sources.







# Section Four

## Long-Term MTW Plan



## SECTION IV: Long-term MTW Plan (Optional)

This section describes potential activities that CHA will investigate and possibly implement beyond FY2011. CHA will continue to use the flexibilities afforded by the MTW Demonstration Program to not only meet the statutory objectives of the program, but also to use CHA's participation as an MTW agency as a platform to creatively achieve its goals.

### **MTW Statutory Objective I: Increase housing choices for low-income families.**

#### Smart Growth Initiative

CHA is exploring a new initiative and has hired a consultant to investigate and provide potential redevelopment concepts for underutilized land within various senior developments. CHA plans to work with a list of prequalified developers, community representatives and residents to identify opportunities to improve the quality of life for senior residents, including commercial or additional housing opportunities. CHA will explore all reasonable prospects to maximize opportunities for families in areas with access to public transportation, retail, job opportunities, and good schools in revitalizing and general areas using environmentally sustainable design.

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

As a result of 10th year anniversary reflections and based on feedback from numerous partners, CHA has determined that it will explore options such as a new community center, a commercial zone, and grandfamily/intergenerational housing as well as possibly other revenue generating ventures that could enhance the property and provide other social and economic opportunities for the residents. CHA will partner with community stakeholders to consider additional improvements and determine other necessary support measures to diversify a mix of incomes and housing types. These changes may lend themselves to integrating other housing types, commercial, or social service components within or adjacent to the property.

#### Projected Unit Delivery through FY2015

CHA remains committed to the Plan for Transformation goal of bringing back 25,000 affordable housing units by FY2015 and will continue to redevelop new public housing units in mixed-income communities and rehabilitate public housing units in other developments. In FY2010, CHA received approval from HUD to include project-based voucher housing opportunities toward the overall 25,000 unit delivery goal. Project-based voucher units are counted toward unit delivery if they are located in Chicago and are under a Housing Assistance Payment (HAP) contract. Both existing PBV properties as well as future project-based units added through the Property Rental Assistance program are now included in unit projections through the end of the Plan. The following table shows overall unit delivery projections for each year through FY2015.



## Section IV: Long-Term MTW Plan



### Unit Delivery Projections through FY2015

	FY2010*	FY2011	FY2012	FY2013	FY2014	FY2015
Total Housing Units	2,472	1,026	1,043	931	909	807
Cumulative Total Housing Units	20,284	21,310	22,353	23,284	24,193	25,000
Percentage of 25,000 Unit Goal	81%	85%	89%	93%	97%	100%

\*Overall unit delivery projections for FY2010 have been revised since the FY2010 Annual Plan. The total FY2010 housing unit projection includes 1,390 PBVs (including 339 city/state PBV units) existing prior to FY2010, anticipated new PBV units through PRA, as well as updates to public housing unit delivery. The previously existing PBVs (1,390) will be formally reported in the FY2010 MTW Annual Report.

#### Additional FY2011 MTW Activities

CHA plans to implement the following two MTW Activities in FY2011 pending HUD approval of the Fifth Amendment to CHA's Amended and Restated MTW Agreement.

#### *Payments During Initial Occupancy – New Construction and Substantially Rehabilitated Properties*

- **Description and Impact:** To provide an incentive for participation in CHA's Property Rental Assistance Program and to ensure the long-term viability of newly constructed and substantially rehabilitated properties, CHA intends to provide vacancy payments, as determined necessary on a project by project basis, during the initial operating lease-up period. Such an approach is consistent with practices in the affordable housing industry, (i.e., initial operating reserve for tax-credit properties, provision of operating subsidy for mixed-finance and public housing properties, and allowable vacancy payments from execution of contract to initial occupancy in the Moderate Rehabilitation Program). These payments would allow new developments to maintain a positive cash position in meeting operating expenses when all of the PRA units are not leased.

CHA is proposing to make payments for a period not to exceed 90 days from the execution of the HAP contract. These vacancy payments would be equal to 50% of the contract rent for the initial 60 days of the vacancy. CHA may determine that there is a reasonable opportunity to refer an applicant from its waiting list and may elect to pay an additional vacancy payment of 100% of the contract rent for the additional 30 days. Under no circumstances would the vacancy payments exceed the 90-day period. The estimated level of resources required for this initiative is not to exceed \$48,000 for FY2011. Payments would be contingent on the owner demonstrating compliance with program rules, including taking all feasible actions to fill the vacancies and not rejecting eligible applicants except for good cause acceptable to CHA. Further, CHA would not compensate landlords for units that receive funding from another source.

- **MTW Statutory Objective:** Increase housing choices for low-income families.
- **Year Implemented:** FY2011



## Section IV: Long-Term MTW Plan



- **Baseline:** In FY2010, CHA did not provide payments during initial occupancy for any PRA properties.
- **Benchmark:** In FY2011, CHA anticipates providing initial occupancy vacancy payments to five PRA developments and 20 units.
- **Data Collection and Measurement:** CHA will track the number of PRA developments and number of units that receive initial payments and are counted as expanded affordable housing opportunities.
- **Authorization:** MTW Agreement, Amendment 5. Upon approval of Fifth Amendment to CHA's Amended and Restated MTW Agreement CHA will be able to use this Amendment for authorization to carry out the activity.

### *Funding Supportive Services for Project-Based Voucher Program*

- **Description and Impact:** CHA proposes to approve rents that include both the cost of the rental subsidy and the cost of support services. Such rents would be limited to supportive housing developments where an owner providing supportive services loses or is unable to obtain the funding to provide the supportive services, and has exhausted all other options. The costs of the supportive services will be included in the rent payment to the owner. CHA estimates a monthly cost of \$500 per voucher for single households and \$667 per voucher for family households to contribute toward supportive services. Such funding will enhance housing opportunities for families that without such services will not be able to sustain lease compliance and therefore run the risk of becoming homeless.
- **MTW Statutory Objective:** Increase housing options for low-income families.
- **Year Implemented:** FY2011
- **Baseline:** Zero funding for supportive services for project-based voucher units.
- **Benchmark:** Provide 15 PBV units with the cost of supportive services.
- **Data Collection and Measurement:** CHA will track the number of PBV units for which CHA provides the cost of supportive services as well as the cost of services that were absorbed into the rent subsidy.
- **Authorization:** MTW Agreement, Amendment 5. Upon approval of Fifth Amendment to CHA's Amended and Restated MTW Agreement CHA will be able to use this Amendment for authorization to carry out the activity.

***MTW Statutory Objective II: Give incentives to families with children where the head of household is working, is seeking work or is preparing to work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.***

### Household Income Deductions

CHA is considering the modification of the ACOP to include, as an incentive for meeting the work requirement, deductions for work related expenses toward household income, such as verifiable transportation costs and work related expenses, up to \$250 per year.



## Section IV: Long-Term MTW Plan



### ***MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.***

#### Major Rent Reform: Flat Rent/Tiered Rent

CHA plans to adopt major rent reform that will simplify the rent calculations for public housing residents, HCV participants, and staff. CHA would phase the rent reform to mitigate any negative impacts on residents and HCV participants. This activity would seek a hardship exemption for households that could document their attempts at obtaining employment and their inability to afford the newly established rent. CHA is currently analyzing the impact of major rent reform, and intends to begin implementation by FY2012.

#### Capital Maintenance Plans

CHA plans to achieve greater cost effectiveness through capital maintenance plans and a reserve study. CHA will instruct private property management firms that currently manage CHA communities to institute capital maintenance plans giving consideration to the recommendations of the replacement reserve study. CHA will then be better able to anticipate areas where routine maintenance would prolong long-term expenses related to the replacement of building systems and fixtures.



## Section IV: Long-Term MTW Plan

Public Housing 5-Year Capital Improvement Plan		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Total CHA Capital		2011	2012	2013	2014	2015
<b>Sources of Funds</b>						
Capital Fund Program	516,603,426	110,810,663	106,932,290	103,189,660	99,578,022	96,092,791
HOPE VI Grants	38,822,958	31,822,958	5,000,000	2,000,000	0	0
HOPE VI Demolition	3,860,000	3,860,000	0	0	0	0
Other Funding	4,813,257	4,220,907	0	592,350	0	0
City/State	2,600,000	2,600,000	0	0	0	0
Capital Fund - ARRA Stimulus Competitive	31,315,441	31,315,441	0	0	0	0
Capital Fund - ARRA Stimulus Formula	6,999,065	6,999,065	0	0	0	0
General Fund Requirement	398,825,514	78,772,602	125,821,368	103,455,623	60,192,872	30,583,049
Projected Capital Fund Carryover	83,502,394	24,630,905	15,513,493	14,970,521	14,446,552	13,940,923
<b>Total Sources</b>	<b>1,087,342,055</b>	<b>295,032,541</b>	<b>253,267,151</b>	<b>224,208,154</b>	<b>174,217,446</b>	<b>140,616,763</b>
<b>Uses of Funds</b>						
Category 1: Existing Redevelopment Commitments	122,873,488	33,911,138	24,150,000	31,142,350	21,920,000	11,750,000
Category 2: Senior Housing	70,541,681	27,392,150	15,809,455	9,389,359	9,389,359	8,561,359
Category 3: Scattered Sites	90,848,256	37,351,701	18,758,239	18,246,105	8,246,105	8,246,105
Category 4: Non-202 Family Properties	195,652,956	38,704,166	33,568,964	42,136,911	53,055,378	28,187,537
Category 5a: 202 Family Properties	200,425,023	44,401,328	75,695,541	47,578,154	13,250,000	19,500,000
Category 5b: 202 Family Properties	122,416,810	39,916,810	25,400,000	19,100,000	19,300,000	18,700,000
Contingency	23,800,679	7,028,156	7,340,838	5,030,738	3,005,920	1,395,027
Architectural & Engineering	32,557,036	8,859,389	10,486,333	7,129,937	4,212,247	1,869,130
Construction Management	5,537,998	2,629,515	2,110,213	798,270	0	0
<b>Sub-Total - Project Capital Requirements</b>	<b>864,653,927</b>	<b>240,194,353</b>	<b>213,319,583</b>	<b>180,551,824</b>	<b>132,379,009</b>	<b>98,209,158</b>
Capital Maintenance	42,643,930	18,643,930	6,000,000	6,000,000	6,000,000	6,000,000
Development Management Staff and Expenses	13,589,641	2,515,455	2,713,561	2,713,762	2,786,151	2,860,712
Capital Construction Staff and Expenses	10,198,596	1,899,418	2,023,718	2,031,180	2,091,220	2,153,060
Other Administrative Expenses	1,885,461	355,135	365,790	376,763	388,066	399,708
Environmental Consulting/Remediation includes CCD	63,888,500	10,489,000	11,460,000	15,147,000	13,184,500	13,608,000
Family Property Make-Ready	900,000	900,000	0	0	0	0
City/State	2,600,000	2,600,000	0	0	0	0
<b>Total Uses</b>	<b>1,000,360,055</b>	<b>277,597,291</b>	<b>235,882,651</b>	<b>206,820,529</b>	<b>156,828,946</b>	<b>123,230,638</b>
<b>Bond Debt Service</b>						
Interest	42,602,000	9,425,250	8,964,500	8,532,625	8,078,500	7,601,125
Serial Principal	44,380,000	8,010,000	8,420,000	8,855,000	9,310,000	9,785,000
<b>Total Bond Debt Service</b>	<b>86,982,000</b>	<b>17,435,250</b>	<b>17,384,500</b>	<b>17,387,625</b>	<b>17,388,500</b>	<b>17,386,125</b>
<b>Total Expenditure</b>	<b>1,087,342,055</b>	<b>295,032,541</b>	<b>253,267,151</b>	<b>224,208,154</b>	<b>174,217,446</b>	<b>140,616,763</b>
<b>Cumulative Funding Availability / (Requirement)</b>	<i>(0)</i>	<i>(0)</i>	<i>0</i>	<i>0</i>	<i>(0)</i>	<i>0</i>



# Section Five

## Proposed MTW Activities



CHICAGO HOUSING AUTHORITY

ALTGELD GARDENS MURRAY HOMES

ALTGELD GARDENS  
COMPUTER LAB  
GRAND OPENING

## SECTION V: Proposed MTW Activities: HUD Approval Requested

This section contains information on proposed FY2011 MTW activities for which CHA is seeking HUD approval. A summary table of proposed MTW activities is provided on p. 66.

### Overall

#### Comprehensive Low-Income Home Ownership Program

- **Description and Impact:** CHA seeks to enhance housing options for low-income families through the expansion of its HCV Choose to Own (CTO) Home Ownership Program to current CHA public housing residents. As a MTW agency, CHA seeks to use its regulatory flexibilities in order to expand the CTO Program by eliminating the HCV Program participation prerequisite. As a result of this activity, CHA anticipates meeting home ownership interests for a greater number of low-income families while also expanding the pathways to become and remain a home owner. The impact of this proposed program would be to increase both the avenues that lead to home ownership and types of housing options for low-income families. Participants of this program would receive a subsidy to be used toward the payment of their monthly mortgage obligation. Pre- and post-home ownership education and counseling requirements would be an integral component to remain an eligible participant.

The process for choosing applicants for participation and the time limits that residents must retain ownership of the property will not be different from the existing HCV Choose to Own Homeownership Program. CHA is currently reviewing its HCV administrative plan to develop a process for providing the homeownership program to public housing residents. The details of this process have not been determined, but the program will mirror the existing HCV Choose to Own program.

- **MTW Statutory Objective:** Increase housing choices for low income families
- **Year Implemented:** FY2011
- **Baseline:** Zero public housing residents have purchased homes through CHA's home ownership program.
- **Benchmark:** Five public housing residents will purchase homes through CHA's Comprehensive Low-Income Home Ownership Program in FY2011.
- **Data Collection and Measurement:** CHA will track the number of homes purchased by both public housing residents and HCV Program participants.
- **Authorization:** Attachment C, Section B, Paragraph 1(b)(iii), and Attachment C, Section D, Paragraph 8 (a-b), which waives certain provisions of Sections 8 (o)(15) and 8(y) of the 1937 Act and 24 C.F.R 982.625 through 982.643.

## Section V: Proposed MTW Activities | HUD Approval Requested



### Housing Choice Voucher Program

#### Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for new Request for Tenancy Approval within 90 days of Passed Date

- **Description and Impact:** Currently, CHA conducts an HQS inspection for each Request for Tenancy Approval received. As part of CHA's Owner Excellence Program, the HCV program is proposing to approve tenancy for a unit that passed inspection within the previous 90 calendar days. This would reduce the amount of administrative costs and time spent re-inspecting units that have been recently determined by the CHA to meet the HQS standard. The impact of this activity is a reduction in staff time spent on conducting additional inspections of units passing inspections within the previous 90 days, which results in administrative cost savings.
- **MTW Statutory Objective:** Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **Year Implemented:** FY2011
- **Baseline:** Number of inspections conducted on units that passed inspections within the previous 90 calendar days for participants in the Owner Excellence Program, as of 12/31/2010.
- **Benchmark:** In FY2011, CHA anticipates a 30% reduction in inspections fees as zero inspections will be conducted on units that passed HQS within the previous 90 calendar days for units that are re-leased to HCV participants by owners participating in the Owner Excellence Program. CHA estimates a cost savings of \$16,335 due to the reduction in inspection fees.
- **Data Collection and Measurement:** CHA will utilize its YARDI software system to identify units that were occupied by two different families within 90 days for units with owners participating in the Owner Excellence Program. CHA will calculate the number of units re-leased times the inspection fee and the number of inspections. CHA estimates 1,500 owners with approximately 3,300 units in the Owner Excellence Program. Based on a current move rate of 33%, CHA estimates 1,089 units with moves in the program. The estimated rate of units with a passing inspection less than 90 days old is 30% or 326.7 units. The approximate cost of an initial inspection is \$50.
- **Authorization:** Attachment C (D) (5) of the MTW Agreement which waives certain provisions of Section 8(o) (8) of the 1937 Act and 24 CFR 982.

#### Owner Excellence - Vacancy Payments

- **Description and Impact:** As part of CHA's Owner Excellence Program, the HCV program will provide a modest vacancy payment to participating owners who re-lease a unit currently on the HCV program to another HCV participant. The purpose of this activity is to provide incentives to retain quality owners in the program and high quality units, and to continue to provide viable housing options for families. The impact of this activity is an increase in the number of HCV units that are re-leased to other HCV participants.



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The vacancy payments will last a maximum of sixty days. The unit shall be deemed vacant (A) commencing on the first day for which HAP is not paid for the unit following completion of a move out or termination of the Housing Assistance Payment Contract with the Chicago Housing Authority, and (B) ending on the day preceding the first day for which HAP is paid for such unit based on the execution of a new Housing Assistance Payment Contract with the Chicago Housing Authority not to exceed sixty days. 100% of the previous family's HAP will be paid to participating landlords with vacant units.

- **MTW Statutory Objective:** Increase housing choices for low income families
- **Year Implemented:** FY2011
- **Baseline:** Number of current HCV units re-leased to HCV participants as of 12/31/2010.
- **Benchmark:** CHA anticipates a 5% increase in units turned over to HCV participants by participating owners in the Owners Excellence Program.
- **Data Collection and Measurement:** CHA will use its YARDI software system to track the number of units that are re-leased to HCV participants by participating owners in the Owners Excellence Program.
- **Authorization:** Attachment C (D) (1) (d) of the MTW Agreement which waives certain provisions of Sections 8(o) (9) of the 1937 Act and 24 CFR 982.311.

### Owner Excellence - Biennial Inspections

- **Description and Impact:** As part of CHA's Owner Excellence Program, the HCV program is proposing to conduct biennial inspections on qualifying units, as defined by CHA, for participating owners. Qualifying units will meet strict eligibility criteria and exceed more stringent inspection standards. The impact of this activity is a reduction in staff hours spent on conducting inspections, which subsequently will result in administrative cost savings.
- **MTW Statutory Objective:** Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **Year Implemented:** FY2011
- **Baseline:** Number of staff hours spent conducting inspections as of 12/31/2010.
- **Benchmark:** CHA anticipates a 50% reduction in the number of staff hours spent conducting inspections in units that are part of the Owner Excellence Program.
- **Data Collection and Measurement:** CHA will conduct a time study to determine the length of time it takes to conduct an annual inspection. CHA will also use its YARDI software system to ensure that initial inspections are not conducted for qualifying units of owners in the Owner Excellence Program. CHA will calculate the cost savings based on the number of inspections and inspection fees.
- **Authorization:** Attachment C (D) (5) of the MTW Agreement which waives certain provisions of Section 8(o) (8) of the 1937 Act and 24 CFR 982.





## Property Rental Assistance Program

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

- **Description and Impact:** CHA is proposing to authorize qualified owners, as defined by CHA, in the Property Rental Assistance (PRA) Program to perform initial eligibility determinations and re-examinations of PBV participants. The anticipated impact of this activity is to reduce costs, to minimize the duplication of effort, and to administer the PRA program using a best practices model for privately-managed mixed-income and public housing developments.

CHA intends to develop criteria to authorize private and non-profit owners to perform tenant eligibility determinations and re-examinations in accordance with CHA's HCV Administrative Plan. CHA will require the owners to enter re-examination data into CHA's systems of record for transmission to HUD PIC, will monitor owner performance monthly, and will perform comprehensive quality control reviews. Many owners of existing PRA properties have substantial experience in conducting reexaminations under direct project-based contracts with HUD. In addition, a significant number of owners perform annual re-examinations for low-income tax credit and HOME program compliance which duplicate CHA's re-examination processes.

Therefore, CHA is proposing to streamline and to simplify initial eligibility and re-examinations by aligning with parallel governmental re-examination processes and capitalizing on the owners' experience. Further, CHA is proposing to train and to certify owners/managers that have limited or no experience with re-examinations.

- **MTW Statutory Objective:** Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **Year Implemented:** FY2011
- **Baseline:** In FY2010, CHA's costs were approximately \$174 per initial eligibility determination and \$90 per re-examination.
- **Benchmark:** Reduce CHA's costs in FY2011 based on the number of eligibility determinations and re-examinations performed by PRA owners as of 12/31/10.
- **Data Collection and Measurement:** CHA will track the number of project-based voucher units where owners perform initial eligibility determinations multiplied by \$174 and the number of PRA re-examinations multiplied by \$90. Both estimates will be increased by any Cost of Living increase for Housing Specialists who performed eligibility determinations and re-examinations prior to this activity.
- **Authorization:** Attachment C, Section D (1)(a) and Attachment C, Section D(1)(c), which waives certain provisions of Sections of 8(o)(5) and 8(o)(7) of the 1937 Act and 24 C.F.R. 982.162 and 24 C.F.R. 982.516.



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### Ensure Excellent Maintenance of Quality Housing

- **Description and Impact:** CHA intends to perform quality control inspections of Property Rental Assistance (PRA) units and developments consistent with best practices in subsidized-property management. CHA proposes to employ a model similar to one that is used by privately-managed public housing and mixed-finance developments.

Under this approach, CHA will require owners, through their property managers or contract inspectors that have demonstrated successful property management knowledge and/or experience, to inspect all project-based voucher units annually to insure that they meet HQS and Chicago Building Code. Such owners will be required to certify inspection results and confirm timely repairs. In addition, owners will be required to perform turnover and special inspections and to maintain documentation for CHA review. CHA will perform quality control inspections, review property records of inspections and repairs, and assess the overall property conditions annually. For all properties, CHA will reserve the right to inspect all units in the property as deemed essential to ensure that the property meets inspections standards. Therefore, CHA's proposed approach is a minor modification of current regulatory requirements, (i.e., to perform inspections of 20% of the project-based voucher units in each building in a development and to make turnover inspections). CHA's approach will reduce duplicative inspections as well as the associated tenant inconvenience in developments that have additional governmental funding such as tax credits and state-financed loans.

This MTW activity is consistent with CHA's intent to select quality owners/sponsors and housing units for participation in the Property Rental Assistance Program. CHA's track record in meeting this intent is demonstrated by the current high quality of properties in its project-based voucher program. Further, under the HAP contract, CHA retains the authority to abate HAP payments or terminate the PRA contract for a property if the owner is non-compliant with inspection standards.

- **MTW Statutory Objective:** Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **Year Implemented:** FY2011
- **Baseline:** \$40 per project-based voucher unit inspection in FY2010.
- **Benchmark:** 46 units inspected by landlords/owners in project-based voucher developments at a cost savings of \$1,840 to CHA in FY2011.
- **Data Collection and Measurement:** CHA will track the number of annual and turnover unit inspections it would be required to perform for project-based voucher units minus the number of inspections the CHA actually performs multiplied by the \$40 cost per inspection.
- **Authorization:** Attachment C, Section D (5), which waives certain provisions of 24 C.F.R. 982 Subpart I.



## Section V: Proposed MTW Activities | HUD Approval Requested



### 30-Year PBV Contract Commitments

- **Description and Impact:** To facilitate the expansion of affordable housing opportunities through the use of project-based vouchers, CHA will enter into new PRA Program project-based voucher HAP contracts for an initial term between one and 30 years. CHA utilizes MTW authority to enter into contracts that require an initial term of 16-30 years. These agreements will be made while CHA is a MTW agency and are subject to the availability of funding. CHA plans to include a clause in the relevant contracts stating that the duration period is pursuant to CHA's MTW authorizations. The impact of this activity is that it will assist developers to obtain better financial terms and help to ensure the long-term availability of quality affordable housing. The activity is a slight variation of the HUD regulations that provide for a 15-year contract term with an extension of up to 15 years, for a combined total contract commitment up to 30 years. Through this activity, contracts with an initial term of 16-30 years do not have the 15-year extension option.
- **Status Update:** In FY2010, CHA has implemented the Property Rental Assistance Program to increase high-quality affordable housing in healthy and revitalizing neighborhoods throughout the city of Chicago. By providing rental assistance to selected properties for specified units, CHA is further increasing housing choices through PBV contract commitments of 16-30 years.
- **MTW Statutory Objective:** Increase housing choices for low-income families.
- **Year Implemented:** FY2011
- **Baseline:** Prior to FY2011, zero project-based voucher contracts exceeded initial terms of 15 years.
- **Benchmark:** In FY2011, enter into 10 HAP contracts with 16- to 30-year commitments, to insure extended affordability with developers that received favorable long-term financing.
- **Data Collection and Measurement:** CHA tracks and measures the number of executed HAP contracts with initial terms of 16 to 30 years.
- **Authorization:** Attachment C, Section D (2)(b), which waives certain provisions of 24 C.F.R. 983 Subpart E.

### PBV Rent Increase Policy

- **Description and Impact:** For the PRA program, CHA seeks authorization to consider reasonable market rents for unassisted comparable units in high rent and/or opportunity areas in order to expand the availability of quality affordable housing to more neighborhoods. Through this authorization CHA has the flexibility to grant properties that use CHA project-based vouchers an annual rent increase based on a formula. In such cases, CHA will explore using Table One (1) Contract Rent (highest cost utility included) annual adjustment factors (AAFs) published by HUD in the Federal Register as the cap for rent increases subject to rent reasonableness. The impact of this activity is the rent increase will facilitate favorable financing by providing assurance that annual rent increases will be available to support the cost escalation factors in financing packages for the developments.



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- **Status Update:** In FY2010, CHA has implemented the Property Rental Assistance Program to increase high-quality affordable housing in healthy and revitalizing neighborhoods throughout the city of Chicago. CHA will continue to track data on the rent increase policy for PBV units as a way to evaluate how this activity is increasing housing options for low-income families.
- **MTW Statutory Objective:** Increase housing choices for low-income families.
- **Year Implemented:** FY2011
- **Baseline:** Zero PRA units under HAP contract in high rent and/or opportunity areas where CHA has few or no units.
- **Benchmark:** In FY2011, place 35 PRA units under HAP contract in high rent and/or opportunity areas where CHA currently has few or no units.
- **Data Collection and Measurement:** CHA tracks and measures the number of units under HAP contract(s) in high rent and/or opportunity areas.
- **Authorization:** Attachment C, Section D (2)(a), which waives certain provisions of 24 C.F.R. 982.508, 24 C.F.R. 982.503, and 24 C.F.R. 982.518.

### PRA Inspections

- **Description and Impact:** For the PRA Program, CHA will reduce the number of inspections required prior to lease-up of project-based voucher developments that are new construction or substantial rehabilitation. In cases involving such properties, CHA considers issuing Certificates of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards. CHA will not perform initial inspections on such units prior to entering into the PRA Housing Assistance Payments contract. The impact of this activity is CHA is able to make units available for occupancy more quickly by reducing the number of required inspections.
- **Status Update:** In FY2010, CHA has implemented the Property Rental Assistance Program to increase high-quality affordable housing in healthy and revitalizing neighborhoods throughout the city of Chicago. By reducing the number of inspections, additional PBV units will be available for occupancy more quickly.
- **Year Implemented:** FY2011
- **Baseline:** Zero units were previously inspected and issued Certificates of Occupancy by City of Chicago inspectors without a second inspection being conducted by CHA.
- **Benchmark:** Approximately 100 newly constructed or rehabbed units will be inspected and issued Certificates of Occupancy by City of Chicago inspectors and be available for occupancy more quickly by eliminating a second inspection by CHA of each unit.
- **Data Collection and Measurement:** CHA tracks the number of weeks saved and the number of new and rehabbed units under HAP contract and occupied more expediently.
- **Authorization:** Attachment C, Section D(7)(d)(ii), which waives certain provisions of 24 C.F.R. 982 Subpart I.



## Section V: Proposed MTW Activities | HUD Approval Requested



### Elimination of Assets in Income Calculation

- **Description and Impact:** Effective on September 1, 2010 with the Board approval of the HCV Administrative Plan, CHA will no longer include income earned from assets as part of the HCV rent calculation. However, CHA continues to verify assets for the purposes of initial income eligibility for the HCV program. This activity has not been fully implemented, so the associated time savings from this activity have not yet been fully realized. In FY2011, CHA will eliminate income earned from assets for each recertified HCV household. Because CHA is on a biennial re-examination schedule, this activity will be fully implemented by September 1, 2012 (two years after the initial implementation date), when all HCV participants have completed re-examinations. The impact of this activity is a reduction in staff resources associated with verifying assets which will be redirected to ensuring improved and more accurate rent calculations.
- **Status Update:** During FY2010, CHA updated its HCV Administrative Plan to reflect this policy change, conducted staff training, updated forms and letters and communicated this policy change to participants.
- **MTW Statutory Objective:** Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **Year Implemented:** FY2011
- **Baseline:** It currently takes 5,951 staff hours to process income from assets.
- **Benchmark:** In FY2011, CHA will spend zero hours processing income from assets for participants at a savings of 5,951 staff hours annually.
- **Data Collection and Measurement:** CHA conducted a time study to determine the average length of time required to process income from assets. The number of HCV participants and applicants will be gathered from CHA's YARDI database. CHA will monitor this activity and the number of affected participants and applicants monthly. The measurement is the number of staff hours it takes to process income from assets.
- **Authorization:** Attachment C, Section D (2)(a) and Attachment C, Section D, (3)(b), which waives certain provisions of 24 C.F.R. 982.516 and 24 C.F.R. 982.518.

### PBV Participant Transition to Housing Choice Voucher

- **Description and Impact:** Under the PRA program, CHA will reduce the turnovers in project-based voucher developments by allowing families only to receive a Housing Choice Voucher after two years of occupancy rather than one year (an exception exists for tenants currently residing in a supportive housing unit). The impact of this activity is a decrease in the administrative cost to issue vouchers for each PBV unit turned over. Moreover, this also assists PBV developments reduce turnover costs.
- **Status Update:** In FY2010, CHA has implemented the Property Rental Assistance Program to increase high-quality affordable housing in healthy and revitalizing neighborhoods throughout the city of Chicago. By adjusting the time requirements to convert a project-based voucher to a housing choice voucher to two years,



## Section V: Proposed MTW Activities | HUD Approval Requested



CHA is seeking to reduce the number of turnovers and reducing the administrative costs associated with the transitions.

- **MTW Statutory Objective:** Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **Year Implemented:** FY2011
- **Baseline:** Zero PRA units previously carried the two year occupancy requirement for tenants to receive a Housing Choice Voucher if a tenant wishes to move.
- **Benchmark:** Approximately 200 new PRA units coming on line under HAP contracts in FY2011 will carry the 2-year occupancy requirement.
- **Data Collection and Measurement:** CHA will track and measure the number of units under HAP contracts starting in 2011. Upon implementation, CHA will track the turnover rate for PRA units with the 2-year occupancy requirement.
- **Authorization:** Attachment C, Section D (7).



## Section V: Proposed MTW Activities | HUD Approval Requested

Proposed MTW Activities (HUD Approval Requested)

Proposed MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception
Comprehensive Low-Income Home Ownership Program	Self-Sufficiency	FY2011	<p><u>Description:</u> CHA seeks to enhance housing options for low-income families through the expansion of its HCV Choose to Own (CTO) Home Ownership Program to current CHA public housing residents.</p> <p><u>Impact:</u> Increase the avenues that lead to home ownership and types of housing options for low-income families.</p>	<p><u>Baseline:</u> Zero public housing residents have purchased homes through CHA's home ownership program.</p> <p><u>Benchmark:</u> Five public housing residents will purchase homes through CHA's Comprehensive Low-Income Home Ownership Program in FY2011.</p>	CHA will track the number of homes purchased by both public housing residents and HCV Program participants.	<p>Attachment C, Section B, Paragraph 1 (b)(iii)</p> <p>Attachment C, Section D, Paragraph 8 (a-b)</p>	Not Applicable.
Owner Excellence-Acceptance of Passed Annual or Initial HQS Inspection for new Request for Tenancy Approval within 90 days of Passed Date	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> HCV will approve tenancy for a unit that passed within the previous 90 days for participants in the Owner Excellence Program.</p> <p><u>Impact:</u> Reduce staff time spent on conducting additional inspections, which results in administrative cost savings.</p>	<p><u>Baseline:</u> Number of inspections conducted on units that passed inspections within the previous 90 calendar days for units with Owners in the Owner Excellence Program, as of 12/31/10.</p> <p><u>Benchmark:</u> In FY2011, CHA anticipates a 30% reduction in inspection fees and a cost savings of \$16,335, as zero inspections will be conducted on units that passed HQS within the previous 90 days for units re-leased to HCV participants by participating owners.</p>	CHA will identify units that were occupied by two different families within 90 days for units with owners participating in the Owner Excellence Program. CHA will calculate the number of units re-leased times the inspection fee and the number of inspections.	Attachment C (D) (5)	Not Applicable.
Owner Excellence-Vacancy Payments	Increase Housing Options	FY2011	<p><u>Description:</u> HCV will provide a modest vacancy payment to owners participating in the Owner Excellence Program who re-lease a unit currently on the HCV program to another participant.</p> <p><u>Impact:</u> Increase in the number of HCV units that are re-leased to other HCV participants.</p>	<p><u>Baseline:</u> Number of current HCV units re-leased to HCV participants as of 12/31/2010.</p> <p><u>Benchmark:</u> 5% increase in units turned over to HCV participants by participating owners in the Owners Excellence Program.</p>	CHA will track the number of units that are re-leased to HCV participants by participating owners in the Owners Excellence Program.	Attachment C (D)(1)(d)	Not Applicable.
Owner Excellence-Biennial Inspections	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> HCV will conduct biennial inspections on qualifying units which meet strict eligibility criteria defined by CHA for owners participating in the Owner Excellence Program.</p> <p><u>Impact:</u> Reduction in staff hours spent on conducting inspections, which subsequently result in administrative cost savings.</p>	<p><u>Baseline:</u> Number of staff hours spent conducting inspections as of 12/31/2010.</p> <p><u>Benchmark:</u> 50% reduction in the number of staff hours spent conducting inspections on units that are part of the Owner Excellence Program.</p>	CHA will determine the length of time it takes to conduct an annual inspection. CHA will calculate the cost savings based on the number of inspections and inspection fees.	Attachment C (D) (5)	Not Applicable.

## Section V: Proposed MTW Activities | HUD Approval Requested

Proposed MTW Activities (HUD Approval Requested)

Proposed MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception
Authorization of Qualified Owners/Property Managers to Perform Initial Eligibility Determinations and Reexaminations	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> CHA is proposing to authorize qualified owners in the Property Rental Assistance (PRA) Program to perform initial eligibility determinations and re-examinations of PBV participants.</p> <p><u>Impact:</u> Reduce costs, minimize the duplication of effort, and administer the PRA program using a best practices model for privately-managed mixed-income and public housing developments.</p>	<p><u>Baseline:</u> In FY2010, CHA's costs were approximately \$174 per initial eligibility determination and \$90 per re-examination.</p> <p><u>Benchmark:</u> Reduce CHA's costs in FY2011 based on the number of eligibility determinations and re-examinations performed by PRA owners as of 12/31/10.</p>	CHA will track the number of project-based voucher units where owners perform initial eligibility determinations multiplied by \$174 and the number of PRA re-examinations multiplied by \$90.	Attachment C, Section D (1)(a) and Section D (1)(c)	Not Applicable.
Ensure Excellent Maintenance of Quality Housing	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> CHA will require PRA owners, through their property managers or contract inspectors that have demonstrated successful property management knowledge and/or experience, to inspect all project-based voucher units annually.</p> <p><u>Impact:</u> Reduce duplicative inspections as well as the associated tenant inconvenience in developments that have additional governmental funding such as tax credits and state-financed loans.</p>	<p><u>Baseline:</u> CHA spends \$40 per project-based voucher unit inspection in FY2010.</p> <p><u>Benchmark:</u> Forty-six (46) units inspected by landlords/owners in project-based voucher developments at a cost savings \$1,840 to CHA in FY2011.</p>	CHA will track the number of annual and turnover unit inspections of project-based voucher units annually and cost savings. The current cost is \$40 per inspection.	Attachment C, Section D (5)	Not Applicable.
30-Year PBV Contract Commitments	Increase Housing Options	FY2011	<p><u>Description:</u> As part of the PRA project-based voucher program, CHA will enter into contracts that require an initial term of 16-30 years.</p> <p><u>Impact:</u> Assist developers to obtain better financial terms and help to ensure the long-term availability of quality affordable housing.</p>	<p><u>Baseline:</u> Prior to FY2010, zero project-based voucher contracts exceeded initial terms of 15 years.</p> <p><u>Benchmark:</u> In FY2011, enter into 10 HAP contracts with 16- to 30-year commitments.</p>	CHA tracks and measures the number of executed HAP contracts with initial terms of 16 to 30 years.	Attachment C, Section D (2)(b)	Not applicable.
PBV Rent Increase Policy	Increase Housing Options	FY2011	<p><u>Description:</u> CHA will consider reasonable market rents for unassisted comparable units in high rent and/or opportunity areas and has the flexibility to grant PBV properties an annual rent increase based on a formula.</p> <p><u>Impact:</u> Expand the availability of quality affordable housing to more neighborhoods and facilitate favorable financing PBV developments.</p>	<p><u>Baseline:</u> Zero PRA units under HAP contract in high rent and/or opportunity areas where CHA currently has few or no units.</p> <p><u>Benchmark:</u> In FY2011, place 35 PRA units under HAP contract in high rent and/or opportunity areas.</p>	CHA tracks and measures the number of units under HAP contract(s) in high rent and/or opportunity areas.	Attachment C, Section D (2)(a)	Not applicable.

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**Proposed MTW Activities (HUD Approval Requested)**

Proposed MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception
PRA Inspections	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> CHA will reduce the number of inspections required prior to lease-up of PBV developments that are new construction or substantial rehabilitation. CHA considers issuance of a Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards.</p> <p><u>Impact:</u> Make units available for occupancy more quickly by eliminating a 2nd inspection by CHA for each unit.</p>	<p><u>Baseline:</u> Zero units were previously inspected and issued Certificates of Occupancy by City of Chicago inspectors without a 2nd inspection being conducted by CHA.</p> <p><u>Benchmark:</u> Approximately 100 newly constructed or rehabbed units will be inspected and issued Certificates of Occupancy by City of Chicago without a second inspection by CHA.</p>	CHA tracks the number of weeks saved and the number of new and rehabilitated units under HAP contract that are occupied more expediently.	Attachment C, Section D (7)(d)	Not applicable.
Elimination of Assets in Rent Calculation	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> Effective on September 1, 2010 CHA will no longer include income earned from assets as part of the HCV rent calculation. In FY2011, CHA will eliminate income earned from assets for each HCV household who completes a re-examination.</p> <p><u>Impact:</u> CHA is able to reduce staff resources associated with verifying assets which will be redirected to ensuring improved and more accurate rent calculations.</p>	<p><u>Baseline:</u> It currently takes 5,951 staff hours annually to process income from assets.</p> <p><u>Benchmark:</u> In FY2011, CHA will spend zero hours processing income from assets for participants at a savings of 5,951 staff hours annually.</p>	The measurement is the number of staff hours it takes to process income from assets. CHA conducted a time study to determine the average length of time required to process income from assets. CHA will monitor this activity and the number of affected participants and applicants monthly.	Attachment C, Section D, Paragraph 2(a) Attachment C, Section D, Paragraph 3(b)	Not applicable.
PBV Participant Transition to Housing Choice Voucher	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> CHA will allow families to receive a Housing Choice Voucher after two years of occupancy rather than one year.</p> <p><u>Impact:</u> Decreases the administrative cost to issue vouchers for each PBV unit turned over and reduce turnover costs in PBV developments.</p>	<p><u>Baseline:</u> Zero PRA units previously carried the 2-year occupancy requirement for tenants to receive a Housing Choice Voucher if a tenant wishes to move.</p> <p><u>Benchmark:</u> Approximately 200 new PRA units coming on line under HAP contracts in FY2011 will carry the 2-year occupancy requirement.</p>	CHA will track and measure the number of PRA units under HAP contracts starting in 2010. Upon implementation, CHA will track the turnover rate for PRA units with the 2-year occupancy requirement.	Attachment C, Section D (7)	Yes, for reasonable accommodation purposes.



# Section Six

## Ongoing MTW Activities



*Lincoln Perry Apartments*  
3245 S. Prairie

3245

## SECTION VI: Ongoing MTW Activities (HUD Approval Previously Granted)

This section contains information on CHA's ongoing MTW activities that have previously been approved by HUD that will also be carried out in FY2011. CHA continues to work with HUD for technical guidance and feedback on MTW activity reporting requirements and to refine metrics in order to better track outcomes related to these activities. A summary table of ongoing MTW activities is provided on p. 79.

### Overall

#### Revitalization of 25,000 Units

- **Description and Impact:** 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 as additional units are rehabilitated or redeveloped.
- **Status Update:** Beginning in FY2010, CHA received HUD approval to count PBVs toward the goal of 25,000 housing units by the end of the Plan.
- **MTW Statutory Objective:** Increase housing choices for low-income families.
- **Year Implemented:** FY2000
- **Baseline:** CHA committed to redeveloping and/or rehabilitating 25,000 housing units when CHA joined the MTW Demonstration Program.
- **Benchmark:** In FY2011, CHA will add 1,026 units to the overall housing stock, bringing the total number of revitalized housing units to 21,310, which represents 85% of the 25,000 unit 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.
- **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

- **Description and Impact:** CHA implemented a work requirement 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 62, or age 17 and not attending school full time, are to be engaged in employment or employment

## Section VI: Ongoing MTW Activities | HUD Approval Previously Granted

related activities<sup>3</sup> 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.

- **Status Update:** CHA is now in its second year of implementation and, as planned, has increased the work requirement from 15 hours per week to 20 hours per week.
- **MTW Statutory Objective:** 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.
- **Year Implemented:** FY2009
- **Baseline:** Number of residents in compliance status as of 12/31/10.
- **Benchmark:** Increase compliance by 3%.
- **Data Collection and Measurement:** CHA tracks work requirement compliance 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

- **Description and Impact:** CHA established the Office of the Ombudsman 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

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<sup>3</sup> 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."

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promotes efficiency by avoiding the duplication of efforts by various departments in response to inquiries directed to multiple departments.

- **Status Update:** CHA continues to hold semi-annual Ombudsman meetings in the different regions. In addition to the meetings, the Office of the Ombudsman has conducted focus groups at mixed-income developments.
- **MTW Statutory Objectives:**
  - 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.
  - Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **Year Implemented:** FY2008
- **Baseline:** Zero meetings and resident participation prior to the creation of the Office of the Ombudsman for in FY2008.
- **Benchmark:** Minimum of six meetings for mixed-income residents each year. Meetings will be semi-annual in three geographic regions – North, South, and West/Central.
- **Data Collection and Measurement:** CHA tracks the number of meetings and resident participants, and posts the meeting notes and responses on CHA's website.
- **Authorization:** Attachment D, Paragraph 20 of CHA's Amended and Restated MTW Agreement, which waives provisions of 24 CFR 964.18 as well as 24 CFR 964 Subpart B for mixed-finance developments.

### \$75 Minimum Rent

- **Description and Impact:** Through the approval of the FY2007 ACOP, CHA's BOC approved an increase in the minimum rent<sup>4</sup> from \$50 to \$75. The \$75 minimum rent was first implemented in FY2009, as resident re-examinations took place. The impact of the revised minimum rent level is an increase in rent collection revenue from residents paying the minimum rent.
- **Status Update:** CHA continues to enforce a \$75 minimum rent except in cases where residents are eligible for a hardship exemption.
- **MTW Statutory Objective:** Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **Year Implemented:** FY2009
- **Baseline:** Amount of revenue generated from using the previous \$50 minimum rent. In FY2008, CHA billed residents \$187,157 at or under the \$50 minimum rent.<sup>5</sup>
- **Benchmark:** CHA collects \$25 more in rent revenue for each eligible resident who pays the minimum rent each year.

<sup>4</sup> 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.

<sup>5</sup> CHA has revised the baseline to reflect new data tracking that includes rent amounts both at and under the \$75 minimum rent.

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

### Reasonable Cost Formula and Methodologies for Rehabilitation

- **Description and Impact:** 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.
- **Status Update:** CHA continues to utilize this flexibility which allows more units to be rehabbed under the reasonable cost limitations.
- **MTW Statutory Objectives:**
  - Increase housing choices for low-income families.
  - Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **Year Implemented:** FY2008
- **Baseline:** Without the reasonable cost limitations, CHA is only able to rehabilitate 12 units in FY2011.
- **Benchmark:** Deliver an additional 94 units in FY2011 through utilization of the reasonable cost formula.
- **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.



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### Reasonable Cost Formula and Methodologies for Redevelopment

- **Description and Impact:** 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 more 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 alternate Mixed-Income HCC and TDC Reasonable Cost Limitations, approved for CHA by HUD in July 2010, will be used for two developments projected to close in the fourth quarter of FY2010: Oakwood Shores Terrace Phase 2C (19 public housing units) and Park Boulevard IIA Rental (43 public housing units). Without the alternate Mixed-Income Reasonable Cost Limitations, CHA would only be able to close and start construction on two future mixed-income developments during FY2011: Lakefront Site Phase II with approximately 47 public housing units and a future Legends South development phase with approximately 45 public housing units. Based on the recent approval of the alternate Mixed-Income TDC Limits, CHA has also begun work on two additional developments to provide a total of approximately 71 public housing units projected to close in FY2012 that were not originally in the closing pipeline.

### Methodology

CHA and HUD have developed a dynamic model for the calculation of Total Development Costs. The approach is based on actual costs experienced in the construction and development of new mixed-income housing for CHA's portfolio. A baseline was set for FY2010 and will be updated when HUD generates escalation factors for the Chicago Metropolitan Statistical Area (MSA). In FY2013, a review of all CHA costs experienced between FY2010 and FY2012 will be conducted using the same financial model as in FY2010, which relies in part on the competitive pricing sought by CHA developers and reviewed against the appropriate RS Means standards, in order to establish a new baseline for FY2013 and beyond.

- **Status Update:** The reasonable cost formula, approved by HUD in July 2010, will be used for two developments projected to close in the fourth quarter of FY2010: Oakwood Shores Terrace Phase 2C (19 public housing units) and Park Boulevard IIA Rental (43 public housing units).
- **MTW Statutory Objective:** Increase housing choices for low-income families.
- **Year Implemented:** FY2010



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- **Baseline:** In FY2011, the projected closing pipeline without the alternate Mixed-Income TDC Limits is two future mixed income development phases: Lakefront Site Phase II with approximately 47 public housing units and a future Legends South development phase with approximately 45 public housing units.
- **Benchmark:** Utilize the alternate Mixed-Income TDC Limits on one additional development with approximately 24 additional public housing units at 47<sup>th</sup> & Cottage (Mahogany), a future phase in Washington Park, for a total of approximately 116 new public housing units to close and start construction in FY2011.
- **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.

### Housing Choice Voucher Program

#### Biennial Re-examinations of HCV Participants

- **Description and Impact:** CHA conducts biennial re-examinations for HCV Program participants to review family circumstances, income, assets, expenses, and family composition to establish continued eligibility for the HCV program. CHA will continue to recertify all HCV households biennially as it has since 2004 for elderly/disabled households and for all households since 2006. 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.
  - **Status Update:** Biennial re-examinations continue to result in reduced staff time and cost savings in the re-examination process.
  - **MTW Statutory Objective:** Reduce costs and achieve greater cost effectiveness in federal expenditures.
  - **Year Implemented:** FY2004/FY2006
  - **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.
  - **Benchmark:** Conduct re-examinations on half of HCV households each year. In FY2011, conduct an estimate of 17,681 re-examinations, based on half of the anticipated number of vouchers to be leased, for a savings of 35,361 staff hours.
  - **Data Collection and Measurement:** CHA tracks the number of hours it takes staff to complete re-examinations. 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.

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

- **Description and Impact:** As a means of preserving quality affordable rental housing in high rent areas where affordability is scarce or unavailable, CHA will increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building. CHA will use 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 create affordable housing, increasing the availability of quality housing options throughout Chicago's communities for low-income individuals and families.

Two examples of the successful implementation of this exception are North Avenue Apartments (ten units) located in West Town and Rosa Park Apartments (twenty-six units) located in Humboldt Park. Both developments are situated in general areas outside the Gautreaux boundaries. Both properties provide sustainable affordable housing for families under 15-year HAP contracts. North Avenue and Rosa Parks have forty-two percent and twenty-eight percent PBV units, respectively. The first stated program goal of the PRA application is to expand availability of high-quality affordable housing units within healthy and revitalizing neighborhoods throughout Chicago. Twenty-five percent (25%) of the evaluation criteria are linked to these neighborhood characteristics and proximity to other affordable housing options.

- **Status Update:** This activity has allowed CHA to increase both the type and location of affordable housing options for low-income households.
- **MTW Statutory Objective:** Increase housing choices for low-income families.
- **Year Implemented:** FY2008
- **Baseline:** Prior to FY2008, zero PBV family properties exceeded the 25% limit for PBV units.
- **Benchmark:** In FY2011, increase the number of PBV units to 30-40% of total units in four family PBV properties.
- **Data Collection and Measurement:** CHA measures the number of executed HAP contracts in a 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.

### Exception Rents

- **Description and Impact:** CHA established criteria for the agency to self-certify exception rents that may be up to 300% of the established payment standard. The impact of this activity is that exception rents will increase the housing opportunities of our HCV Program participants in lower poverty, opportunity areas throughout Chicago. Opportunity areas are designated as the top 40 of 77 community areas across the City of Chicago with the lowest concentration of both low-income and minority households.



## Section VI: Ongoing MTW Activities | HUD Approval Previously Granted



- **Status Update:** To date, only two exception rents have been requested. However, neither request was approved because they did not meet the criteria for approval specified by CHA.
- **MTW Statutory Objective:** Increase housing choices for low income families
- **Year Implemented:** FY2010
- **Baseline:** As of 12/31/2009, 110 HCV program participants were living in opportunity areas as defined by CHA data.
- **Benchmark:** At the end of FY2011, CHA anticipates there will be a total of 122 HCV households living in opportunity areas using the exception rents.
- **Collection and Measurement:** CHA collects data on HCV participants who live in opportunity areas through CHA's YARDI database. CHA monitors the number of households who request an exception rent and also who have approved exception rents approved through a separate tracking system.
- **Authorization:** Attachment C (D) (2).

CHA is always seeking to use fact-based data and best practices in developing and measuring CHA's MTW activities. To date, outside evaluators have not been used to further assess CHA's ongoing MTW activities.



## Section VI: Ongoing MTW Activities | HUD Approval Previously Granted

Ongoing MTW Activities (HUD Approval Previously Granted)

Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception
Revitalization of 25,000 Units	Increase Housing Options	FY2000	<p><u>Description:</u> CHA will revitalize 25,000 housing units by the end of the Plan.</p> <p><u>Impact:</u> More affordable housing opportunities available for low-income residents in Chicago neighborhoods.</p>	<p><u>Baseline:</u> Redevelop/rehabilitate 25,000 units of housing.</p> <p><u>Benchmark:</u> In FY2011, add 1,026 units to the overall housing stock, bringing the total number of revitalized housing units to 21,310 or 85% of the 25,000 unit 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.
Work Requirement	Self-Sufficiency	FY2009	<p><u>Description:</u> CHA requires adult public housing household members age 18-62, 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><u>Impact:</u> Greater number of residents engaged in employment, education, job training, and community service in order to achieve goals for self-sufficiency.</p>	<p><u>Baseline:</u> Number of residents in compliance status as of 12/31/10.</p> <p><u>Benchmark:</u> Increase compliance by 3%.</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><u>Description:</u> The Office of the Ombudsman serves as a liaison between residents and CHA leadership, while providing a forum for residents to learn about the benefits and offerings in the mixed-income communities.</p> <p><u>Impact:</u> Public housing centric issues that may arise in mixed-income communities are resolved and residents adapt to their new communities.</p>	<p><u>Baseline:</u> Zero meetings and resident participation.</p> <p><u>Benchmark:</u> Host a minimum of 6 meetings for mixed-income residents each year. Meetings are semi-annual in three geographic regions: North, South, and West/Central.</p>	CHA tracks the number of meetings and resident participants, and posts the meeting notes and responses on CHA's website.	Attachment D, Paragraph 20	Not applicable.
\$75 Minimum Rent	Reduce Costs and Cost Effectiveness	FY2009	<p><u>Description:</u> CHA increased the minimum rent from \$50 to \$75.</p> <p><u>Impact:</u> Increase in rent collection revenue from residents paying the minimum rent.</p>	<p><u>Baseline:</u> In FY2008, \$187,157 rent billed for residents at or under the \$50 minimum rent.</p> <p><u>Benchmark:</u> Collect \$25 more in rent revenue for each eligible resident who pays the minimum rent each year.</p>	CHA tracks the amount of rent collected each month through rent payments at or under the minimum rent and compares \$75 minimum rent revenue 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><u>Description:</u> CHA established reasonable cost limitations for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits.</p> <p><u>Impact:</u> Meet unit delivery goals while minimizing cost overages resulting from construction delays.</p>	<p><u>Baseline:</u> Reasonable cost limitations established by HUD and approved in FY2008. Without the reasonable cost limitations, CHA is only able to rehabilitate 12 units in FY2011.</p> <p><u>Benchmark:</u> In FY2011, turnover an additional 94 units using the reasonable cost formula.</p>	CHA tracks the additional number of units that can be turned over using the reasonable cost formula.	Attachment C, Section C(16)	Not applicable.

## Section VI: Ongoing MTW Activities | HUD Approval Previously Granted

### Ongoing MTW Activities (HUD Approval Previously Granted)

Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception
Establishment of Reasonable Cost Formula and Methodologies for REDEVELOPMENT	Increase Housing Options	FY2010	<p><u>Description:</u> In FY2010, HUD approved reasonable cost limitations for CHA's redevelopment activities that replace HUD's current Total Development Cost (TDC) limits.</p> <p><u>Impact:</u> Finance the full cost of public housing units and increase public housing opportunities in mixed-income sites, which allows tax equity and soft loan funds to be directed toward accompanying affordable housing units at these sites.</p>	<p><u>Baseline:</u> Reasonable cost limitations for mixed-income developments approved by HUD in FY2010. Without the alternate mixed-income TDC limits, the projected closing pipeline is two mixed-income phases for approximately 92 public housing units during FY2011.</p> <p><u>Benchmark:</u> Utilize the alternate mixed-income TDC limits to close/start construction on one additional mixed-income development with approximately 24 additional public housing units.</p>	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><u>Description:</u> CHA conducts biennial re-examinations for HCV Program participants to review and establish continued eligibility for the HCV program.</p> <p><u>Impact:</u> Reduced staff time and administrative cost savings related to HCV re-examinations.</p>	<p><u>Baseline:</u> In FY2005, CHA conducted 35,339 re-examinations based on required re-examinations for 35,339 HCV households. CHA spent 70,678 hours conducting re-examinations.</p> <p><u>Benchmark:</u> Conduct re-examinations on half of HCV households each year. In FY2011, conduct 17,681 re-examinations for a savings of 35,361 staff hours.</p>	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.
Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties	Increase Housing Options	FY2008	<p><u>Description:</u> CHA has authority to exceed the 25% limit for PBV units in family PBV properties.</p> <p><u>Impact:</u> Increase in the availability of quality housing options throughout Chicago's communities, and in high rent areas, for low-income individuals and families.</p>	<p><u>Baseline:</u> Prior to FY2008, zero PBV family properties exceeded the 25% limit for PBV units.</p> <p><u>Benchmark:</u> In FY2011, increase the number of PBV units to 30-40% of total units in four family PBV properties.</p>	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.
Exception Rents	Reduce Costs and Cost Effectiveness Increase Housing Options	FY2010	<p><u>Description:</u> CHA self-certifies exception rents that may be up to 300% of the established payment standard in opportunity areas with the lowest concentration of both low-income and minority households in Chicago.</p> <p><u>Impact:</u> Increase housing opportunities of HCV Program participants in lower poverty, opportunity areas throughout Chicago.</p>	<p><u>Baseline:</u> As of 12/31/2009, 110 HCV program participants were living in opportunity areas as defined by CHA data.</p> <p><u>Benchmark:</u> At the end of FY2011, CHA anticipates there will be 122 HCV households living in opportunity areas.</p>	CHA collects data on HCV participants who live in opportunity areas. CHA monitors requests and approvals of exception rents.	Attachment C (D)(2)	Not applicable.



# Section Seven

## Sources & Uses of Funds

Section VII: Sources and Uses of Funding

# SECTION VII: Sources and Uses of Funding

## PLANNED SOURCES OF MTW AND OTHER FUNDS

MTW SOURCES	FY2010 Budgeted	FY2011 Proposed	Variance	%
<b>Low Rent</b>				
Operating Subsidy	180,254,051	\$ 158,759,947	\$ (21,494,104)	(11.9)
Tenant Rental Income	40,690,907	40,886,956	196,049	0.5
Investment Income	957,302	672,400	(284,902)	(29.8)
Other Income	712,470	976,889	264,419	37.1
<b>Capital</b>				
Capital Grant Funds	100,762,229	136,341,568	35,579,339	35.3
<b>HCV</b>				
Housing Assistance Subsidy-MTW	324,627,166	334,819,049	10,191,883	3.1
Housing Assistance Subsidy- MTW Block Grant	82,030,068	100,374,797	18,344,729	22.4
Administrative Fees	28,856,398	28,870,425	14,027	0.0
Investment Income	2,442,698	1,727,600	(715,098)	(29.3)
<b>Total MTW Sources</b>	<b>\$ 761,333,289</b>	<b>\$ 803,429,631</b>	<b>\$ 42,096,342</b>	<b>5.5</b>

OTHER PROGRAM SOURCES	FY2010 Budgeted	FY2011 Proposed	Variance	%
Section 8 (Non-MTW)	8,003,263	8,103,498	100,235	1.3
ARRA - Formula Fund (Stimulus)	90,922,816	38,314,506	(52,608,310)	(57.9)
Hope VI	32,088,709	37,750,958	5,662,249	17.6
ARRA - Competitive Fund (Stimulus)	12,796,953	-	(12,796,953)	(100.0)
Other Funding	25,444,702	6,748,593	(18,696,109)	(73.5)
<b>Total Other Program Sources</b>	<b>\$ 169,256,443</b>	<b>\$ 90,917,555</b>	<b>\$ (78,338,888)</b>	<b>(46.3)</b>

GRAND TOTAL MTW & OTHER PROGRAMS	FY2010 Budgeted	FY2011 Proposed	Variance	%
MTW Revenues	\$ 761,333,289	\$ 803,429,631	\$ 42,096,342	5.5
Other Program Revenues	169,256,443	90,917,555	(78,338,888)	(46.3)
<b>GRAND TOTAL SOURCES</b>	<b>\$ 930,589,732</b>	<b>\$ 894,347,186</b>	<b>\$ (36,242,546)</b>	<b>(3.9)</b>

## Section VII: Sources and Uses of Funding



### **FY2011 MTW Sources Explanations (General Fund):**

1. Operating Subsidy calculation is based on 23,736 units less an adjustment for units scheduled for demolition, an appropriation level of 85%, and reserves which will fund private management projects.
2. Tenant Rental projection based upon occupancy rates for each AMP (Asset Management Property).
3. Investment Income proposed budget based on projected portfolio balance multiplied by current U.S. Treasury Security benchmarks.
4. Other Income estimation based on revenue receipts from the lease of CHA rooftops and other miscellaneous revenue sources.
5. Capital funding is based on a FY2010 contract award of \$110.8 million and carryover from prior year grants \$11.6 million.
6. Housing Assistance Subsidy (MTW/MTW Block Grant) revenue forecast is based upon 36,303 MTW vouchers and 13,524 MTW Block.
7. The projected Administrative Fees is income earned for administering the Section 8 (HCV and Mod-Rehabilitation) Programs.

### **FY2011 Other Program Sources Explanations:**

1. Section 8 (Non-MTW) estimation based on 1,338 voucher units in the Mod-Rehabilitation Program and 50 Mainstream voucher units.
2. HOPE VI funding for FY2011 is projected to be spent for revitalization activities at Cabrini Homes Extension, ABLA, Madden/Wells, Rockwell Gardens, Robert Taylor and Stateway Developments.
3. ARRA - Formula and Competitive capital stimulus grant funds are budgeted for work at the following CHA Mixed Income properties: Lawndale Gardens, Cabrini Homes Extension, and Rockwell Gardens.
4. Other Funding includes capital and non-capital income to redevelop Lake Park Crescent and LeClaire Courts Extension and income from MacArthur, Earnfare, Victim Assistance and the Resident Opportunity and Self Sufficiency Grant (ROSS). This includes State/Local Sources: a \$2.6 million grant from the Illinois Department of Commerce and Community Affairs for the demolition of LeClaire Courts.



**Section VII: Sources and Uses of Funding**

**PLANNED USES OF MTW AND OTHER FUNDS**

<b>MTW FUNDS</b>	<b>FY2010 Budgeted</b>	<b>FY2011 Proposed</b>	<b>Variance</b>	<b>%</b>
<b>Low Rent</b>				
Administrative	\$ 51,976,953	\$ 49,815,604	\$ 2,161,349	4.2
Tenant Services	5,898,821	4,482,469	1,416,352	24.0
Utilities	26,612,541	24,072,262	2,540,279	9.5
Maintenance	114,175,842	96,684,422	17,491,420	15.3
Protective Services	6,670,000	6,659,000	11,000	0.2
General Expense	4,170,598	3,244,000	926,598	22.2
Interest Expense	362,422	1,369,354	(1,006,932)	(277.8)
Equipment	1,055,000	365,000	690,000	65.4
<b>Capital</b>				
Administrative	4,278,032	4,364,873	(86,841)	(2.0)
Tenant Services	162,000	50,000	112,000	69.1
Maintenance	33,326,307	18,643,930	14,682,377	44.1
Interest Expense	17,391,000	17,435,250	(44,250)	(0.3)
Capital Projects	101,455,155	166,691,961	(65,236,806)	(64.3)
Contingency	500,000	7,028,156	(6,528,156)	(1,305.6)
<b>HCV</b>				
Administrative	9,486,945	9,634,661	(147,716)	(1.6)
Tenant Services	57,474,828	56,617,346	857,482	1.5
Maintenance	3,909	-	3,909	100.0
General Expense	2,052,619	1,500,000	552,619	26.9
Housing Assistance Payments	324,280,317	334,771,343	(10,491,026)	(3.2)
<b>Total MTW Uses</b>	<b>\$ 761,333,289</b>	<b>\$ 803,429,631</b>	<b>(42,096,342)</b>	<b>(5.5)</b>

<b>OTHER PROGRAMS</b>	<b>FY2010 Budgeted</b>	<b>FY2011 Proposed</b>	<b>Variance</b>	<b>%</b>
Section 8 (Non-MTW)	8,003,263	8,103,498	(100,235)	(1.3)
ARRA - Formula Fund (Stimulus)	90,922,816	38,314,506	52,608,310	57.9
Hope VI	32,088,709	37,750,958	(5,662,249)	(17.6)
ARRA - Competitive Fund (Stimulus)	12,796,953	-	12,796,953	100.0
Other Funding	25,444,702	6,748,593	18,696,109	73.5
<b>Total Other Program Expenditures</b>	<b>\$ 169,256,443</b>	<b>\$ 90,917,555</b>	<b>78,338,888</b>	<b>46.3</b>

<b>GRAND TOTAL MTW &amp; OTHER PROGRAMS</b>	<b>FY2010 Budgeted</b>	<b>FY2011 Proposed</b>	<b>Variance</b>	<b>%</b>
General Fund Expenditures	\$ 761,333,289	\$ 803,429,631	\$ (42,096,342)	(5.5)
Other Program Expenditures	169,256,443	90,917,555	78,338,888	46.3
<b>TOTAL EXPENDITURES</b>	<b>\$ 930,589,732</b>	<b>\$ 894,347,186</b>	<b>\$ 36,242,546</b>	<b>3.9</b>

## Section VII: Sources and Uses of Funding



### **FY2011 General Fund Explanations (MTW):**

1. Administrative expense includes cost for staff for central office support functions, fringe benefits and administrative sundry.
2. Tenant Service cost is based on expenditures for tenant relocation and supportive services contracts for the Chicago Department of Human Services, Family Works Programs and other housing and supportive services contracts.
3. Utility expense budget reflects projected costs for water, sewer, electricity and gas based on consumption and negotiated contracts with vendors.
4. Maintenance projection reflects costs for contracts and services for the upkeep and maintenance of CHA's privately managed properties.
5. Protective Services costs pertain to services provided by the City of Chicago Police Department for targeted patrols, plus security services at CHA and its' administrative locations.
6. General Expense reflects centralized costs for general liability and property insurance, worker's compensation and environmental liability.
7. Interest Expense for FY2011 represents the debt service principal and interest amount due on Bonds. (\$9.4M Interest, \$8.0 M Principal)
8. Equipments costs pertain to communication servers, hardware and Enterprise Storage.
9. Capital Project costs are related to the planned rehabilitation and redevelopment activities as they relate to the Plan for Transformation.
10. Housing Assistance Payments are costs for administering the Section 8 (MTW) Program based on 36,303 MTW units and 13,524 MTW Block grant vouchers.

### **FY2011 Other Program Explanations:**

1. Section 8 (Non-MTW) administrative budgeted costs for Mod-Rehab Program based on 1,338 vouchers and 50 Mainstream vouchers.
2. HOPE VI budgeted costs are for capital projects as they relate to the revitalization program and the Plan for Transformation, administrative cost and Contract Management & Reporting services.
3. ARRA - Formula and Competitive capital stimulus grant funds are budgeted for work at the following CHA Mixed Income properties: Lawndale Gardens, Cabrini Homes Extension, and Rockwell Gardens.
4. Other Funding includes administrative cost, capital improvement and funding for housing and community outreach and Contract Management & Reporting. This includes State/Local funding uses: a \$2.6 million grant from the Illinois Department of Commerce and Community Affairs for the demolition of LeClaire Courts.

## **PLANNED SOURCES AND USES OF CENTRAL OFFICE COST CENTER (COCC)**

CHA uses the Cost Allocation method for allocating central office costs. This method is in compliance with OMB circular A-87. In accordance with HUD guidance on "asset management rules and MTW relationships," CHA has adopted a central office cost allocation plan wherein the central office costs will be allocated to properties based on an Asset Management Project (AMP) units to total CHA AMP units. In addition, CHA allocates frontline costs per CHA's cost allocation plan.

## **COST ALLOCATION/FEE FOR SERVICE METHODOLOGY**

CHA is currently exploring a fee-for-service approach to our COCC forecasted to be implemented in FY2012. It is anticipated that a Local Asset Management Plan will be incorporated into this new approach.



## Section VII: Sources and Uses of Funding



### USE OF THE SINGLE FUND FLEXIBILITY

Through CHA's participation in the MTW Demonstration program, it is able to combine resources from the following funding sources: Section 8 Housing Choice Vouchers, Public Housing Operating Fund, and the Public Housing Capital Fund. Together, these traditionally separate funding sources enable CHA to have greater flexibility in both the design and administration of housing assistance programs to low-income households. Again in FY2011, CHA seeks to use the single fund to promote the three MTW statutory objectives (cost reduction, resident self-sufficiency, and increased affordable housing options) through either the creation or continuation of innovative MTW-driven programming.

Each year, CHA uses a portion of MTW funds to finance services offered to public housing residents and FY2011 will be no different. For example, CHA, with the use of MTW funds, is able to connect individuals and families to workforce development and case management programs (FamilyWorks, CabriniWorks, and Horner/Westhaven Engagement programs) geared to meet the household's unique needs toward self-sufficiency. Additionally, CHA uses MTW funds to support employment training and youth development, along with continued social services for senior residents. CHA continues to use capital dollars and Section 8 MTW Block Grant Vouchers from the single fund to support revitalization and rehabilitation activities and to further progress on the Plan for Transformation. Below please find a detailed description of the activities CHA seeks to continue in FY2011 that will use the single fund flexibility in order to be carried out.

#### **Utility Assistance Program**

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. Eligible residents must pay 50% of the total amount of their utility debt, and the program provides the other 50% up to a maximum of \$250. Residents are notified of their eligibility each year through notification letters and a special help line is set up to assist residents who are eligible to participate. Assistance is offered to eligible residents only until the funds are exhausted. Eligible residents may receive one-time assistance from each All Clear partner but are not eligible for future assistance through this program after participating with each partner.

#### **Current Support to Families in the Process of Being Relocated**

CHA provides a variety of support options to families in the process of being relocated from buildings undergoing rehabilitation or redevelopment as part of the Plan for Transformation. In accordance with the Relocation Rights Contract, CHA provides relocation notices to families impacted by building closure or consolidation and makes move-related payments. Additionally, residents are offered pre-move counseling, HCV



## Section VII: Sources and Uses of Funding



mobility counseling, post-move counseling, unit tours, assistance in accessing other necessary services, and Good Neighbor Workshops to assist residents in managing their household and adjusting to new communities. CHA also provides packing materials and moving assistance to families who are relocating.

### **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 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. Providers under contract with CHA provide services directly to CHA families such as employment preparation and retention services to assist households in meeting lease requirements; housing counseling to assist households in making permanent housing choices in accordance with the Relocation Rights Contract; clinical/wellness services for individuals who may have an undiagnosed developmental disability or are in need of mental health or substance abuse treatment; and other supportive services to assist residents in their housing and employment goals.

### **RESERVE BALANCES**

CHA currently maintains a balanced budget and therefore does not anticipate using the reserve balances in FY2011. The General Fund Reserve, which is comprised of both the Section 8 Investment Reserve and Section 8 MTW Reserve, cover the full extent of CHA reserve funds. These reserves are not generated on an annual basis, but rather in its totality exist to cover an unanticipated expenditure that does not have funding earmarked for it.

### **Level and Adequacy of Reserves**

<b>GENERAL FUND PROGRAM</b>	<b>FY2011 Actual</b>
General Fund Investment Reserve	\$ 98,173
General Fund (MTW) Reserve	40,983
<b>Total Reserve Balances</b>	<b>\$ 139,156</b>

The Authority's total reserve balance of \$139,156,000 will cover any unanticipated General Fund expenditures.



# Section Eight Administrative

NOW LEASING 312 225-7611

HILLIARD TOWERS APARTMENTS  
ERECTED 1963-1966  
BERTRAND GOLDBERG  
ARCHITECT  
312  
225-7611  
NATIONAL REGISTER OF  
HISTORIC PLACES  
SEPTEMBER 15, 1988  
REDEVELOPED AND RENOVATED 2002-2006  
HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION

Section VIII: Administrative

Appendix 1: Certifications



Section VIII: Administrative

APPENDIX 1: CERTIFICATIONS

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

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

- I certify that the above named Applicant will or will continue to provide a drug-free workplace by:
a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.
b. Establishing an on-going drug-free awareness program to inform employees ---
(1) The dangers of drug abuse in the workplace;
(2) The Applicant's policy of maintaining a drug-free workplace;
(3) Any available drug counseling, rehabilitation, and employee assistance programs; and
(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.
c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;
d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---
(1) Abide by the terms of the statement; and
(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---
(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

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

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: [Signature] Title: Director, Human Resources Administration
Signature: [Signature] Date: 8/26/2010

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



## Section VIII: Administrative

### Appendix 1: Certifications



- (a) has entered an agreement with the CHA or the City of Chicago through the appropriate department for the payment of all debts owed to the CHA or the City and is in compliance with the agreement;
- (b) is contesting liability for the amount of the debt in a pending administrative or judicial proceeding; or,
- (c) has filed a petition in bankruptcy and the debts owed the CHA or the City are dischargeable in bankruptcy.

51. Unauthorized use, removal or duplication of any CHA record, document or other confidential or privileged information.

### **Drug Free Workplace**

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**



## Section VIII: Administrative

### Appendix 1: Certifications



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.

#### **Rest & Meal Periods**

Full-time employees are entitled to two (2) fifteen (15) minute breaks per day, one (1) in the first half and one (1) in the second half of the workday.

All employees are entitled to a 60 minute unpaid break for meals during each work period, which cannot be substituted for an hour at the beginning or the end of the work day.

Breaks may be scheduled at staggered times to allow department coverage.

Part-time staff, working at least four (4) hours a day, is entitled to a fifteen (15) minute break period.

#### **Safety**

All employees must assist in maintaining safety in the work place. Employees must immediately report all unsafe or unhealthy working conditions or alleged work related accidents to their supervisor or Department Director. Employees seeking further information about safety or emergency procedures should contact the Risk Management Department.

#### **Smoking**

To comply with the 2005 Chicago Clean Indoor Air Ordinance which protects the health of employees and visitors, smoking is prohibited inside CHA facilities. Smoking is permitted outdoors at least 15 feet away from the entrance or enclosed area of any building.

#### **Use of Equipment**

Certain employees will be issued CHA equipment, including, but not limited to, pagers, palm pilots, cellular telephones and laptop computers. Employees are responsible for the loss, damage or theft of such equipment at its original value and are advised to insure them on their homeowners/renters insurance policies. All equipment issued to the CHA employees must be returned to the CHA immediately upon request and in the same condition as it was issued except normal wear and tear.

#### **Use of Vehicles / Fleet Policy**

##### **Use of CHA or Personal Vehicles in the Course of Employment**

The CHA employees may be allowed to use CHA vehicles or their personal vehicles in connection with their employment, depending upon the nature of their job responsibilities and in accordance with the *CHA Fleet Policy*. Employees must obtain approval for a CHA vehicle or personal vehicle use in the course of employment through their Department Director and the Risk Management Department. Approval of such requests is discretionary. Where such vehicle use has been approved, the employee must do the following:

1. Provide the Risk Management Department with a photocopy of the employee's current valid driver's license/insurance card and ensure that Risk Management is advised of any changes in the status of the license and insurance.
2. In the case of employees who use their personal vehicles, maintain automobile property and liability coverage on the automobile consistent with the limits imposed by Illinois law and in accordance with the *CHA Fleet Policy*.
3. Employees are to complete all required documentation and forms necessary to comply with the Fleet Policy.



## Section VIII: Administrative

### Appendix 1: Certifications



#### CHA Sites for Work Performance:

##### **Chicago Housing Authority**

1. 60 E. Van Buren St.  
Chicago, IL 60605
2. 35 S. Paulina  
Chicago, IL 60612
3. 2325 S. Federal  
Chicago, IL 60616
4. **Charles Hayes Family Investment Center**  
4859 S. Wabash Ave.  
Chicago, IL 60615

##### **HCV Satellite Offices**

5. West Regional Office  
2750 W. Roosevelt  
Chicago, IL 60608
6. South Regional Office  
1741-49 E. 75<sup>th</sup> Street  
Chicago, IL 60649
7. Southwest Regional Office  
10 W. 35<sup>th</sup> Street  
Chicago, IL 60616



**Section VIII: Administrative**

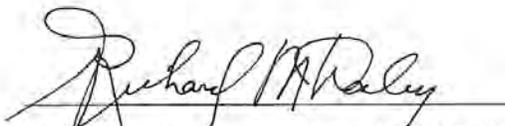
Appendix 1: Certifications



Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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**Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan**

I, Richard M. Daley the Mayor certify that the Five Year and Annual PHA Plan of the Chicago Housing Authority is consistent with the Consolidated Plan of City of Chicago prepared pursuant to 24 CFR Part 91.

  
Signed / Dated by Appropriate State or Local Official

form HUD-50077-SL (1/2009)  
OMB Approval No. 2577-0226



## Section VIII: Administrative

### Appendix 2: Public Comments



## APPENDIX 2: PUBLIC COMMENTS

PUBLIC COMMENTS: FY2011 Moving to Work Annual Plan - Plan for Transformation Year 12 Public Comment Period			
Row #	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
1	Robert Whitfield	The CAC feels strongly that the comment period on the Draft FY2011 Annual Plan/MTW Amendments is inadequate, given the complexity of the document, its length, and the substantial impact the CHA Draft Plan/MTW Amendments will have on CHA public housing families and applicants, and families with Housing Choice Vouchers. The Plan was released on the CHA Website on September 10th. It is doubtful if many CHA assisted families were aware of this release at that time; or now, giving the very sparse turnout for the September 9th public hearing held by CHA. The CAC should have made some public announcements about the release of the Annual Plan/MTW, similar to what the CHA did in announcing that the CHA Waiting List would be opening.	CHA maintains compliance with public consultation requirements governing the approval process for the MTW Annual Plan (See CHA's Amended and Restated MTW Agreement, VI, 2, A (f)). CHA first announced the opening of the public comment period for the 2011 Plan in the Chicago Sun Times, the Chicago Defender, and Hoy newspapers. Moreover, CHA posted the Draft FY2011 MTW Annual Plan on its website until CHA received Board approval of the document, when it will be replaced with the final version. The public comment period remained open for 30-days, during which time residents and the public alike were able to review the document and comment on the proposed plan. CHA will review the policy around public comment periods for future MTW Annual Plans.
2	Robert Whitfield	The CAC also feels strongly that CHA should convene more than one hearing for this important document, and that the hearing should be in more locations to better accommodate CHA assisted families in various parts of the City. A hearing at 49th and Wabash on the south side of Chicago at 6:00pm is not going to attract many Hispanic families, or assisted families living on the north or West sides of the City. It is also unlikely to attract many seniors. CHA should convene at least three hearings, and should consider having at least one hearing in the afternoon at the CHA main office to facilitate attendance by assisted families from all parts of Chicago.	Currently CHA accepts comment throughout the 30-day public comment period through a variety of communication mediums. In addition to holding a public hearing on the document, comments are accepted in-person, via phone, email, fax, and traditional postal mail. CHA will review the policy around public comment periods for future MTW Annual Plans.
3	Robert Whitfield	CHA should also ensure that copies of the Draft Plan MTW are available at the hearing; or on the alternative, copies of a summary of the new parts and or proposals which will significantly impact assisted families. I did not check to see if documents were in Spanish at the hearing. However, the use of a video presentation raises the question of how Hispanics would have been accommodated if they attended the Tuesday public hearing.	Copies of the draft FY2011 Plan were available for review at the public hearing, as well as throughout the public comment period on CHA's website, property management offices, HCV satellite offices, and CHA's administrative office centrally located at 60 E. VanBuren. Moreover, CHA accepted and fulfilled all requests made for copies of the Plan through email, phone, fax, and postal mail.  With all CHA public hearings CHA has on staff Spanish speakers. Such person attended the public hearing for the FY2011 Plan and was introduced to the meeting attendees at the beginning of the hearing. The translator provided translation, upon request.  Both the draft and final version of the 2011 Plan are translated in Spanish.
4	Joseph Watkins	The CHA needs to get out of the business of creating situations that cause public housing residents to become homeless. For example, your eviction policies, funding grants, give land to developers, contractors, new rich community stakeholders and community organizations (whomever hired personnel who had the interest of the community) the opportunity to use our federal tax dollars to displace and remove us from the communities some have resided in for over a hundred years out of public housing. Solution: I request that CHA management meet with myself and constituency to create a new rights policy to safeguard tenant rights, and create job and contract opportunities for public housing residents.	CHA adheres to policies outlined in the Relocation Rights Contract (RRC) when safeguarding the rights of residents. The RRC provides for temporary and permanent public housing options for lease compliant residents.



## Section VIII: Administrative

### Appendix 2: Public Comments



PUBLIC COMMENTS: FY2011 Moving to Work Annual Plan - Plan for Transformation Year 12 Public Comment Period			
Row #	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
5	Joseph Watkins	Tenant Rights: we demand that the tenants manage the rental of CHA property, the hired property managers are too partial to the needs and concerns of public housing residents. Moreover, to deal with the children hanging out around the new CHA prosperities inform their parents that they will be responsible to keep their children from this sort of behavior and if the kids are caught more than once the families must move back to one of the old developments depending on the behaviors for 3 years in order to be reconsidered to move back into a new edifice.	In accordance with state regulations, the professional 3rd party management of property is subject to certain real estate licensing requirements. The CHA utilizes a competitive procurement process for hiring 3rd party vendors in which the qualifications of candidates are evaluated. When the property management function is advertised, qualified candidates will be considered.  The public housing lease requires all residents to be responsible for their children. In addition, CHA is committed to linking families with appropriate services where there may be a need for youth services.
6	Joseph Watkins	CHA should open up or build available space for youth recreation and job training and social skills building programs to help both the parent and the child with their behavior attitudes and other youth activities.	CHA has established a number of partnerships with agencies that provide recreational, workforce development and educational opportunities. We are also committed to providing direct opportunities for youth residents to develop social skills and eliminate negative social behavior through the relationships with our FamilyWorks providers.
7	Joseph Watkins	Residents Owned Businesses/Job development creation to hire public housing and other tier residents to the skilled trades and or labor force I demand that CHA work with me to create and develop a labor force that will place public housing residents onto work site programs that are under the control of CHA. Just as the McCormack place has done giving the vendors the right to hire their own work force you too (CHA) can follow that lead by hiring residents as your mandated labor force in the areas such as painting, landscape, construction site security, building rehab work, paring them up with general contractors building new CHA properties, and putting them to work caring for your housing stock that's in foreclosure properties and helping them to start businesses to contract with CHA on the aforementioned ideas and other contracts controlled by you.	CHA is in the process of issuing a request for proposal for a vendor who can work with residents interested in developing their own business. Part of this process will include being placed on CHA's Section 3 Business Concern list. Once on this list, interested businesses (including ROB's) would be invited to attend appropriate bidders' conferences to learn of contract opportunities as well as to see other firms who may be interested in sub-contracting a portion of their contract if awarded to Section 3 Business Concerns (including Resident Owned Businesses). Residents who presently have a bonafide Section 3 business may get on the list now.
8	Joseph Watkins	In closing, it is my wish and request that the Chicago Housing Authority and all its funders provide me with a 1.3 million dollar grant or contract to both monitor and provide a research study on CHA's 2011/12 Plan for Transformation. As a research study and monitoring project allow my constituency and I to create a program that sends parents and their children to attend and participate in a 12 hour per month socialization skills program round table to both understand and find a solution to the inappropriate behaviors of our community and creating a best practice method model to revise CHA's plan for transformation self sufficiency and safe living goals. Why should CHA grant me this opportunity, well, I am a life long learner committed to improving the welfare of my community. Moreover, I have a substantial body of experience in common with those you currently house. My presence can produce a more intensive analysis of cultural premises, social norms and interpret social interaction. Consequently, on many occasions your research only come from that which is superficial and deceptive. Furthermore, I am better equip to identify past and present challenges and illustrate the will of public housing residents in every part of the city. I have the opportunity to get first hand, accurate information as to the real condition of my community by living among them and seeing them in prison, hanging on the street corners, in their dens of crime or in their homes during their good and not so good behaviors, thus finding the actual skill, mental and moral condition of the people so that the study can truly implement plans to improve the lives public housing residents.	CHA thanks you for your comment, and after consideration, will not be moving forward with your request. CHA participates in ongoing research conducted on the Plan for Transformation.



## Section VIII: Administrative

### Appendix 2: Public Comments



PUBLIC COMMENTS: FY2011 Moving to Work Annual Plan - Plan for Transformation Year 12 Public Comment Period			
Row #	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
9	Mark Goldwyn	I would like to request a copy of the draft plan out for comment.	A copy of the draft FY2011 MTW Annual Plan was sent to the requestor.
10	Crystal Palmer	I was reading the plan and I see you have Westhaven in the disposition plans. I was wondering, if we are still negotiating, why is that in the plan? I don't think that is really fair for it to be there when we don't know if it may happen.	CHA, pursuant to paragraph 16 of the Horner Amended Consent Decree is in discussions with the Horner Residents Committee and its counsel on the future of the West Haven Superblock. In the event discussions conclude that the best interest of CHA and its residents is to redevelop the Horner superblock into a mixed-income community. Inclusion in the FY2011 MTW Annual plan is a prerequisite to any such activity occurring during the year.
11	Francine Washington	First of all, let's talk about the no smoking law, so we understand each other. Trying to make sure there is no smoking how would that work? Will it just be for people that are moving in? What if I am already living in a building and you decide to turn it into a non-smoking building, then what?	Thank you for your interest in the no smoking policy. CHA currently has a no-smoking policy at Kenmore, Pomeroy, as well as new phases at Roosevelt Square and Jackson Square at West End buildings only. As defined, the no smoking policy would be for both new and incoming residents. Smoking cessation classes will be offered for those wishing to quit smoking.
12	Francine Washington	You have the wait list with the Moving to Work. How can we put people with the wait list, and then on the wait list, when in fact those people that had to fight to return in 10/1/99 at the first property?	Lease compliant 10/1/99 residents who have not had their right of return satisfied, did not need to apply for the Family Housing Wait List that opened and closed earlier this year. 10/1/99 residents who have a right to return have priority to be housed and will be offered units first before the units are offered to applicants on the family wait list.
13	Francine Washington	How can we say go over to the waiting list, when in fact I have the right to return as a resident. Yet, still once buildings come online, and are ready to be occupied, three months before they come online, you send me a letter saying - if I am a 10/1/99 resident and i have the right to return, once a unit becomes available, you call me and say, Miss Washington, we got this unit available, you want to make some choices.	Thank you for your comment. To the maximum extent possible, CHA will work with each leaseholder's preferred housing choice. All 10/1/99 families who remain lease compliant have a right of return and an opportunity to screen for units that fit the families' bedroom composition.
14	Francine Washington	Once you call, you got like two months before the building becomes available, if you are going to accept it, you tell me I don't qualify, because I don't-I'm not working, not in school or anything like that. But yet, I thought through the Move to Work agreement, the contract, and the ACOP, that you are supposed to be working with me a year before this happens.	Thank you for your comment.
15	Francine Washington	You wait for the last 30 days, then you call the resident with the right to return, then you tell them they don't qualify. So, therefore, you can open up the waiting list, put everybody on the waiting list-residents since 10/1/99.	Thank you for your comment.
16	Chris Abbott	I have some properties down here. We work on them all the time. There is a huge need in this area for community involvement by CHA.	Thank you for your comment. CHA is a strong proponent of community involvement and holds significant number of partnerships with local and national stakeholders. Moreover, CHA values the input of community participants and provides a variety of opportunities for involvement in CHA activities.
17	Chris Abbott	You know, when you talk about a comment period that ends in a month, I would be willing to bet 95% of the residents don't know about this meeting. I bet if you put together a community team real quickly, and they went block by block to get comments from people, you would be flooded.	Thank you for your comment.



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18	Chris Abbott	I don't know what the HUD budget is going to look like this year nationally, but they have got to cut the soup out of it. They have no money. I think it is going to be extraordinarily competitive and very important that you present the program that is universally recognized as excellent.	Thank you for your comment.
19	Chris Abbott	I think you can get a huge amount of community involvement down here. There is such a depth of opportunity here, it's tremendous.	Thank you for your comment.
20	Chris Abbott	I think the comment period must be widened-expanded. You need to get some community leaders in here and get them involved. You could make a heck of a deal out of this if you really put your heart and mind to it.	<p>CHA maintains compliance with public consultation requirements governing the approval process for the MTW Annual Plan. CHA first announced the opening of the public comment period for the 2011 Plan in the Chicago Sun Times, the Chicago Defender, and Hoy newspapers. Moreover, CHA posted the Draft FY2011 MTW Annual Plan on its website until CHA received Board approval of the document, when it will be replaced with the final version. The public comment period remained open for 30-days, during which time residents and the public alike were able to review the document and comment on the proposed plan.</p> <p>CHA accepts comment throughout the 30-day public comment period through a variety of communication mediums. In addition to holding a public hearing on the document, comments are accepted in-person, via phone, email, fax, and traditional postal mail.</p> <p>CHA will review the policy around public comment periods for future MTW Annual Plans.</p>
21	Bernadette Williams	I see all of the incentives that go directly to the developers or contractors. With this no-smoking policy, what incentives are there going to be for us, to help us, since we don't be able to smoke in our units?	CHA has partnered with the Respiratory Health Association to provide workshops, classes, and other incentives to aid smokers who wish to cease smoking.
22	Betty Thompson	Why is it that all residents of public housing developments were not aware of the time of this particular meeting. Why have they not been notified with a written letter sent to them or notified on the news like they gave when they put the wait list out.	CHA adheres to the notice requirements mandated through federal regulations. CHA has provides for citizen participation through a public hearing and a 30-day public comment period. Notice regarding both of these events were published in two local newspapers, Sun Times, the Chicago Defender, and the Spanish language newspaper, Hoy. Additionally, notices were posted at property management offices, HCV Satellite Offices, and on CHA's website, <a href="http://www.thecha.org">www.thecha.org</a> .
23	Myra King, CAC President/CHA Commissioner	When you talk about the smoking issue, the Kenmore and Pomeroy buildings --when residents are moving in, are they being told that they are going to be non-smoking buildings?	The no smoking policy will be communicated both verbally and in writing to all applicants and incoming residents. In addition, CHA has partnered with the Respiratory Health Association to provide workshops, classes, and other incentives to aid smokers who wish to cease smoking.
24	Myra King, CAC President/CHA Commissioner	<p>Scattered-site residents do not receive much information. It's like they are forgotten. They are not notified about anything, they don't know --what's going on, or what's coming up.</p> <p>CHA should do a better job of letting them know what's going on so that they can take part in and participate, that would be good.</p> <p>Thank you.</p>	Thank you for your comment. CHA continues to work on advancing its communication strategy with residents and the public alike. The scattered-site local advisory councils along with FamilyWorks providers also make information available to these residents.
25	Julie Brown, Senior Staff Counsel Business and Professionals for the Public Interest	As the Draft implies, on p. 32, CHA's city-wide wait list can present vocational challenges to families. Absent a reasonable cause, families lose their position on the public housing wait list if they refuse to accept an offered unit. Because the city is so large, families may be required to move great distances into unknown areas. This can create leasing challenges for CHA, as well as hardship for families. For these reasons, BPI strongly supports a geographic preference, reasonably designed, for families on the new CHA public housing wait list.	Thank you for your comment and support of CHA's proposed plans.



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26	Paul Sajovec, Chief of Staff 32nd Ward	Over the past several weeks my staff and I have assisted a CHA resident who works in the 32nd Ward with a variety of issues regarding her living arrangements. One issue she faced was a substantial increase in her monthly rental payment as a result of a very minimal increase in her salary. The end result was that she would have been better off not to have had the increase in her pay. Certainly, this type of situation runs counter to the goals of the Plan and the CHA and thus I am contacting you to urge you to revisit both the existing policies and the proposed changes with a particular emphasis on better aligning the incentives in the policies and plan with the overall goals to improve the quality of residents' lives and encourage them to excel in their careers.	CHA performs bi-annual re-examinations of income and family compositions in its Housing Choice Voucher (HCV) program. Income less than \$3,000 per year is not required to be reported between these certifications as an effort to promote greater self-sufficiency among our families. However, federal law and local policies require participating families to pay at least 30% of their monthly adjusted income toward their portion of the housing cost. Any time a family reports an increase in income greater than \$3,000, the CHA is required to re-adjust their portion of the rent. If a family disputes or feels that CHA has not properly calculated their rent then they are provided an opportunity to request a hearing within 10 days of receiving their rent notice. CHA encourages self-sufficiency and all families are both briefed on and encouraged to enroll in our Family Self-Sufficiency (FSS) Program. In this program, goals are set for families and as they reach them, their increase in earned income is put into an escrow account so that they continue with the same tenant portion. At the end of the program, should they meet their goals, the escrow account is turned over to the family for their use - many such families use this escrow account to go to school, or to buy a home.
27	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	The CAC is again commenting that the public comment period for the CHA Draft FY2011 Annual Plan is inadequate; giving that each Annual Plan is a part of the CHA Plan for Transformation. Given the size, and scope of the multi year CHA Plan for Transformation, the minimum thirty (30) day public comment period required under the regulations issued by the United States Department of Housing and Urban Development (HUD) should be expanded consistent with the unique nature of the CHA Plan. CHA itself has continually described its Plan as one of a kind. An April 14, 2010 CHA news release described the Plan as "... the most ambitious effort of public housing redevelopment in the history of the United States." A May 20, 2010 press release stated "The Plan for Transformation is the most ambitious redevelopment of public housing ever attempted in the United States." Similar comments about the Plan are contained on the first page of the CHA's website. It is the CAC's position that at the very least, the comment period for the CHA's Annual Plan should be at least sixty days to ensure that residents have time to obtain copies of the Draft Plan; and to go over this complex document sufficiently to understand the proposals in the Plan, and make comments accordingly.	CHA maintains compliance with public consultation requirements governing the approval process for the MTW Annual Plan (See CHA's Amended and Restated MTW Agreement, VI, 2, A (f)). CHA first announced the opening of the public comment period for the 2011 Plan in the Chicago Sun Times, the Chicago Defender, and Hoy newspapers. Moreover, CHA posted the Draft FY2011 MTW Annual Plan on its website until CHA received Board approval of the document, where it was replaced with the final version. The public comment period remained open for 30-days, during which time residents and the public alike were able to review the document and comment on the proposed plan.  CHA accepts comment throughout the 30-day public comment period through a variety of communication mediums. In addition to holding a public hearing on the document, comments are accepted in-person, via phone, email, fax, and traditional postal mail. CHA will review the policy around public comment periods for future MTW Annual Plans.
28	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	The Draft CHA FY2011 Plan has language suggesting that the rehabilitation of the Cabrini Row Houses will not proceed as previously planned, and previously stated in prior CHA Annual Plans. It is doubtful that many, if any, Cabrini Row House residents are aware that this change concerning the rehabilitation of the row houses is contained in the Draft CHA FY2011 Plan. There are also proposals that will significantly affect the inspection of units in the Housing Choice Voucher (HCV) program. It is equally doubtful that many of the 35,000 plus families participating in the CHA HCV program are aware that these changes are in the CHA Draft FY2011 Plan, and or understand the possible implications on the quality of their housing going forward. The CAC will comment on both issues, but feels it is also critical that all public housing and HCV families have adequate time to receive and digest these draft proposals so they also have an opportunity to make whatever comments they deem appropriate.	CHA has conducted discussions with the Cabrini-Green LAC and partners about future plans for this site. Construction activities may start in FY2011 pending decisions by CHA, the LAC, and partners.



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29	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	The CAC also feels that more than one public hearing is required due to the size of the CHA's public housing and HCV population, the geographic diversity of those populations, and the sheer size and complexity of the CHA Draft Annual Plan. A single hearing on the south side of the City is hardly convenient to public housing and HCV families residing in other parts of the City. The hearing was in the evening, and is not easily (or safely) accessible by all of the CHA public housing and HCV population, especially seniors. The CAC is requesting that CHA convene at least three public hearings, spread over a sixty day public comment period, and that the hearings be at different locations; and that at least one hearing be conducted in the morning or early afternoon at a Central location (such as the CHA main office on Van Buren) to accommodate seniors in the public housing and HCV programs. The CHA should also consider having at least one public hearing which is specifically targeted towards Hispanic families participating in the public housing and HCV programs, in a neighborhood conducive to attracting a significant number of Hispanic families.	Currently CHA accepts comment throughout the 30-day public comment period through a variety of communication mediums. In addition to holding a public hearing on the document, comments are accepted in-person, via phone, email, fax, and traditional postal mail. CHA will review the policy around public comment periods for future MTW Annual Plans.
30	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	The CAC will be forwarding separate correspondence to HUD officials requesting that going forward, CHA be required to significantly expand its public comment periods for all CHA Draft Annual Plans, and all CHA Draft Amendments to the Moving to Work (MTW) Agreement. The CAC will also request that HUD require that CHA increase the number of public hearings, and the locations, consistent with these comments.	Thank you for your comment.
31	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	The CHA Draft FY2011 Annual Plan contains information on the CHA public housing stock indicating its intention to add 1,026 "housing units" towards the CHA MTW goal of producing 25,000 public housing units. The 25,000 unit goal was set forth in the first CHA MTW Agreement approved by HUD in February, 2000. However, HUD approved a provision in CHA's FY2009 Annual Plan and Amended and Restated MTW Agreement that allows CHA to now count Section 8 Project Based (PB) units towards the 25,000 unit count required by the original MTW Agreement. The CAC is again emphasizing the significant difference between the 25,000 MTW unit requirement contained in the MTW, and the ongoing obligation under the CHA Relocation Rights Contract (RRC) to provide a public housing unit for the 25,000 CHA families who occupied a CHA public housing unit as of October 1, 1999. HUD's approval for CHA to substitute PB units for public housing units to meet its 25,000 MTW unit requirement, does not in any way diminish the rights of 10/1/99 families to a new or completely rehabilitated public housing unit as their replacement housing.	CHA remains committed to both fulfilling the rights of return for 10/1/99 public housing residents, arising out of the Relocation Rights Contract, and returning 25,000 units of housing through the Plan for Transformation. The expanded use of PBVs and authorization from HUD to count these units toward CHA's over all unit delivery goal, does not diminish either of these objectives.



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32	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	The CAC raised this issue in its comments on the CHA FY2009 Annual Plan, and FY2009 Amended/Restated MTW Agreement. CHA confirmed in its written responses that the approval to count PB units towards the 25,000 MTW unit requirement would not diminish or delay the RRC rights of 10/1/99 residents to a public housing unit as replacement housing; and that 10/1/99 residents have the option of accepting an offer of a PB unit as their permanent replacement housing, but are not required to do so. CHA further confirmed in writing that an offer of a PB unit to a 10/1/99 family will not count as one of the two offers mandated under the RRC. The CAC is requesting confirmation that CHA will produce a sufficient number of new and rehabilitated public housing units for all 10/1/99 families.	CHA remains committed to both fulfilling the rights of return for 10/1/99 public housing residents, arising out of the Relocation Rights Contract, and returning 25,000 units of housing through the Plan for Transformation. The expanded use of PBVs and authorization from HUD to count these units toward CHA's over all unit delivery goal, does not diminish either of these objectives.
33	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	This is an important issue because CHA is adding PB units to the total housing units required under the MTW Agreement. Page 16 of the CHA Draft FY2011 Plan states that CHA is adding 1,026 units in FY2011, and that as a result, the total housing units produced through FY2011 will be 21,310; leaving it with only another 3,690 "housing units" remaining under the CHA MYW Agreement. However, page 17 of the Draft Plan states that the actual number of CHA public housing units available for occupancy at the beginning of FY2011 will be 17,979. It is unclear how many additional public housing units beyond the 17,979 projected in the CHA Draft FY2011 Plan will be needed to ensure that 10/1/99 families have access to a new or rehabilitated public housing unit. The CAC is therefore requesting that CHA continue to produce public housing units in FY2011, and beyond, to ensure that the 25,000 10/1/99 CHA families desiring a new or rehabilitated public housing unit, retain that right as guaranteed under the RRC.	CHA's use of PBVs in meeting the 25,000 public housing unit commitment is in place to expand housing opportunities for both 10/1/99 residents and other low-income households across the city. CHA seeks, through the use of PBVs, to provide additional housing types in a growing number of locations across Chicago. This is consistent with the Plan for Transformation's goal to integrate subsidized housing with the larger city. Nonetheless, CHA has not altered the underlying goal to revitalize its housing stock through redevelopment and rehabilitation activity.
34	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	The capital expenditure chart on page 17 of the CHA Draft Plan states that 9.5 million will be spent in FY2011 on MTW "Demo" Vouchers at Bridgeport Homes. The same chart also indicates that 4.8 million will be spent on MTW "Demo" Vouchers at Wentworth Gardens. It is not clear from the Draft Plan what the term MTW "Demo" Voucher refers to; nor is it clear why these funds are being spent at two CHA developments (Bridgeport Homes and Wentworth Gardens) that were identified in prior CHA Plans as sites where all the public housing units have been rehabilitated. The chart also indicates that 6.5 million is targeted for MTW "Demo" Vouchers at Dearborn Homes in FY2011; but again does not describe what specific activity will take place at this site. The CAC is requesting clarification on what specific activity the term MTW "Demo" Vouchers refers to, and an explanation why these sites were chosen for this type of funding in FY2011.	The MTW "Demo" Vouchers category represents funding that the CHA receives as part of our MTW Agreement. CHA uses this funding after all capital funding is allocated for construction and the remaining capital construction activity is then funded from MTW demo funding. Each of these sites is slated for construction activity in FY2011. Please refer to the charts in Section II for the revised demo voucher amounts for these sites in FY2011.



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35	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	The chart also indicates that 2 million in capital funds are to be spent at LeClaire Courts Extension in FY2011, and another 1.8 million in capital funds targeted for Lathrop Homes. The CAC is not aware of any specific redevelopment and or rehabilitation contracts approved for either site, and is requesting clarification as to what specific activity will be funded at these sites in FY2011. The chart also indicates that 16.9 million in capital funds is targeted for the Cabrini Green Row Houses. However, other sections of the Draft FY2011 Plan do not indicate whether any rehabilitation work and or units are to be completed at the Cabrini Green Row Houses in FY2011. The chart on page 20 of the Plan shows no planned units for the Cabrini Green Homes Row Houses in FY2011. Further, the language on page 21 of the Draft plan has vague language that appears to indicate that no further rehabilitation of existing public housing units will occur in FY2011. The CAC is requesting specific clarification as to whether the CHA will or will not continue the rehabilitation of existing public housing units at the Cabrini Row Houses, and if so, the number of existing Row House public housing units planned for rehabilitation in FY2011.	The LeClaire Working Group was formed in 2010 and is in the process of developing a Request for Qualifications for the procurement of a real estate development team that will work with the LeClaire Working Group to create a redevelopment plan in FY2011. The \$2 million in Capital funds are targeted for demolition activities. CHA formed a working group at Lathrop and has selected a real estate development team to undertake a community planning process that will commence either late FY2010 or early FY2011. CHA is currently seeking board authorization to enter into negotiations for a master development agreement. The funding identified in the plan are for predevelopment expenses projected to be incurred at Lathrop.  CHA has conducted discussions with the Cabrini-Green LAC and partners about future plans for this site. Construction activities may start in FY2011 pending decisions by CHA, the LAC, and partners.
36	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	The CAC is reminding CHA that current residents in the Cabrini Green Row Houses have been awaiting rehabilitation of their units since the CHA Plan started in FY2000. The CAC is requesting that CHA provide specific information on planned activity at the Cabrini Green Row Houses so those residents can make informed housing choices under the RRC. If CHA is not going to continue with the rehabilitation of existing Cabrini Green Row House units in FY2011, then the FY2011 activity to be funded with the 16.9 million dollars in capital funds should be identified in the CHA Plan. The CAC is reminding CHA of the June 27, 2000 Court Order in the Gautreaux case that specifically provides the CAC with the right to appear before the Gautreaux court, and present evidence in any instance where a revitalizing order (that is entered and or modified) has the potential of limiting or restricting the rights of displaced CHA residents (which would include 10/1/99 families). The CAC is therefore requesting that it be a part of any future discussions between CHA, BPI and the Cabrini Green LAC regarding the future of the Cabrini Green Row Houses.	CHA has conducted discussions with the Cabrini-Green LAC and partners about future plans for this site. Construction activities may start in FY2011 pending decisions by CHA, the LAC, and partners.
37	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	The charts and information on pages 22 and 23 of the CHA Draft Plan contain information about which properties are projected for demolition or disposition in FY2011. These charts do not appear to be consistent. For example, the chart on page 22 indicating which CHA units are proposed for demolition shows a total of 407 units scheduled for demolition in FY2011. The chart indicates that demolition in FY2011 will occur at William Green Homes, Cabrini Green Extension, and Scattered Sites West. The third chart on page 23 lists CHA property to be removed through disposition process in FY2011. It is assumed that the term "property" in the third chart refers to CHA residential housing, since the first and second chart specifically refer to non-dwelling CHA properties. The third chart lists the Cabrini Green Row Houses, Henry Horner Homes, Lathrop Homes, and Henry Horner Homes (Villages of Westhaven) as CHA properties to be removed in FY2011 by disposition; and specifically states that these four CHA properties are to be removed by Ground Lease or Fee Simple.	Pursuant to paragraph 16, of the Horner Consent Decree, CHA is in discussions with the Horner Resident Committee and its counsel on the future of the Westhaven Superblock. Subject to an approved redevelopment plan by the court, the disposition would be for the development of mixed income residential housing. CHA would enter into a ground lease with a selected developer and may also convey portions of land for retail or homeownership opportunities in detached single family housing.



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38	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	Disposition by a public housing authority (PHA) by Ground Lease or Fee Simple generally implies that the property will either be sold (Fee Simple), or that the PHA property will be leased for a lengthy period of time, a method used at almost all the CHA mixed finance sites to date. This would mean that CHA is proposing to either sell these four properties, or to enter into long term ground leases similar to those used at CHA mixed finance sites. The CAC has reviewed recent CHA resolution and was unable to find any instance where residential CHA units were sold through the Fee Simple real estate process. This would imply that the four properties identified above will have long term ground leases as part of a CHA mixed finance development. The CAC is not aware that any specific redevelopment or rehabilitation activity has been approved for the Lathrop Homes site. If so, why is CHA listing Lathrop Homes for disposition by Ground Lease or Fee Simple in FY2011? The Cabrini Row Houses, which previous CHA Plans indicated would be rehabilitated, is now listed for disposition in FY2011 by Ground Lease or Fee Simple. This is contrary to the vague language that is contained elsewhere in the Plan referring to future discussions with the Cabrini LAC to determine what will happen at the Cabrini Row Houses. This chart suggests that the decision on the Cabrini Row Houses has already been made by CHA. The CAC is requesting that CHA clarify in the Draft Plan what it is proposing to do with the Row Houses in FY2011.	24 CFR 970 require the Chicago Housing Authority to apply for disposition authority from the U.S. Department of Housing and Urban Development (HUD) whenever the PHA contemplates the demolition or disposition of any of its inventory. Lathrop, Westhaven and Cabrini Row Houses have been the subject of redevelopment discussions. The CHA in consultation with the Lathrop LAC and Lathrop Working gGroup has decided to redevelop the Lathrop property into a mixed income community. The CHA and Lathrop working group have selected a developer and is awaiting authorization to enter into negotiations to execute a master developer agreement. If authorized the CHA will work with the Lathrop working group to develop a plan through a community planning process.  Pursuant to paragraph 16, of the Horner Consent Decree, CHA is in discussions with the Horner Resident Committee and its counsel on the future of the Westhaven Superblock. Subject to an approved redevelopment plan by the court, the disposition would be for the development of mixed income residential housing. CHA would enter into a ground lease with a selected developer and may also convey portions of land for retail or homeownership opportunities in detached single family housing.  As previously stated, the CHA has not made a final decision on whether to redevelop the Cabrini Row Houses into a mixed-income community or rehabilitate as 100% public housing. In the event the CHA decides to pursue a mixed income/mixed finance approach the several ground leases will need to be entered into to maintain long term affordability. HUD considers such long term leases and fee simple conveyances as dispositions and therefore are subject to 24 CFR 970 review and approval.
39	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	CHA has consistently maintained that no decision has been made yet on what type of redevelopment and or rehabilitation will take place at Lathrop Homes, and has repeatedly stated this to Lathrop Homes residents in various Town Hall meetings with the residents. The chart on page 23 indicates that CHA may have already decided on what specific redevelopment activity will take place at Lathrop Homes. It is essential that Lathrop Homes residents be advise as soon as possible as to what redevelopment activity is planned for Lathrop Homes, and more specifically what activity if any is planned for this site for FY2011, so they can make informed choices about their housing options while they wait for the redevelopment of Lathrop. Lathrop Homes residents, the same as Cabrini Green Row Houses residents, have waited for the rehabilitation of their units since the plan began in 2000, and should receive accurate and complete information on CHA proposed plans at the Lathrop Homes site as soon as possible. The CAC is requesting that CHA meet with the CAC and the Lathrop Homes LAC as soon as possible to discuss what activities are proposed for FY2011 at Lathrop Homes, and to clarify why Lathrop Homes is listed in the Draft plan as being disposed of in FY2011 by Ground Lease and or Fee Simple.	CHA has had numerous discussions with stakeholders regarding the rowhouses, which discussions have included numerous resident advocates. No firm decisions have been made regarding the rowhouses, but stakeholders and resident advocates have been advised of CHA's intent to include the rowhouses for possible inclusion in redevelopment planning.
40	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	The third chart also lists Henry Horner Homes and Henry Horner Homes (the Villages of Westhaven) as being disposed of in FY2011 by Ground Lease or Fee Simple. The Henry Horner LAC has advised the CAC that it has been part of recent discussions on possible plans for these sites, but was not aware of, and or has not concurred in, any final decision regarding these two sites. It is unclear from the chart exactly what CHA is proposing for these sites in FY2011. The CAC is therefore requesting that CHA meet with the Henry Horner LAC, and other necessary parties mandated by the Henry Horner Consent Decree, and the CAC to continue discussions regarding plans or proposals for these sites in FY2011 and beyond.	The issue regarding Henry Horner Homes is the subject of ongoing discussions with stakeholders, which discussions have included possible disposition alternatives.



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41	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	The proposed demolition chart on page 22 does not list units at Lathrop Homes, the Cabrini Row Houses, Henry Horner or Henry Horner Homes as being targeted for demolition in FY2011. However, if these properties are listed for disposition in FY2011 by Ground Lease or Fee Simple, this has generally meant the demolition of existing CHA public housing units, and the construction of mixed finance public housing units. The lone exception has been Hilliard Homes, which was rehabilitated with mixed finances and then disposed of through a 99 year lease to the private owners. The CAC is requesting that CHA clarify, in the Draft Plan, whether any demolition will or will not occur at these sites in FY2011; and if not, why the properties are listed for disposition in FY2011 by Ground Lease or Fee Simple. Finally, the CAC notes that the Scattered Sites units listed for demolition in FY2011 are not contained in the disposition chart on page 23 of the Plan. The CAC is requesting that CHA clarify what it proposes for the CHA land once the Southwest Scattered Sites units listed on page 22 are demolished.	Disposition does not necessarily lead to demolition. Disposition is required whenever CHA either sells property or enters into a ground lease. Lathrop will undertake a community planning process that will help inform the final outcome of the Lathrop buildings which are eligible for historic preservation according to the 1993 Programmatic Agreement. Regardless of whether the plan is to preserve some or all of the buildings or new construction is undertaken, CHA will enter into a long term lease with the developer to maintain long term affordability.  Currently, CHA has no plans for the land the Southwest Scattered Site units is situated on. In light of maintenance, health and safety considerations, it was decided that these buildings should be proposed for demolition. The future outlook for the remaining land is to be determined.
42	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	The CHA Draft FY2011 Plan lists several properties that will have Project based (PB) through FY2011. The CAC has no objections to the CHA PB program, subject to its position that PB units not diminish the rights of 10/1/99 residents under the Relocation Rights Contract (RRC). However, given the addresses of the PB properties listed in the CHA Plan, the CAC would caution CHA to closely monitor its approval of future CHA PB sites to ensure that PB program participants have access to housing in diverse neighborhoods throughout the City, and are not overly concentrated in minority neighborhoods.	Thank you for your comment. CHA conducts a thorough evaluation process in identifying sites for future Project Rental Assistance (PRA) activity. CHA through the PRA program seeks to expand housing options for low-income families in opportunity areas that are both economically and racially diverse.
43	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	The CHA Draft FY2011 Plan has a section describing the CHA Waiting List, and a reference to the longstanding Community Area Waiting List that was initiated decades ago to facilitate the construction of public housing in non minority areas of the City. The CAC has reviewed the recent Gautreaux Court order ending and changing the role of the Gautreaux Receiver. The Order cited the substantial progress that has been made since the original Gautreaux decision in 1966. The CAC is of the opinion that given that progress, and the significant changes in the development and construction of public housing in Chicago, and nationwide, the Gautreaux Court Order establishing the Community Wait List should be revisited for possible modification. The CAC is requesting that CHA meet with the CAC and BPI, counsel for the Gautreaux class, and other necessary parties mandated by Court Orders, to discuss this possibility.	CHA thanks you for your comment and appreciates the recognition regarding the significant progress that has been made by CHA since the original Gautreaux decision.
44	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	Page 41 of the CHA Draft 2011 Plan indicates CHA's intent to issue a Request for Qualifications (RFQ) in FY2011 to conduct revitalization activity at five sites; one of which is identified as the Cabrini Green Row Houses. This appears to be a further indication that CHA has already made the decision not to continue the rehabilitation of the Cabrini Green Row Houses in FY2011. The CAC is repeating its request that CHA convene a meeting with the CAC, BPI and the Cabrini Green LAC as soon as possible to discuss the future of the Cabrini Green Row Houses and the proposed activity for FY2011.	CHA has conducted discussions with the Cabrini-Green LAC and partners about future plans for this site. No firm decisions have been made, but in the event CHA and partners decide on redevelopment plans, CHA would issue an RFQ for redevelopment.



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PUBLIC COMMENTS: FY2011 Moving to Work Annual Plan - Plan for Transformation Year 12 Public Comment Period			
Row #	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
45	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	Pages 41 and 42 of the CHA Draft plan purports to describe the historical operation and composition of the Working Groups established in the first CHA Plan for Transformation, and the proposed changes to the composition of the Working Groups. The CAC disagrees with the CHA's historical description of the composition of the Working Groups, and objects to the proposed changes to the Working Group composition going forward. The CAC is not aware of any prior CHA MTW documents or Annual Plans that provided for participation by non public housing residents from the surrounding communities, notwithstanding that one or more of the CHA Working Groups may have included such participants. The CHA Plans and MTW Agreements previously approved by HUD have not, to date, had any provisions which included non public housing residents as a part of the CHA Working Groups. The CAC is forwarding separate correspondence to HUD and CHA setting forth its objections and its recommendations to the proposed changes in the CHA Working Groups.	The text regarding the composition of the Working Group has been removed from the Annual Plan. Understanding that this item does not require HUD's approval to implement, CHA will continue discussions with the CAC on this issue.
46	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	The CHA Draft plan also has a description of activities by the CHA Ombudsman's office. The CAC continues its objections to the Ombudsman as a replacement for resident councils in CHA mixed finance developments. Further, the new HUD Notice issued on September 15, 2009 now requires all public housing authorities to inform public housing residents that they have the option of identifying an individual and or an organization (such as the LAC or CAC) to assist them in any matter arising during their tenancy. The Notice also mandates that all applicants and tenants be given the HUD form attached to the Notice. If that form is completed by a public housing resident living in a mixed finance development, the completed HUD form MUST be placed in the resident's file, and the PHA and or the property management official, can contact that individual or organization if any tenant issue arises concerning that individual.	<p>The creation of this office does not diminish or inhibit the rights of residents to obtain legal or other representation of their own choice. The CHA remains committed to supporting public housing residents in mixed-income/mixed finance communities. As a result, families in public housing units may elect to form associations or organizations of their choosing.</p> <p>HUD Form 92006 allows the person to identify anyone to be notified to assist them, but also requires the person to state with specificity the issues for which CHA may contact the designated representative.</p> <p>HUD Form 92006 is required to be given to all applicants both public housing and HCV alike; however, applicants are not required to complete this form. Notice of this requirement has already been set out in CHA's HCV Administrative Plan and public housing Admissions and Continued Occupancy Policy. Current residents are notified of this right at the time of recertification.</p>
47	Robert Whitfield, on behalf of the Central Advisory Council (CAC)	This mandate applies to CHA, and to all CHA mixed finance public housing residents. This means that residents at a mixed finance development can now identify the CAC, or a particular LAC to represent them, with or without the approval of CHA or the CHA Ombudsman. This would seem to make the need for an Ombudsman, as stated by CHA, moot and or no longer necessary. If nothing else, it appears that Attachment D of the CHA MTW Agreement should be modified with language reflecting the new mandate that requires CHA, and all PHAs, to inform residents of their right, if they choose, to identify a representative. That option must now be made available to all CHA mixed finance public housing residents. If a substantial number of CHA mixed finance public housing residents indicate on the HUD form that they want a particular LAC and or the CAC to assist them in any lease issues, the CHA and or the property manager must notify that LAC and or CAC. If this occurs, there seems little reason to continue to deny mixed finance public housing residents to form or join resident councils under Part 964 of the Regulations, or to continue with the CHA Ombudsman program.	<p>The creation of this office does not diminish or inhibit the rights of residents to obtain legal or other representation of their own choice. The CHA remains committed to supporting public housing residents in mixed-income/mixed finance communities. As a result, families in public housing units may elect to form associations or organizations of their choosing.</p> <p>HUD Form 92006 allows the person to identify anyone to be notified to assist them, but also requires the person to state with specificity the issues for which CHA may contact the designated representative.</p> <p>HUD Form 92006 is required to be given to all applicants both public housing and HCV alike; however, applicants are not required to complete this form. Notice of this requirement has already been set out in CHA's HCV Administrative Plan and public housing Admissions and Continued Occupancy Policy. Current residents are notified of this right at the time of recertification.</p> <p>CHA disagrees that it is required to notify the person or entity identified by a resident on Form 92006. CHA also believes that the Office of the Ombudsman is an appropriate entity which residents may wish to designate on this form.</p>



## Section VIII: Administrative

### Appendix 2: Public Comments



PUBLIC COMMENTS: FY2011 Moving to Work Annual Plan - Plan for Transformation Year 12 Public Comment Period			
Row #	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
48	Central Advisory Council Meeting 10/7/10	What is the total number of "site-based" (project-based vouchers)?	As of December 31, 2009, there were 1,390 project-based vouchers (PBVs) in CHA's portfolio.
49	Central Advisory Council Meeting 10/7/10	Does the 25,000 include all developments?	Yes, CHA's goal to revitalize 25,000 units of public housing is spread across all developments, and now it will include PBVs in CHA's portfolio as well.
50	Central Advisory Council Meeting 10/7/10	Who determined that we could count PBVs?	Amendment No. 3 to CHA's Amended and Restated MTW Agreement, gave CHA approval from HUD to carryout this activity.
51	Central Advisory Council Meeting 10/7/10	The annual plan states there will be a major rent reform. If CHA is going to change the rent structure, why do I keep hearing language that it will stay at 30% of income? This is very important. It is my understanding that the 30% will not change, so I need clarity.	Rent reform is a long-term goal for the agency. CHA wants to simplify rent calculations which will also make it easier for residents to understand how their rent is determined. We are still in the planning stages and are doing analysis on how this will affect residents. Once a draft rent reform initiative is prepared, CHA will provide an opportunity for the public and residents to review and comment on the proposed changes, prior to seeking Board approval and ultimately implementing the new initiative.
52	Central Advisory Council Meeting 10/7/10	There are people who are paying less at the same site and people in site-based pay more. Why should I pay more for my site-based (PBV)? It's not fair.	CHA is unaware of situations like this. Please provide specific examples of situations where this is occurring, so we can follow-up.
53	Central Advisory Council Meeting 10/7/10	Is there any way to abolish the site-based (PBV)? What if you have a neighbor in PBV that is a problem or you just don't want to be there but you can't move?	CHA is currently limited by HUD funding structures, and program guidelines regulating the PBV program. Program participants interested in moving may move using a tenant-based voucher, after two years of residence in the PBV/PRA unit.
54	Central Advisory Council Meeting 10/7/10	Is there a glitch in the wait list website? I received a letter that I was denied but I did not apply.	Thank you for your comment. Your specific example has been forwarded to CHA's occupancy department for further review.
55	Central Advisory Council Meeting 10/7/10	How are you changing the plan for the Cabrini Row Houses without talking to the residents of the row houses? CHA needs to consider people not just land and developers.	CHA, with members of the applicable working group, continue to evaluate revitalization plans for all its housing stock, including the Francis Cabrini Row Homes. Revitalization plans for all forecasted sites, take into account ever changing resident housing needs and incorporate current housing market conditions.
56	Central Advisory Council Meeting 10/7/10	You work on a plan and say this is what we're going to do. We only get to comment.	CHA actively engages residents and the public alike in the development process for all major policies and plans. This happens through communications arising out of working groups, CAC meetings, listening forums, and public consultation periods and hearings. Moreover, CHA evaluates each comment received, and, where applicable, incorporates the feedback into the final documents. Most recently, this process was used for comments on CHA's ACOP. As a result of comments received during the public consultation period, CHA removed provisions after consideration of comments received.
57	Central Advisory Council Meeting 10/7/10	It says there are changes about inspections. Does CHA have documented cases that residents had to move out because of slum landlords that didn't pass inspections? Do you do random checks, not staged? What about resident inspections? We need random knocking on doors to inspect the inside of units.	All units in CHA's HCV program are required to be inspected regularly and must pass inspections to remain available for lease.
58	Central Advisory Council Meeting 10/7/10	What happens if you only get 46 of the 646 planned PBVs in 2011?	CHA strives to meet all of its goals outlined in the Plan, including forecasted PBV activity. Nonetheless, as with all plans, factors may exist which could speed up or slow down unit acquisition and/or delivery. Along with the Plan, CHA submits to HUD and makes available for public consumption a corresponding MTW Annual Report. The Report is used as the platform to compare annual goals with actual activity results.



## Section VIII: Administrative

### Appendix 2: Public Comments



PUBLIC COMMENTS: FY2011 Moving to Work Annual Plan - Plan for Transformation Year 12 Public Comment Period			
Row #	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
59	Central Advisory Council Meeting 10/7/10	You said there is a link on the website for developers and managers to apply for project-based (PRA). So Eastlake could apply?	Federal regulations currently prohibit the co-mingling and/or layering of financing from different public housing programs. Therefore, CHA is unable to place PBV units at current public housing properties. Eastlake may apply in its capacity as developer for participation in CHA's PRA program.
60	CAC Meeting 10/7/10	So any school information should not be filled out for re-examinations? We had to fill out something in the lease.	The current ACOP and lease have a provision that requires that applicants, and current residents, provide documentation that all persons between the ages of six and seventeen are enrolled in and will attend school regularly. Pursuant to this provision, Private Property Managers review Progress Reports, verify documentation from the school, and Report Cards to show regular school attendance.
61	CAC Meeting 10/7/10	You need to check into the background checks in the new leases. The old lease said within 10 years but the new lease says have you ever been convicted. If you say no, can you be denied?	Independent of an applicant's responses, CHA will use a third party source to determine the criminal background of an applicant. CHA may look as far back as it deems appropriate to determine a pattern of criminal activity. Particularly, with crimes such as arson and sex offenses, CHA may need to look further than the last 10 years.
62	Central Advisory Council Meeting 10/7/10	We just want to be included at the beginning phase of everything that's happening. It seems like HUD and CHA just decide things. Before anything CHA should discuss with the CAC board, I don't think the CAC knows anything about it. CHA doesn't respect this table.	CHA actively engages residents and the public alike in the development process for all major policies and plans. This happens through communications arising out of working groups, CAC meetings, listening forums, and public consultation periods and hearings. Moving forward CHA will continue to work on advancing its communication strategy that employs strategies that are more inclusive of residents and the public alike.



**Section VIII: Administrative**  
Appendix 3: Glossary of Frequently Used Terms



**APPENDIX 3: GLOSSARY OF FREQUENTLY USED TERMS**

**Administrative Plan:** The policy governing eligibility, admissions, etc. for the Section 8 Certificate and Voucher programs.

**Admissions and Continued Occupancy Policy (ACOP):** A policy of the CHA Board of Commissioners that governs the admissions to and continued occupancy at public housing properties owned by CHA. Prospective and current CHA tenants must meet ACOP standards in order to reside at a CHA property.

**Agreement to Enter Into Housing Assistance Payments (AHAP):** A contract between a Public Housing Agency (PHA) and the federal Department of Housing and Urban Development (HUD) that designates Section 8 funds for Project-Based Vouchers (PBVs) administered by the PHA.

**American Recovery and Reinvestment Act (ARRA):** An economic stimulus package enacted by the United States government in February 2009. It provides funds to a variety of public and private projects and aims to create jobs and promote investment and consumer spending in order to bring the United States out of recession. CHA has received funds from the ARRA through competitive grant and formula grant processes.

**American Recovery and Reinvestment Act (ARRA) Competitive Grant:** A monetary award made available to organizations by the ARRA. Recipients of a competitive grant are chosen based on applicant organizations' ability to demonstrate that they need and merit the award.

**American Recovery and Reinvestment Act (ARRA) Formula Grant:** A monetary transfer to an organization that is derived from a specific formula as defined in the ARRA legislation which created the grant program. CHA has been awarded ARRA formula grant dollars for some of its initiatives.

**Americans with Disabilities Act (ADA):** A federal civil rights law signed on July 26, 1990 that prohibits discrimination based on disability. Under this law, CHA must provide reasonable accommodation to residents with disabilities.

**Applicant:** An individual or family that has been selected from the waiting list and is going through the process to receive a voucher.

**CabriniWorks:** A social service program through Heartland Human Care Services that provides employment, case management, clinical and supportive services to the Cabrini-Green community.

**Central Office Cost Center (COCC):** The business and administrative unit of CHA that collects fees and oversees business activity within CHA.

**CHA:** Chicago Housing Authority



**Section VIII: Administrative**  
Appendix 3: Glossary of Frequently Used Terms



**Chicago Supportive Housing Initiative:** A partnership between CHA and the Chicago Department of Housing, the Chicago Department of Human Services, the Chicago Department of Planning and Development, and the Mayor’s Office of Workforce Development to preserve existing Single Room Occupancy units in Chicago and enable the creation of new affordable, permanent housing with on-site social services. A portion of CHA’s project-based vouchers will be dedicated to the Chicago Supportive Housing Initiative.

**Choice Neighborhoods Award:** A federal competitive grant program that will replace the federal HOPE VI grant program. The Choice Neighborhoods program is designed to extend the HOPE VI program framework beyond the scope of public housing, to promote neighborhood revitalization in more varied ways.

**CTO:** Choose to Own Program.

**DCD:** Department of Community Development.

**Disposition:** The transference of an asset to a new owner through direct sale or some similar method. CHA will undergo disposition for some of its properties rather than demolishing or rehabilitating them.

**Energy Efficiency Conservation Block Grant (EECBG) Program:** A federal program funded by the American Recovery and Reinvestment Act (ARRA) of 2009 to assist eligible entities in implementing energy efficiency and conservation strategies. The EECBG aims to reduce fossil fuel emissions, reduce total energy use, improve energy efficiency in sectors such as transportation and building, and create jobs. CHA received funds from the City of Chicago through the EECBG program which will allow CHA to perform energy audits and energy retrofits on over 100 scattered site properties.

**Exception Rent:** A rent amount that exceeds the established maximum rent of a Housing Choice Voucher (HCV) holder’s apartment. In order to increase the housing opportunities of HCV Program participants, CHA may approve exception rents of up to 300% of the established payment standard for families who want to live in lower-poverty Opportunity Areas.

**FamilyWorks:** A social service program for CHA residents that is administered for CHA through several nonprofit providers. FamilyWorks aims to enable CHA residents to be lease compliant, work-ready, and able to secure permanent housing.

**Family Self-Sufficiency Program (FSS):** This program, under which the public housing or Section 8 residents participate in a program to move toward economic independence with supportive educational, training, job search and job placement services.

**FMR:** Fair Market Rent.



**Section VIII: Administrative**  
Appendix 3: Glossary of Frequently Used Terms



**Gautreaux Consent Decree:** A series of orders that require, among other things, scattered site units to be filled with a mix of admissions from CHA transfers, the community-wide wait lists, and a neighborhood list to ensure that families are given housing choices in opportunity areas.

**Housing Assistance Payment (HAP):** A funding source; HAP is made monthly on behalf of each Section 8 Certificate and Voucher participant. Landlords renting to HCV Program participants receive monthly HAP from the HCV Program Administrator.

**HCVP or HCV Program:** Housing Choice Voucher Program.

**Housing Offer Process (HOP):** As new units become available for occupancy, CHA matches residents with units in accordance with several steps outlined in the Relocation Rights Contract.

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

**Horner/Westhaven Engagement Program:** A social service program through Near West Community Development Corporation that provides employment, case management, clinical and supportive services to the Horner/Westhaven Park community.

**Housing Assistance Payment (HAP):** A payment from CHA directly to a landlord in order to subsidize the housing of a participant in the Housing Choice Voucher (HCV) program. The HAP represents a portion of the HCV participant's rent.

**Housing Choice Voucher (HCV):** A housing subsidy that uses federal Section 8 funds to enable low-income households to choose their place of residence in the private market with increased housing opportunities.

**Housing for Chicagoans Everywhere (HCE) Program:** A partnership between CHA and developers who are developing projects outside of CHA's normal development sites. CHA will procure developers who wish to provide housing for low income families in order to satisfy affordable housing funding criteria, develop housing on CHA land of 5 acres or less, or help rehabilitate CHA housing.

**Housing Quality Standards (HQS):** A set of minimal standards originally developed for the Section 8 Existing Housing program, now applied more broadly to low income housing.

**Mixed-Finance Development:** A method of public housing development that involves a combination of public and private financing sources, and may include the ownership of public housing units by a PHA, a PHA affiliate, or an entity other than the PHA in which the PHA may or may not have an ownership interest.



**Section VIII: Administrative**  
Appendix 3: Glossary of Frequently Used Terms



**Mixed-Income Development:** A mixed-finance housing development that includes a combination of public housing and non-public housing units.

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

**Moving to Work Agreement:** A contract between CHA and HUD to comply with the goals and requirements of the Moving to Work program. The document outlines CHA's responsibilities under MTW and the permissions it receives for participation in MTW. The CHA originally entered into the agreement in 2000 and the Amended and Restated Moving to Work Agreement was signed on June 26, 2008.

**MTW Demolition Vouchers:** Public housing replacement vouchers, in the form of Section 8 funding, designated for units demolished during the term of the CHA's MTW Agreement.

**Notice of Funds Availability (NOFA):** An announcement by the federal government of available grant funds that describes the application requirements and deadlines for receiving these funds.

**Opportunity Area:** One of the 40 community areas (out of a total of 70 areas) across the City of Chicago that has the lowest concentrations of both low-income and minority households.

**Owner Excellence Program:** A program designed to encourage responsible landlords to rent to Housing Choice Voucher (HCV) holders. Landlords who qualify for the Owner Excellence Program will receive certain benefits in exchange for housing an HCV tenant.

**Project-Based Voucher (PBV) Program:** A housing subsidy program using Section 8 funds that is different from the tenant-based HCV program in that the subsidy is attached to a unit rather than being issued to a tenant.

**Property Investment Initiative (PII):** A program in which CHA will acquire and, if necessary, rehabilitate housing units with three or more bedrooms that are available for sale in the private market, usually as a result of foreclosure. These properties will be made available for rent as public housing units.

**Property Rental Assistance (PRA):** An extension of the traditional Project-Based Voucher (PBV) program that allows CHA to directly enter into contracts with developers and/or building owners for a specified number of units at a property for a given period of time (5-30 years). PRA vouchers, like traditional PBV vouchers, will be attached to the units to provide housing subsidies for the tenants living there.



**Section VIII: Administrative**  
Appendix 3: Glossary of Frequently Used Terms



**Public Housing Agency (PHA):** Any state, county, municipality, or other governmental entity or public body, or agency or instrumentality of these entities that is authorized to engage or assist in the development or operation of low-income housing under the U.S. Housing Act of 1937.

**Public and Indian Housing Information Center (PIC):** A program that allows housing authorities to submit information to HUD electronically.

**PIC Number:** An identification number for public housing properties in the Public and Indian Housing Information Center system.

**Recertification:** The federally required check on each family's income to determine whether rent must be adjusted or a transfer is required.

**Regional Housing Initiative (RHI):** A program of the Illinois Housing Development Authority and the Metropolitan Planning Council in partnership with six regional housing authorities (Chicago, Cook, Joliet, Lake, McHenry, and Waukegan) that provides operating subsidies to developers and owners of quality rental housing as financial incentives in order to address affordable housing issues. The RHI seeks to address the housing priorities of creating quality, mixed-income rental housing near jobs and transit and making available housing that is affordable to households earning less than fifty percent of the area median income.

**Relocation Rights Contract:** A contract which guarantees lease-compliant residents the right to return to a public housing community once redevelopment or rehabilitation is complete.

**Request for Proposal (RFP):** During the procurement process, an early step in which an invitation is issued for suppliers to submit a proposal for a specific service through a bidding process. The RFP process structures the procurement decision, allows risks and benefits to be identified, and ensures that the CHA will conduct its procurement process in a fair, equal-opportunity manner.

**Request for Qualifications (RFQ):** A document often distributed before the RFP process begins that is used to generate a pool of options based on vendor information from multiple companies. This makes the RFP review process easier, since the candidates which meet the desired qualifications can be identified early-on.

**Safe Harbor:** A 90-day period in which a CHA resident who is not compliant with CHA's work requirement is allowed to remain in public housing while they strive to achieve compliance, often with the assistance of CHA's FamilyWorks services. Property managers re-examine a resident's Safe Harbor status every 90 days to determine continued eligibility.



**Section VIII: Administrative**  
Appendix 3: Glossary of Frequently Used Terms



**Scattered Site Housing:** Individual units of public housing that are operated by CHA but that are not incorporated into any public housing or mixed-income development. These units enable CHA residents to be integrated with the non-public housing residents in their neighborhood.

**Section Eight Management Assessment Program (SEMAP):** A program of the U.S. Department of Housing and Urban Development (HUD) that measures the performance of the public housing agencies (PHAs) that administer the Housing Choice Voucher program. SEMAP helps HUD target monitoring and assistance to PHA programs that need the most improvement.

**Section Eight Voucher:** A federal housing subsidy administered by CHA that provides rental assistance to low-income families who are unable to afford market rents.

**Senior Designated Housing Plan (SDHP):** The CHA policy that governs the provision of housing to senior citizens in senior-designated buildings or developments.

**Tiered Rent:** A Housing Choice Voucher (HCV) rent structure designed to encourage HCV recipients to work. This rent structure contains several different tiers (flat rate rent levels), each corresponding to a different range of incomes. As a family's income increases, their rent does not increase as long as their income remains in the same rent tier.

**Turnkey Development Method:** A method of public housing development in which a PHA selects a developer to construct or rehabilitate public housing based on the best housing package made available by the developer. The developer is responsible for providing a completed housing project in cooperation with the PHA. Upon completion of project construction or rehabilitation in accordance with the contract of sale, the PHA purchases the development from the developer.

**Uniform Federal Accessibility Standards (UFAS):** The rules and plan layouts that describe what PHAs must do to make their units and public spaces accessible to persons with disabilities.

**U.S. Department of Housing and Urban Development (HUD):** A federal agency whose mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD provides oversight and financial support to CHA and other public housing agencies across the United States.



**Section VIII: Administrative**  
Appendix 4: Certifications of Compliance



**APPENDIX 4: CERTIFICATIONS OF COMPLIANCE**

OMB Control Number: 2577-0216  
Expiration Date: 08/31/2011

**Annual Moving to Work Plan  
Certifications of Compliance**

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning 2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

Attachment B

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**Section VIII: Administrative**  
Appendix 4: Certifications of Compliance



OMB Control Number: 2577-0216  
Expiration Date: 08/31/2011

16. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).

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

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

Chicago Housing Authority	002
PHA Name	PHA Number/HA Code

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

Lewis A. Jordan  
Name of Authorized Official

Chief Executive Officer  
Title

  
Signature

9/9/10  
Date

Attachment B  
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**Section VIII: Administrative**

Appendix 5: Board Resolution



**APPENDIX 5: BOARD RESOLUTION**



October 13, 2010

**ITEM NO. B7**

**RECOMMENDATION TO APPROVE THE FY2011 MOVING TO WORK ANNUAL PLAN – PLAN FOR TRANSFORMATION YEAR 12**

To the Honorable Board of Commissioners

**RECOMMENDATION**

It is recommended that the Board of Commissioners approve the FY2011 Moving To Work Annual Plan – Plan For Transformation Year 12 (FY2011 MTW Annual Plan).

**EXPLANATION**

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

On June 26, 2008, CHA executed an Amended and Restated MTW Agreement (Restated Agreement) between itself and HUD, which supersedes the original MTW Agreement. The Restated Agreement extends CHA's participation in the MTW Demonstration to the end of FY2018. CHA's continued participation in the MTW Program is contingent upon adherence to the requirements set out in the Restated Agreement, which includes submission of an Annual Plan. The document represents CHA's FY2011 MTW Annual Plan and details CHA's anticipated activities for FY2011.

CHA has organized the discussions of activities in the FY2011 MTW Annual Plan under the following Sections: Introduction, General Housing Authority Operating Information, Non-MTW Related Housing Authority Information, Long-Term MTW Plan, Proposed MTW Activities – HUD Approval Requested, Ongoing MTW Activities - HUD Approval Previously Granted, Sources and Uses of Funds, and Administrative.

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

- **MTW Statutory Objective I:** Increase housing choices for low-income families.



## Section VIII: Administrative

### Appendix 5: Board Resolution



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

Prior to submission of the FY2011 MTW Annual Plan to the Board, a 30-day public comment period was conducted wherein both residents and the public alike were able to submit comments orally and in writing, regarding the information contained in the proposed Plan. The public comment period ran from September 10 through October 9, 2010. During such time, on September 21, 2010, a public comment hearing was held. Prior to finalizing the FY2011 MTW Annual Plan, CHA gave consideration to comments received during the public comment period.

To this end, CHA has complied with the requirements of the Restated Agreement and HUD regulations regarding annual plans. CHA requests that the Board of Commissioners approve the FY2011 MTW Annual Plan, and the form, CHA Certifications of Compliance with MTW Plan Requirements and Related Regulations. Pending Board approval, CHA will submit the FY2011 MTW Annual Plan to HUD.



**Section VIII: Administrative**

Appendix 5: Board Resolution



**RESOLUTION NO. 2010-CHA-130**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated October 13, 2010, requesting approval of the FY2011 MTW Annual Plan – Plan for Transformation Year 12, hereto attached.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the FY2011 MTW Annual Plan – Plan for Transformation Year 12, and the form, CHA Certifications of Compliance with MTW Plan Requirements and Related Regulations.

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to approve any final changes to the FY2010 MTW Annual Plan. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

**THAT,** this approval of the FY2011 MTW Annual Plan supersedes any and all conflicting language found in prior CHA MTW Annual Plans.

**THAT,** the Board of Commissioners hereby grants authorization to submit the FY2011 MTW Annual Plan to the U.S. Department of Housing and Urban Development.





FY2011 Moving to Work Annual Plan (Revised)  
Plan for Transformation Year 12 | October 18, 2010



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**CHANGE.**  
CHICAGO HOUSING AUTHORITY