



FY2009 Moving to Work Annual Report (Revised)

March 31, 2010

CHANGE.
CHICAGO HOUSING AUTHORITY

**Plan for
Transformation
Year 10**

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Not Pictured:

Marilyn Jefferson (*Acting Executive Vice-President, Organizational Effectiveness*)





It is my pleasure to present the Chicago Housing Authority's FY2009 Moving to Work Annual Report. This report details the activities of the Chicago Housing Authority during the past fiscal year. While this report is created yearly as part of CHA's participation in the Moving to Work (MTW) Demonstration Program, it is also a helpful document that accounts for activities and goals of the overall Plan for Transformation.

This year's report is the first MTW Annual Report that is structured to meet HUD's revised reporting requirements. While it has a different look, it still provides salient information on how CHA is meeting its compliance with the Amended and Restated Moving to Work Agreement and how, to date, it is fairing with the overall goal of revitalizing and rehabilitating 25,000 units of affordable housing. I am proud to report that CHA has met the goals set out for FY2009. We have accomplished these goals despite difficult constraints, including a stressed economy.

In addition to meeting the yearly goals, it was a great honor to lead CHA during the 10-year milestone of the Plan for Transformation. We have been both challenged and affirmed by what CHA has set out to do—to change the landscape of public housing on a national scale. The risks are high, but we are committed to achieving the completion of the Plan for Transformation. Moreover, the reflections and observations gleaned from the 10th Anniversary events will help drive the strategies needed to accomplish the goals of the Plan for Transformation.

I am grateful to work with Lewis Jordan and his dedicated staff as they administer the day-to-day operation of this historic vision. I also appreciate the support of Mayor Richard M. Daley, HUD, and CHA's partners as we continue to bring this great vision into a reality. Thank you and I look forward to more successes in FY2010.

Sincerely,

A handwritten signature in black ink, appearing to read "Martin Nesbitt".

Martin Nesbitt, Chairman of the Board of Commissioners
Chicago Housing Authority



FY2009 was a year in which CHA reflected on and discussed the challenges and accomplishments of the past 10 years of the Plan for Transformation. From those discussions, CHA's commitment to the steady goal of revitalizing and rehabilitating 25,000 units of housing was rejuvenated. While the end goal is clear, CHA has learned that the strategies must adjust to meet the changing environments. In FY2009, CHA exceeded many of its own goals despite the distressed economy—improving services to residents, delivering new public housing units, and making use of American Recovery and Reinvestment Act dollars.

Enclosed is the FY2009 Moving to Work (MTW) Annual Report which reports on CHA's accomplishments of the past year, specifically on the flexibilities afforded by the Amended and Restated Moving to Work Agreement. While the Annual Report is required to meet compliance with HUD, it also offers an opportunity for CHA's stakeholders to examine CHA's activities in FY2009. FY2009 is also the first year that CHA is reporting based on new HUD reporting guidelines. Differences in formatting and content will reflect these changes.

Some highlights of FY2009 include:

- The delivery of 875 public housing units in mixed-income/mixed-finance, family and senior designated housing developments, exceeding this year's unit delivery goal. As of the end of FY2009, CHA has completed 17,812 public housing units or 71.25% of the Plan for Transformation's overall unit delivery goal of 25,000 units.
- Marking the 10th Anniversary of the Plan for Transformation which included the Mixed-Income Institute, a Research Workshop, and the Symposium. These events allowed CHA along with partners and stakeholders to examine the past challenges and accomplishments of the original Plan for Transformation and to position CHA to meet its 25,000 unit delivery goal by 2015.
- CHA received a total of \$209,998,969 in formula and competitive grants from HUD through the American Recovery and Reinvestment Act, which will impact over 20,000 public housing units and create more than 260 jobs.

In addition to committing CHA to improving the process, building places that are fully integrated with the broader community, and promoting self-sufficiency for the residents of CHA, the past year affirmed the need for effective partnerships. CHA is fortunate to have such strong partnerships with HUD, community-based organizations, foundations, and academic institutions. Still, CHA's most steadfast partner has been the City of Chicago's Mayor, Richard M. Daley. Without his vision and support, the

Plan for Transformation would never have been realized. It is with his guidance and the contributions of many others that CHA's Plan for Transformation will reach its goals. Thank you for your time and interest in reading CHA's FY2009 MTW Annual Report. I look forward to the good work CHA will deliver in FY2010.

Sincerely,

A handwritten signature in black ink, appearing to read "Lewis A. Jordan". The signature is fluid and cursive, with a long horizontal stroke at the end.

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

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Section I



Introduction

Section I: Introduction

FY2009 marked the 10th Anniversary of the Plan for Transformation. Throughout the year, CHA along with many partners gathered to discuss the past accomplishments and challenges of the Plan for Transformation during the last decade. Many of these discussions centered on the process, partnerships, people, and places of the Plan for Transformation. With the opportunity to reflect and re-align its strategy, CHA is all the more focused to meet the goal to revitalize and redevelop 25,000 units. In order to do so, CHA re-affirms the need to refine strategies to increase housing options and foster vibrant Chicago neighborhoods, to continue to provide residents with opportunities to be on a path to self-sufficiency, and lastly, to create and maintain effective and salient partnerships.

The Plan for Transformation was first authorized when CHA and HUD signed the original Moving To Work (MTW) Agreement on February 6, 2000. HUD executed the Amended and Restated MTW Agreement on June 26, 2008 extending CHA's participation in the MTW Demonstration Program until FY2018. The Amended and Restated MTW Agreement instituted new reporting requirements and, subsequently, HUD issued revised reporting requirements in Form 50900 for public housing authorities participating in the MTW Demonstration Program. The FY2009 MTW Annual Report is the first report to follow the new reporting requirements. The content and format of the report have been streamlined to reflect these changes.

CHA's MTW Annual Plans and Reports describe ongoing and proposed activities that either require special approval or allow utilization of authorizations granted to CHA through the Amended and Restated MTW Agreement. These activities must assist CHA in achieving at least one of the three MTW Statutory Objectives:

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

CHA's FY2009 MTW Annual Report highlights MTW activities that were ongoing or proposed in the FY2009 MTW Annual Plan. The Annual Report provides a status on these activities as of December 31, 2009. For reference, a crosswalk comparison to the FY2009 MTW Annual Plan is included below as well as an overview of CHA's MTW goals and objectives and highlights of the FY2009 MTW Annual Report.

Section I: Introduction

FY2009 MOVING TO WORK ANNUAL REPORT – PLAN FOR TRANSFORMATION YEAR 10

Crosswalk Comparison FY2009 MTW Annual Report and FY2009 MTW Annual Plan			
Section	MTW Annual Report Requirement*	FY2009 Annual Report Section/Page No.	FY2009 Annual Plan Section/Page No.
Section I: Introduction	A. Table of Contents, which includes all the required elements of the MTW Annual Report; and	p. 4	Page I-III
	B. Overview of the Agency's ongoing MTW goals and objectives.	Section I p. 5	Section I p. 3
Section II: General Housing Authority Operating Information A. Housing Stock	Number of public housing units at the end of the Plan year, discuss any changes over 10%;	Section II, Housing Stock Information, Public Housing p. 19 and 22	Section II, Chapter 1 p. 9
	Description of any significant capital expenditures by development (>30% of the Agency's total budgeted capital expenditures for the fiscal year);	Section II, Housing Stock Information, Public Housing p. 19-21	Section II, Chapter 1 p. 59
	Description of any new public housing units added during the year by development (specifying bedroom size, type, accessible features, if applicable);	Section II, Housing Stock Information, Public Housing, p. 22-30 Mixed Income Redevelopment: p. 24 Senior Designated Housing Rehabilitation: p. 27 Scattered Site Rehabilitation: p. 28 Family Housing Rehabilitation: p. 28	Section II, Chapter 1, p. 9-55 Mixed Income Redevelopment: p. 12 Family, Scattered Site, and Senior Housing Rehabilitation: p. 40
	Number of public housing units removed from the inventory during the year by development specifying the justification for the removal;	Section II, Housing Stock Information, Public Housing p. 32-33	Section II, Chapter 1 p. 60
	Number of MTW HCV authorized at the end of the Plan year, discuss any changes over 10%;	Section II, Housing Stock Information, HCV Program p. 35	Section II, Chapter 1 p. 56
	Number of non-MTW HCV authorized at the end of the Plan year, discuss any changes over 10%;	Section II, Housing Stock Information, HCV Program p. 35	Section II, Chapter 1 p. 56
	Number of HCV units project-based during the Plan year, including description of each separate project; and	Section II, Housing Stock Information, HCV Program p. 35-40	Section II, Chapter 1 p. 56
	Overview of other housing managed by the Agency, eg., tax credit, state-funded, market rate.	Section II, Housing Stock Information p. 40	Section II, Chapter 1 p. 58

Section	MTW Annual Report Requirement*	FY2009 Annual Report Section/Page No.	FY2009 Annual Plan Section/Page No.
Section II: General Housing Authority Operating Information B. Leasing Information	Total number of MTW PH units leased in Plan year;	Section II, Leasing Information, Public Housing p. 41	Section II, Chapter 2 p. 66
	Total number of non-MTW PH units leased in Plan year;	Section II, Leasing Information, Public Housing p. 41	Section II, Chapter 2 p. 66
	Total number of MTW HCV units leased in Plan year;	Section II, Leasing Information, HCV Program p. 42	Section II, Chapter 2 p. 66
	Total number of non-MTW HCV units leased in Plan year;	Section II, Leasing Information, HCV Program p. 42	Section II, Chapter 2 p. 66
	Description of any issues related to leasing of PH or HCVs; and	Section II, Leasing Information Public Housing: p. 41 HCV Program: p. 42	Section II, Chapter 2 p. 66
	Optional- Number of project-based vouchers committed or in use at the end of the Plan year, describe project where any new vouchers are placed (include only vouchers where Agency has issued a letter of commitment in the Plan year).	Section II, Housing Stock Information, HCV Program p. 35-40	Section I, Chapter 1 p. 56
Section II: General Housing Authority Operating Information C. Waiting List Information	Number and characteristics of households on the waiting lists (all housing types) at the end of the plan year; and	Section II, Wait List Information Public Housing: p. 43-45 HCV Program: p. 46	Appendices Public Housing: Appendix 5, p. 139 HCV Program: Appendix 7, p. 145
	Description of waiting lists (site-based, community-wide, HCV, merged) and any changes that were made in the past fiscal year.	Section II, Wait List Information Public Housing: p. 43-45 HCV Program: p. 46	Section II, Chapter 3 Public Housing: p. 68 HCV Program: p. 70
Section III: Non-MTW Related Housing Authority Information	A. List planned vs actual sources and uses of other HUD or other Federal Funds (excluding HOPE VI); and	Section III American Recovery and Reinvestment Act: p. 49	Not Applicable
	B. Description of non-MTW activities implemented by the Agency.	Section III p. 52	Not Applicable
Section IV: Long-term MTW Plan (OPTIONAL)	Describe the Agency's long-term vision for the direction of its MTW program, extending through the duration of the MTW Agreement.	Not Applicable	Section III p.71

Section	MTW Annual Report Requirement*	FY2009 Annual Report Page No.	FY2009 Annual Plan Relevant Section/Page No.
Section V: Proposed MTW Activities	A. Describe any activities that were proposed in the Plan, approved by HUD, but not implemented, and discuss why these activities were not implemented.	Section V Implementation of a Triennial Re-examination of HCV Program Participants p. 59	Section IV, Chapter 2 P8: Implementation of a Triennial Re-examination of HCV Program Participants p. 84
		Section V Adopt a New Policy to Establish Payment Standards, Rents, Subsidy Levels, and Tenant Rent p. 59	Section IV, Chapter 2 P9: Adopt a New Policy to Establish Payment Standards, Rents, Subsidy Levels, and Tenant Rent p. 85
Section VI: Ongoing MTW Activities	A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented; B. Provide detailed information on the impact of the activity and compare against the proposed benchmarks, and metrics to assess outcomes, including if activity is on schedule. For rent reform initiatives, describe the result of any hardship requests. [The Agency will need to develop benchmarks and evaluation metrics for all ongoing MTW activities. For MTW activities that were implemented prior to the execution of this Amended and Restated Agreement, the Agency does not have to provide this information for past years. The Agency will establish the benchmarks and metrics in the first year that it Reports under this new format.]; C. If benchmarks were not achieved or if the activity was determined ineffective, provide a narrative explanation of the challenges, and, if possible, identify potential new strategies that might be more effective; D. If benchmarks or metrics have been revised; identify any new indicator(s) of activities status and impact (e.g. after 2 years of rent reform only 6 hardship cases);	CHA Work Requirement Implementation and Work Requirement Changes p. 63	Section IV, Chapter 1 P1: CHA Work Requirement Changes, p. 75 Section V, Chapter 2 O13: CHA Work Requirement Implementation, p. 102
		Leasing of Vacant Land p. 64	Section IV, Chapter 1 P2: Leasing of Vacant Land p. 77
		Office of the Ombudsman p. 65	Section IV, Chapter 1 P3: Office of the Ombudsman p. 78
		Acquisition of Mixed-Income/Mixed-Finance Units from Private Developers p. 66	Section IV, Chapter 1 P4: Acquisition of Mixed-Income/Mixed-Finance Units from Private Developers p. 79
		Lease Up Marketing Strategy for Rehabilitated Family Housing Properties p. 67	Section IV, Chapter 1 P5: Lease Up Marketing Strategy for Rehabilitated Family Housing Properties p. 80
		Property Investment Initiative (formerly Foreclosure Investment Project) p. 67	Section IV, Chapter 1 P6: Foreclosure Investment Project, p. 81 Amendment No. 1 to the FY2009 MTW Annual Plan P6: Property Investment Initiative
		Utility Assistance Programs p. 68 (Refer to Section VII, p. 87, for detailed information.)	Section IV, Chapter 1 P7: Utility Assistance Programs p. 82

Section	MTW Annual Report Requirement*	FY2009 Annual Report Page No.	FY2009 Annual Plan Relevant Section/Page No.
Section VI: Ongoing MTW Activities (continued)	(continued from previous page)	Meeting Current Income Targeting Requirements p.68	Section V, Chapter 1 O1: Meeting Current Income Targeting Requirements p.87
	E. If data collection methodology has changed, describe original data collection methodology and any revisions to the process or change in data collected;	New/Upcoming Non-Profit and For-Profit Partnerships p. 68	Section V, Chapter 1 O3: New/Upcoming Non-Profit and For-Profit Partnerships p.89
	F. If a different authorization from Attachment C or D was used than was proposed in the Plan, provide the new authorization and describe why the change was necessary;	Current Public Housing Family Self-Sufficiency Program p. 68 (Refer to Section III, p. 54, for detailed information.)	Section V, Chapter 1 O4: Current Public Housing Family Self-Sufficiency Program p.90
	G. Cite the specific provision(s) of the Act or regulation that is waived under MTW (as detailed in Attachment C or D of this Restated Agreement) that authorized the Agency to make the change, and briefly describe if and how the waived section of the Act or regulation was necessary to achieve the MTW activity. With respect to requirements related to statutory or regulatory cites, the following is agreed: Every effort will be made by the Agency to reference the complete and correct statute or regulation application to a particular initiative; However, failure to cite to the correct or entire statute or regulation will not be grounds for disapproval of such initiative in an Annual Plan nor will such failure invalidate the use of the MTW authority necessary to implement and support the initiative.	Development of Mid-Rise Buildings in Upcoming Phases of Redevelopment p. 69	Section V, Chapter 2 O5: Development of Mid-Rise Buildings in Upcoming Phases of Redevelopment p. 92
		Commercial Business Ventures with Mixed-Income/Mixed-Finance Developers to Promote Mixed-Use Properties p. 69	Section V, Chapter 2 O6: Commercial Business Ventures with Mixed-Income/Mixed-Finance Developers to Promote Mixed-Use Properties p.93
		Revitalization of 25,000 Public Housing Units p. 69	Section V, Chapter 2 O7: Revitalization of 25,000 Public Housing Units p. 94
		Use of Streamlined Process Instructions for Demolition, Disposition, and Demolition/Disposition Applications p. 70	Section V, Chapter 2 O8: Use of Streamlined Process Instructions for Demolition, Disposition, and Demolition/Disposition Applications p.95
		Current Support to Families in the Process of Being Relocated p. 70 (Refer to Section VII, p. 88, for detailed information.)	Section V, Chapter 2 O9: Current Support to Families in the Process of Being Relocated p.96
		Current Case Management and Workforce Development Activities p. 71 (Refer to Section VII, p. 89, for detailed information.)	Section V, Chapter 2 O10: Current Case Management and Workforce Development Activities p. 98

Section	MTW Annual Report Requirement*	FY2009 Annual Report Section/Page No.	FY2009 Annual Plan Section/Page No.
<p>Section VI: Ongoing MTW Activities (continued)</p>	<p>(Section VI requirements on previous pages)</p>	<p>Non-Residential Use of Units and Spaces p. 71</p>	<p>Section V, Chapter 2 O11: Non-Residential Use of Units and Spaces p.99</p>
		<p>Seventy-five Dollar Minimum Rent Implementation p. 71</p>	<p>Section V, Chapter 2 O12: Seventy-Five Dollar Minimum Rent Implementation p. 101</p>
		<p>Leasing Incentives/Lease Up Marketing Strategy for Senior Designated Housing Properties p. 72</p>	<p>Section V, Chapter 2 O14: Leasing Incentives/Lease Up Marketing Strategy for Senior Designated Housing Properties p.103</p>
		<p>Establishment of a Reasonable Cost Formula and Methodologies for Rehabilitation p. 72</p>	<p>Section V, Chapter 2 O15: Establishment of a Reasonable Cost Formula and Methodologies, p. 105 Appendix 16, p. 179</p>
		<p>Continued Implementation of Biennial Re-examinations for HCV Program Participants p. 74</p>	<p>Section V, Chapter 3 O16: Continued Implementation of Biennial Re-examinations for HCV Program Participants p. 108</p>
		<p>Use of a Third-Party Administrator to Manage the Administration of the HCV Program p. 75</p>	<p>Section V, Chapter 3 O17: Use of a Third-Party Administrator to Manage the Administration of the HCV Program p.109</p>
		<p>Project Based Voucher Initiatives, p. 75-78 Regional Housing Initiative, p. 75 Chicago Supportive Housing Initiative, p. 76 Other New Project-Based Voucher Assistance Developments, p. 78</p>	<p>Section V, Chapter 3 O18: Regional Housing Initiative, p. 110 O19: Chicago's Supportive Housing Initiative, p. 112 O20: Other New Project-Based Voucher Assistance Developments, p. 113</p>
		<p>Exceed the Limit of 25% Project-Based Voucher Assistance in a Building p. 78</p>	<p>Section V, Chapter 3 O21: Exceed the Limit of 25% Project-Based Voucher Assistance in a Building p. 115</p>
		<p>Continued Use of the 50th Percentile of Fair Market Rent p. 79</p>	<p>Section V, Chapter 3 O22: Continued Use of the 50th Percentile of Fair Market Rent p.116</p>

Section	MTW Annual Report Requirement*	FY2009 Annual Report Section/Page No.	FY2009 Annual Plan Section/Page No.
Section VI: Ongoing MTW Activities	(Section VI requirements on previous pages)	Choose to Own Home Ownership Program p. 79	Section V, Chapter 3 O23: Choose to Own Home Ownership Program p.117
Section VII: Sources and Uses of Funding	A. List planned vs actual sources (Operating, Capital, and HCV) and uses of MTW Funds (excluding HOPE VI). Provide a narrative description of any major changes from the approved MTW Plan;	Section VII p. 83-87	Section VI p. 120
	B. List planned vs actual sources and uses of State or local funds;		
	C. If applicable, list planned vs actual sources and uses of the COCC;		
	D. If using a cost allocation or fee-for-service approach that differs from 1937 Act requirements, describe the actual deviations that were made during the Plan year; and		
	E. List or describe planned vs actual use of single-fund flexibility.		
F. Optional - List planned vs actual reserve balances at the end of the plan year.	Section VII p. 91	Not Applicable	
G. Optional - In plan appendix, provide planned vs actual sources and use by AMP.	Not Applicable	Not Applicable	
Section VIII: Administrative	A. Description of progress on the correction or elimination of observed deficiencies cited in monitoring visits, physical inspections, or other oversight and monitoring mechanisms, if applicable;	Not Applicable	Not Applicable
	B. Results of latest Agency-directed evaluations of the demonstration, as applicable;	Not Applicable	Not Applicable
	C. Performance and Evaluation Report for Capital Fund activities not included in the MTW Block Grant, as an attachment to the Report; and	Section VIII p. 95	Not Applicable

Section	MTW Annual Report Requirement*	FY2009 Annual Report Section/Page No.	FY2009 Annual Plan Section/Page No.
<p>Section VIII: Administrative (continued)</p>	<p>(continued from previous page)</p> <p>D. Certification that the Agency has met the three statutory requirements of: 1) assuring that at least 75 percent of the families assisted by the Agency are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and 3) maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration.</p>	<p>Section VIII p. 99</p>	<p>Not Applicable</p>

*MTW Annual Report Requirements as outlined in HUD Form 50900

Overview of MTW Goals and Objectives

Through the Plan for Transformation, CHA is committed to reintegrating residents and housing into the overall fabric of the City of Chicago, improving the quality of CHA’s affordable housing stock, providing opportunities for residents to improve their lives, and spurring the revitalization of broader communities surrounding CHA developments. CHA continues to pursue these broader goals of the Plan which align with the three statutory objectives of the MTW demonstration program. Specifically, CHA engaged in the below MTW activities in FY2009 to provide more housing options for families, assist residents in achieving self-sufficiency, and increase the cost-effectiveness of public housing and Housing Choice Voucher program administration.

Ongoing MTW Activities

- CHA Work Requirement (p. 63): Through the implementation of a work requirement across CHA’s public housing portfolio, more residents are engaged in employment, education, job training, and community service in order to achieve goals for self-sufficiency. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement.
- Office of the Ombudsman (p. 65): The Office of the Ombudsman provides designated staff to address the concerns of public housing residents living in mixed-income communities and serves as a liaison between residents and CHA

leadership. The office promotes self-sufficiency by assisting residents in resolving issues and adapting to their new community as well as staffing efficiency by directing resident inquiries to a single office.

- Revitalization of 25,000 Housing Units (p. 69): CHA continues to make progress toward the goal of revitalizing 25,000 housing units and providing additional housing opportunities for residents. At the end of FY2009, CHA had completed 71.25% of this goal.
- \$75 Minimum Rent Implementation (p. 71): CHA increased the minimum rent from \$50 to \$75, taking into account cost of living adjustments which had not been previously considered or incorporated. The increase in rent collection revenue allows CHA to be better able to meet the increasing costs accompanied with maintaining and revitalizing its housing stock.
- Establishment of a Reasonable Cost Formula for Rehabilitation (p. 73): CHA established reasonable cost limitations for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits. The reasonable cost formula enables CHA to minimize cost overages in construction and rehabilitation activities.
- Biennial Reexaminations of HCV Program Participants (p. 74): CHA conducts biennial, rather than annual, re-examinations for HCV Program participants to review and establish continued eligibility for the HCV program, resulting in reduced staff time and administrative cost savings.
- Project-Based Voucher Initiatives (p. 75): Through several project-based voucher (PBV) initiatives, CHA increases housing opportunities by awarding project-based vouchers to developers and property owners for the preservation, revitalization, and new development of affordable housing.
- Exceed the Limit of 25% Project-Based Voucher Assistance in a Building (p.78): CHA's Amended and Restated MTW Agreement includes a waiver of the 25% limit on the percentage of dwelling units in any building that can be project-based assisted. This flexibility allows CHA to create innovative funding structures for its developments that enhance the PBV program and create additional housing opportunities.

CHA also utilizes the single-fund budget provided through MTW participation for expanded and flexible resources for overall administration of housing assistance, capital activities, and special programs for residents such as case management and workforce development. Beyond participation in the MTW demonstration program, CHA strives to maintain and build sustainable partnerships with a variety of stakeholders, organizations, and agencies to fulfill the overall goals of Plan for Transformation.

Highlights of FY2009 Report**Section II: General Housing Authority Information****Housing Stock Information**

- CHA delivered an additional 875 public housing units in mixed-income/mixed-finance, family and senior designated housing developments, exceeding this year's unit delivery goal of 870 new units. As of the end of FY2009, CHA has completed 17,812 public housing units or 71.25% of the overall unit delivery goal for the Plan.
- CHA delivered a total of 150 new public housing units in mixed-income/mixed-finance family developments.
- As part of senior designated housing rehabilitation, 194 units of public housing were delivered this year.
- CHA rehabilitated an additional 531 public housing units in family developments at Altgeld Gardens, Dearborn Homes, Frances Cabrini Rowhouses, Lawndale Gardens and Washington Park Low-Rises.
- CHA closed two real estate transactions in mixed-income developments at Oakwood Shores Phase 2B(One) and Legends South Phase A-2 Rental.
- As of December 31, 2009, 36,945 Housing Choice Vouchers were made available to eligible families. Of the 36,945 HCV allocations, 35,347 were MTW HCVs and the remaining 1,598 were non-MTW vouchers.

Leasing Information

- For public housing units, 2,418 units were newly leased including the leasing activity at Britton Budd Apartments.
- Leasing for the Housing Choice Voucher program included 35,983 HCVs. Of the total number, 34,634 were administered as MTW vouchers and 1,349 were non-MTW vouchers.

Wait List Information

- Community Area Wait Lists exist for each of Chicago's 77 community areas. In FY2009, a total of 49 Community Area Wait Lists were opened in the first and second quarter, adding a total of 2,530 applicants to Community Area Wait Lists.
- The Senior Site-Based Wait Lists opened in FY2009 to add 4,204 applications from seniors. A total of 5,838 seniors were screened for housing.

Section III: Non-MTW Related Housing Authority Information

- In FY2009, through the American Recovery and Reinvestment Act, HUD awarded CHA a combined total of \$209,998,969 in formula and competitive funding.

- To examine the progress of the ten year milestone of the Plan for Transformation, CHA along with partners and stakeholders met at various internal and external events and meetings, including the 10th Anniversary Plan for Transformation Symposium.
- Services and programs for residents have been enhanced and resulted in improved outcomes, including nearly 10,000 individuals engaged in services and nearly 1,200 job placements through CHA funded services.
- The aim of CHA's Family Self-Sufficiency (FSS) Programs is to assist public housing residents and HCV leaseholders in gaining financial independence. By the end of FY2009, 1,474 voucher holders participated in the HCV FSS program collectively saving \$2,997,960 in escrow. In addition, there were 277 public housing residents participating in the Public Housing FSS Program by the end of FY2009, who collectively accumulated \$112,234 in escrow savings.

Section IV: Long Term MTW Plan (Optional)

Section V: Proposed MTW Activities

- In the FY2009 MTW Annual Plan, CHA proposed to implement triennial re-examinations for senior and/or disabled HCV program participants but did not move forward with the pilot program. CHA is still planning to pilot the concept of triennial reviews, but will do so as part of an overall rent reform initiative in FY2011.

Section VI: Ongoing MTW Activities

This section includes ongoing MTW activities that are subject to MTW reporting requirements. Also, included in this section are activities that were previously included as MTW Activities in past CHA MTW Annual Plans and Annual Reports that are not subject to MTW reporting requirements. These activities are noted as such in Section VI.

- CHA implemented the Work Requirement across the public housing portfolio and made revisions to the Safe Harbor policy to include victims and caregivers of victims of domestic violence, sexual violence, dating violence, or stalking and to include residents who demonstrate they are actively seeking but have failed to find employment.
- CHA's Board of Commissioners approved the Property Investment Initiative which authorized CHA to 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. Seven units were purchased through PII in FY2009.

Section I: Introduction

FY2009 MOVING TO WORK ANNUAL REPORT – PLAN FOR TRANSFORMATION YEAR 10

- In FY2009, CHA committed 1,179 PBVs through either AHAPs (Agreements to Enter into A Housing Assistance Payment) or actual HAPs (Housing Assistance Payment) for project-based initiatives including the Regional Housing Initiative, Chicago Supportive Housing Initiative, and proposals from private developers.
- During FY2009, CHA increased the minimum rent from \$50 to \$75, resulting in an increase of \$49,900 in minimum rent revenue from the \$50 minimum rent revenue in FY2008. Before deciding to implement this increase, CHA conducted research on the effects the increase would directly have on residents.
- In FY2009, 18 participants purchased new homes through the Choose to Own Home Ownership Program and a total of 264 homeowners remained enrolled in the program. Since the program's inception in FY2002, a total of 294 HCV program participants have purchased new homes.

Section II



General Housing Authority Operating Information

Section II: General Housing Authority Operating Information

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

Housing Stock Information

Public Housing

Throughout FY2009, CHA continued its progress toward the goal of revitalizing 25,000 housing units by the end of the Plan for Transformation. In FY2009, CHA delivered an additional 875 public housing units in mixed-income/mixed-finance, family, and senior designated housing developments, exceeding the year's unit delivery goal of 870 new units. As of the end of FY2009, CHA has completed 17,812 public housing units or 71.25% of the overall unit delivery goal for the Plan.

FY2009 Annual MTW Report				
Unit Completion Summary				
Development Category	Planned FY2009 Unit Delivery	Actual FY2009 Unit Delivery	Total Public Housing Units Delivered through FY2009	Projected Total Units by End of Plan for Transformation*
Mixed-Income/Mixed-Finance Family Housing	155	150	2,935	7,704
Senior Designated Housing Rehabilitation	172	194	9,178	9,382
Scattered Site Housing Rehabilitation	0	0	2,543	2,543
Family Housing Rehabilitation	543	531	3,156	4,978
To Be Redeveloped	0	0	0	200
Property Investment Initiative	0	0	0	193
TOTAL NUMBER OF PUBLIC HOUSING UNITS	870	875	17,812	25,000
PERCENTAGE OF 25,000	3.48%	3.50%	71.25%	100.00%

**Based on FY2010 Annual MTW Plan projections.*

General Description of Significant Capital Expenditures by Development

In order for the Plan for Transformation to be achieved, CHA has undertaken significant capital expenditures to further the restoration of its assets and advance the overall quality of public housing across Chicago. Throughout FY2009, CHA continued to meet financial commitments predating CHA's participation in the Moving to Work (MTW) Demonstration Program, as well as finance improvement and revitalization plans for CHA developments, environmental remediation, and capital maintenance activities. By the end FY2009, \$234,334,167 were expended in CHA's Capital Program.

CHICAGO HOUSING AUTHORITY BUDGET VS. ACTUAL VARIANCES CAPITAL PROGRAMS EXPENDITURES MONTH ENDED DECEMBER 31, 2009 (UNAUDITED)				
	Total Capital Budget	FY2009 YTD Actual	Variance	% Unspent
CATEGORY 1: Existing Developments				
Habitat Expenses	\$11,451,587	\$10,646,070	\$805,517	7%
ABLA	1,583,031	1,269,492	\$313,539	20%
Cabrini Homes Ext.	941,200	1,290,305	(\$349,105)	-37%
Henry Horner	7,989,820	7,935,790	\$54,030	1%
Madden Park/Wells	1,772,480	4,044,207	(\$2,271,727)	-128%
Major Addams (125 N. Hoyne)	981,102	-	\$981,102	100%
Total	24,719,220	25,185,864	(466,644)	-2%
CATEGORY 2: Senior Housing				
Senior Housing	32,062,053	28,147,493	\$3,914,560	12%
Total	32,062,053	28,147,493	3,914,560	12%
CATEGORY 3: Scattered Sites				
Scattered Sites	8,041,833	2,627,904	\$5,413,929	67%
Total	8,041,833	2,627,904	5,413,929	67%
CATEGORY 4: Non 202 Family Properties				
Bridgeport	2,108,147	659,440	\$1,448,707	69%
Cabrini Rowhouses	12,209,673	10,567,457	\$1,642,216	13%
Lathrop Homes	200,000	24,660	\$175,340	88%
Lawndale Gardens	11,869,089	8,482,017	\$3,387,072	29%
LeClaire Extension	50,000	3,000	\$47,000	94%
Lowden Homes	7,778	7,778	\$0	0%
Washington Park	11,577,819	10,170,135	\$1,407,684	12%
Wentworth Gardens	2,740,488	766,507	\$1,973,981	72%
Total	40,762,994	30,680,994	10,082,000	25%
CATEGORY 5: Family Properties				
Altgeld Gardens/Phillip Murray	63,744,423	64,625,417	(\$880,994)	-1%
Cabrinin Ext. South William Green Homes	572,668	477,679	\$94,989	17%
Dearborn Homes	35,370,459	30,362,115	\$5,008,344	14%
Harold Ickes Homes	3,234,100	3,237,834	(\$3,734)	0%
Rockwell Gardens	800,000	-	\$800,000	100%
Stateway Gardens	2,270,000	1,026,939	\$1,243,061	55%
Trumbull Park	230,923	-	\$230,923	100%
Total	106,222,573	99,729,984	6,492,589	6%
OPERATIONS:				
Capital Construction (Administrative)	1,732,042	1,644,814	\$87,228	5%
Development Management (Administrative)	2,699,559	2,427,930	\$271,629	10%
Development Management (Remediation)	4,959,803	3,135,010	\$1,824,793	37%
Extraordinary Maintenance	7,951,670	5,669,800	\$2,281,870	29%
Interest/Principal	35,084,375	35,084,375	\$0	0%
Make Ready	-	-	\$0	-
Total	52,427,449	47,961,928	4,465,521	9%
GRAND TOTAL	\$ 264,236,122	\$ 234,334,167	\$ 29,901,955	11%

CAPITAL EXPENDITURES ANALYSIS

The overall budget for the Capital Program as of December 31, 2009 is \$264.2 million versus actual expenses of \$234.3 million. The year-end positive variance for the Capital Program is \$29.9 million (11.0%).

Category 1: Existing Developments – This grouping includes properties that had existing redevelopment commitments or were in an advanced planning stage at the time of the development of the Plan for Transformation.

The year-end expenditures for Category 1 are \$0.5 million (2.0%) over the annual budget. Key elements of the variances are as follows:

Habitat Expenses - The \$0.8 million positive variance is due to contractor delays in billing for construction payments for Taylor A2 that closed in July of 2009.

Madden Park/Wells - The \$2.3 million negative variance is primarily due to a draw request that was budgeted for FY2010 but paid in December of 2009.

Major Addams - The \$1.0 million positive variance is primarily due to a delay in the project start date than originally planned.

Category 2: Senior Housing – This grouping includes senior properties.

The \$3.9 million positive variance is primarily due to a delay in the start of construction for the ADA units and the bid amount being significantly lower than projected for the year.

Category 3: Scattered Sites – This grouping includes scattered site properties.

The \$5.4 million positive variance is primarily due to a delay in the start of construction for the ADA units and the bid amount being significantly lower than projected for the year.

Category 4: Non 202 Family Properties – This grouping includes properties that were not subject to Section 202, which are generally smaller walk-ups or rowhouses.

The year-end expenditures for Category 4 are \$10.1 million (25.0%) under the annual budget. Key elements of the variances are as follows:

Bridgeport - The \$1.4 million positive variance is primarily due to accrual reversals which impacted the year end expenses.

Cabrini Rowhouses - The \$1.6 million positive variance is primarily due to a hold on construction activities at Cabrini Rowhouses Phase II.

Lawndale Gardens - The \$3.4 million positive variance is primarily due to the contract close out being moved to FY2010. A revision to the predevelopment draw schedule for Ogden North Phase 1 also contributed to this variance.

Washington Park - The \$1.4 million positive variance is primarily due to the carryover of close out activities for this project to 2010.

Wentworth Gardens - The \$2.0 million positive variance is primarily due to a delay claim in the final project close out.

Category 5: Family Properties – This grouping includes those properties originally designated as subject to Section 202, including low and mid-rise properties and gallery style high rise properties.

The year-end expenditures for Category 5 are \$6.5 million (6.0%) under the annual budget. Key elements of the variances are as follows:

Altgeld Gardens/Phillip Murray - The \$0.9 million negative variance is primarily due to construction activities being higher than planned for Altgeld Phase IV.

Dearborn Homes - The \$5.0 million positive variance is primarily due to final close out delays on prior phases and design delays for maintenance projects.

Rockwell Gardens - The \$0.8 million positive variance is primarily due to a delay in the submission of the predevelopment draw budget from the developer.

Stateway Gardens - The \$1.2 million positive variance is primarily due to a delay in the submission of the predevelopment draw budget from the developer.

Total Operations - The year end expenditures for Operations are \$4.5 million (9.0%) under the annual budget. Key elements of the variance are as follows:

Remediation - The \$1.8 million positive variance is primarily due to a change in the remediation activity schedule.

Extra Ordinary Maintenance - The \$2.3 million positive variance is primarily due to delays in construction activity during the transition for the private property management firms.

Unit Completion through FY2009

PIC Number	Development Name	Actual Units Delivered										FY2009 Plan Unit Delivery Goal	Total Delivered through FY2009
		FY2000 and Before	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	Actual FY2009		
IL002024000	LeClaire Courts Extension	0	0	0	0	0	0	0	0	0	0	0	0
	Rockwell Gardens Redevelopment	0	0	0	0	16	4	32	25	0	0	0	77
IL002112000	Archer Courts	-	-	-	-	-	4	-	-	-	-	4	
IL002107000	West End Phase 1A (off-site)	-	-	-	-	14	-	-	-	-	-	14	
IL002106000	1 South Leavitt	-	-	-	-	2	-	-	-	-	-	2	
IL002120000	Jackson Square at West End Phase IB	-	-	-	-	-	-	32	25	-	-	57	
	Stateway Gardens Redevelopment	0	0	0	0	0	27	0	22	24	8	81	
IL002115000	The Pershing Phase IA (offsite)	-	-	-	-	-	27	-	-	-	-	27	
IL002125000	Park Boulevard Phase IB (on-site)	-	-	-	-	-	-	-	22	24	8	54	
	Robert Taylor Homes Redevelopment	29	27	0	0	0	54	0	83	33	19	245	
IL002021000	Langston	29	-	-	-	-	-	-	-	-	-	29	
IL002020000	Quincy	-	27	-	-	-	-	-	-	-	-	27	
IL002117000	Mahalia Place (Legends South C-1)	-	-	-	-	-	54	-	-	-	-	54	
IL002127000	Hansberry Square (Legends South A-1)	-	-	-	-	-	-	-	83	-	-	83	
IL002139000	Coleman Place (Legends South C-2)	-	-	-	-	-	-	-	-	33	19	52	
	Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes	0	0	0	0	11	52	63	0	31	50	207	
IL002113000	Oakwood Shores (Phase 1A)	-	-	-	-	11	52	-	-	-	-	63	
IL002130000	Oakwood Shores (Phase 1B)	-	-	-	-	-	-	63	-	-	-	63	
IL002137000	Oakwood Shores (Phase 2A) Rental	-	-	-	-	-	-	-	-	31	50	81	
Mixed-Income/Mixed-Finance Family Housing Rehabilitation													
	Washington Park Homes Redevelopment	0	0	0	0	0	6	0	46	0	0	0	52
IL002108000	Washington Park-St. Edmund's Meadows	-	-	-	-	-	6	-	8	-	-	-	14
IL002122000	Keystone Place (Outside N. Kenwood/Oakland)	-	-	-	-	-	-	-	38	-	-	-	38
	Hilliard Towers Apartments	0	0	0	94	59	0	152	0	0	0	0	305
IL002099000	Hilliard Towers Apartments Phase 1 (Family)	-	-	-	-	59	-	-	-	-	-	-	59
IL002134000	Hilliard Towers Apartments Phase 1 (Senior)	-	-	-	94	-	-	-	-	-	-	-	94
IL002100000	Hilliard Towers Apartments Phase 2 (Senior)	-	-	-	-	-	-	94	-	-	-	-	94
IL002135000	Hilliard Towers Apartments Phase 2 (Family)	-	-	-	-	-	-	58	-	-	-	-	58
IL002124000	Fountainview	0	0	0	0	0	0	0	0	14	0	0	14
Total: Mixed-Income/Mixed-Finance Family Housing Redevelopment/Rehabilitation		1,046	75	53	174	247	346	304	212	328	150	155	2,935
Senior Designated Housing Rehabilitation													
	Phases I-IV	0	1,026	3,489	2,911	1,166	206	0	0	0	0	0	8,798
IL002073000.	Phase V: Larrabee	0	0	0	0	0	0	0	0	61	22	0	83
	Phase VI: Flannery, Britton Budd	0	0	0	0	0	0	0	100	25	172	172	297
IL002044000	Flannery	-	-	-	-	-	-	-	100	25	-	-	125
IL002144000	Britton Budd (rehabilitated)	-	-	-	-	-	-	-	-	-	172	172	172
	Phase VII: Kenmore, Pomeroy	0	0	0	0	0	0	0	0	0	0	0	0
IL002151000	Kenmore Apartments (rehabilitated)	-	-	-	-	-	-	-	-	-	-	-	0
IL002152000	Ralph J. Pomeroy Apartments (rehabilitated)	-	-	-	-	-	-	-	-	-	-	-	0
Total: Senior Designated Housing Rehabilitation		0	1,026	3,489	2,911	1,166	206	0	100	86	194	172	9,178

Section II: General Housing Authority Operating Information

FY2009 MOVING TO WORK ANNUAL REPORT – PLAN FOR TRANSFORMATION YEAR 10

Unit Completion through FY2009														
PIC Number	Development Name	Actual Units Delivered										Actual FY2009	FY2009 Plan Unit Delivery Goal	Total Units Delivered through FY2009
		FY2000 and Before	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008				
Scattered Site Housing Rehabilitation														
	Scattered Sites	0	606	1,163	654	77	36	7	0	0	0	0	2,543	
IL002031000	North Central	-	184	654	311	19	5	1	-	-	-	-	1,174	
IL002032000	Northeast	-	159	267	113	6	2	-	-	-	-	-	547	
IL002033000	Southeast	-	187	114	42	1	6	5	-	-	-	-	355	
IL002034000	Southwest	-	46	110	79	9	2	1	-	-	-	-	247	
IL002035000	West (includes Cabrini-Lincoln)	-	30	18	109	42	21	-	-	-	-	-	220	
	Total: Scattered Site Housing Rehabilitation	0	606	1,163	654	77	36	7	0	0	0	0	2,543	
Family Housing Rehabilitation														
	Altgeld Gardens	0	0	0	0	0	101	286	0	128	254	204	769	
IL002002000	Altgeld Gardens I (Blocks 1-7)	-	-	-	-	-	101	286	-	128	254	-	769	
IL002002100	Altgeld Gardens II (Blocks 8-13)	-	-	-	-	-	-	-	-	-	-	204	0	
IL002003000	Bridgeport Homes	0	0	0	15	10	0	35	32	19	0	0	111	
IL002013000	Dearborn Homes	0	0	0	0	0	0	0	78	124	42	120	244	
IL002091000	Frances Cabrini Rowhouses	0	0	0	0	0	0	0	0	0	146	100	146	
IL002018100	Lake Parc Place	0	0	0	21	279	0	0	0	0	0	0	300	
IL002095000	Lawndale Gardens	0	0	0	0	0	0	0	47	15	63	63	125	
IL002025000	Lowden Homes	0	0	0	5	49	39	34	0	0	0	0	127	
IL002023000	Phillip Murray Homes (Blocks 15-17)	0	0	0	0	0	0	0	314	0	0	0	314	
IL002038000	Trumbull Park Homes	0	0	0	0	27	162	245	0	0	0	0	434	
IL002039000	Washington Park Low-Rises	0	0	0	0	45	32	65	11	64	26	56	243	
IL002040000	Wentworth Gardens	0	0	0	0	0	130	127	86	0	0	0	343	
	Total: Family Housing Rehabilitation	0	0	0	41	410	464	792	568	350	531	543	3,156	
To Be Redeveloped														
IL002016000	Harold Ickes Homes	0	0	0	0	0	0	0	0	0	0	0	0	
	Total: To Be Redeveloped	0	0	0	0	0	0	0	0	0	0	0	0	
Property Investment Initiative														
		0	0	0	0	0	0	0	0	0	0	0	0	
Grand Totals														
	Total Number of Public Housing Units	1,046	1,707	4,705	3,780	1,900	1,052	1,103	880	764	875	870	17,812	
	Cumulative Total Number of Public Housing Units	1,046	2,753	7,458	11,238	13,138	14,190	15,293	16,173	16,937	17,812	17,807	17,812	
	Percentage of 25,000 Unit Delivery Goal	4%	11%	30%	45%	53%	57%	61%	65%	68%	71%	71%	71%	

Mixed-Income/Mixed-Finance Family Housing Redevelopment

CHA delivered a total of 150 new public housing units in FY2009 in mixed-income/mixed-finance family developments. Units were completed in phases at Parkside of Old Town (IL002126000, IL002131000), Westhaven Park (IL002141000), Park Boulevard (IL002125000), Legends South (IL002139000), and Oakwood Shores (IL002137000).

Parkside of Old Town (formerly Frances Cabrini Extension North)

As part of Frances Cabrini Extension North replacement housing, a total of 62 public housing units were delivered in *Phase 1-Condo (IL002126000)* and *Phase 1-Rental (IL002131000)* at the Parkside of Old Town mixed-income community. Actual FY2009 unit delivery at Parkside of Old Town exceeded the goal of 36 units, and both phases are now complete. Twenty-seven (27) units were completed in *Phase 1-Condo (IL002126000)*, and 35 units were delivered in *Phase 1-Rental (IL002131000)* within rowhouses and elevator buildings. This includes seven mobility and two sensory accessible units completed as part of these phases in FY2009.



Parkside of Old Town



Westhaven Park

Westhaven Park (formerly Governor Henry Horner Homes)

Eleven (11) public housing units were delivered in *Phase IIC-Rental (IL002141000)* as part of Westhaven Park, the mixed-income community on site at the former Governor Henry Horner Homes. While 32 units were projected for delivery in FY2009, the real estate closing for this phase occurred later than expected in FY2008, affecting unit delivery in FY2009 and delaying the remaining unit delivery to FY2010. All completed units are in walk-up buildings, including one mobility and one sensory accessible unit.

Park Boulevard (formerly Stateway Gardens)

At Park Boulevard, the mixed-income community replacing the former Stateway Gardens development, eight additional public housing units were completed as part of *Phase IB (IL002125000)*. These units were not initially projected for delivery in FY2009, however one unit projected for delivery in FY2008 was delivered in January FY2009 and an additional seven units were added as part of the final phase restructuring. *Phase IB* is now complete and consists of mid-rise buildings, three-, five-, and six-flats, town houses, and single family homes. The eight new units are located in different buildings and include two mobility and one sensory accessible unit.



Park Boulevard

**Coleman Place at Legends South*****Legends South (formerly Robert Taylor Homes)***

Nineteen (19) public housing units were delivered at *Coleman Place/Phase C-2 (IL002139000)* as part of Legends South mixed-income replacement housing for the former Robert Taylor Homes. One of the 20 units projected for FY2009 was delivered earlier than expected in FY2008. The final 19 units which complete *Coleman Place/Phase C-2* are located in seven different buildings and include two mobility accessible units.

Oakwood Shores (formerly Madden Park/Ida B. Wells and Extension/Clarence Darrow Homes)

At the Oakwood Shores mixed-income community, 50 public housing units were added in *Phase 2A Rental (IL002137000)* as replacement housing for the former Madden Park Homes, Ida B. Wells and Extension, and Clarence Darrow Homes. The remaining seventeen (17) of the projected 67 units in *Phase 2A Rental* for FY2009 had been delivered ahead of schedule in FY2008. Units are spread across elevator or walk-up buildings, including five mobility and four sensory accessible units.

**Oakwood Shores**

Senior Designated Housing Rehabilitation

CHA completed 194 public housing units through the rehabilitation of senior designated housing developments at Larrabee/Elizabeth Wood (IL002073000) and Britton Budd (IL002144000) Apartments in FY2009. In addition, the rehabilitation of Kenmore Apartments (IL002151000) began in FY2009.

Larrabee/Elizabeth Wood Apartments (IL002073000)

Twenty-two (22) rehabilitated public housing units were delivered at Larrabee/Elizabeth Wood Apartments in FY2009, including six mobility and two sensory accessible units. These units were not included in FY2009 senior designated housing projections as they were originally projected for delivery in FY2008. Construction of this project occurred in an occupied building and a delay was necessary in order to minimize the impacts on senior residents during window installations. Renovations include exterior building façade restoration, new windows, landscaping, sidewalk, and parking lot improvements as well as interior unit upgrades to kitchens and appliances, entrances/doors, bathrooms, and electrical fixtures.



Britton Budd Apartments (IL002144000)

CHA delivered 172 public housing units for seniors at Britton Budd Apartments in FY2009, including ten mobility and four sensory accessible units. This historic landmark building features newly revitalized studio and one-bedroom apartments as well as meeting, dining, and laundry rooms. In addition, the building includes a beautifully renovated lobby area and an 11th floor ballroom. Initial lease up of Britton Budd occurred rapidly in FY2009.

Kenmore Apartments (IL002151000)

The rehabilitation of Kenmore Apartments began in FY2009. This project is funded with \$19 million of American Recovery and Reinvestment Act (ARRA) dollars for interior demolition and rehabilitation. Upon completion in FY2010, Kenmore Apartments will provide 99 public housing units of senior designated public housing.

Scattered Site Housing Rehabilitation

CHA achieved its goal of rehabilitating 2,543 units of scattered site housing in FY2006. The scattered site housing portfolio consists of five regions: North Central (*IL002031000*), Northeast (*IL002032000*), Southeast (*IL002033000*), Southwest (*IL002034000*), and West (*IL002035000*). In FY2009, CHA continued renovation activity to complete necessary capital maintenance projects as well as to comply with federal, state, and local accessibility and adaptability regulations. Construction was started on 55 ADA scattered site units in FY2009 with the use of ARRA formula grant funds. In addition, construction began for major repairs of 14 units at Wentworth Annex (Southeast-*IL002033000*) and for building system improvements at 123-125 N. Hoyne (non-dwelling). Assessments and design work were also underway for several deteriorated or damaged buildings. Planning and reviews are on-going for all units in the scattered site housing portfolio in order to prioritize future capital maintenance projects and improvements.

Family Housing Rehabilitation

By the end of FY2009, CHA rehabilitated an additional 531 public housing units in family developments. Units were delivered at Altgeld Gardens (*IL002002000*), Dearborn Homes (*IL002013000*), Frances Cabrini Rowhouses (*IL002091000*), Lawndale Gardens (*IL002095000*), and Washington Park Low-Rises (*IL002039000*).

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

Altgeld Gardens (IL002002000)

CHA anticipated the delivery of 204 public housing units at Altgeld Gardens I in FY2009. However, a total of 254 units were actually delivered in FY2009 due to early delivery of 50 units in Phase 3 which were projected for FY2010 but completed ahead of schedule. Fifty-two (52) mobility and eight sensory accessible units are included. An on-site laundry facility in Block 3 was also completed and opened in FY2009 and planning for improvements to the Town Center began. CHA received an ARRA formula funded grant which will be used in part for Phase 4 rehabilitation work at Altgeld Gardens II (*IL002002100*). Construction began in October 2009 and is projected to be completed in FY2010.



Altgeld Gardens Play Lot



Dearborn Homes

Dearborn Homes (IL002013000)

Forty-two (42) public housing units were delivered at Dearborn Homes, though a total of 120 units were projected for completion in FY2009. Of the 42 units delivered, six are mobility accessible units. While all units were substantially completed in FY2009, final punch list work and occupancy for the remaining units continued into FY2010. CHA is also using ARRA formula grant funds for rehabilitation work in Phase 4 at Dearborn Homes which began in January 2010.

Frances Cabrini Rowhouses (IL002091000)

CHA began the rehabilitation of Frances Cabrini Rowhouses in FY2008 and completed the first 146 public housing units in FY2009, which included 100 units originally projected for FY2008 that were delayed and actually delivered in FY2009. Of the additional 100 units projected for FY2009 delivery, 46 units were delivered on schedule in FY2009 and the remaining units were delayed until FY2010. Ten mobility and four sensory accessible units were delivered as part of the 146 total units.

Lawndale Gardens (IL002095000)

Renovation of Lawndale Gardens continued in FY2009 and 63 public housing units were delivered, including three mobility and three sensory accessible units. CHA used ARRA formula grant funds in order to accelerate FY2009 rehabilitation activity at Lawndale Gardens Phase 2. The rehabilitation of Lawndale Gardens is now complete for a total of 125 newly rehabilitated homes.



Lawndale Gardens

Washington Park Low-Rises (IL002039000)

In FY2009, CHA continued rehabilitation work at Washington Park Low-Rises and completed an additional 26 units of public housing in Phase 3. The FY2009 goal for unit delivery was 56 units; however, while all units were substantially completed, final punch list work and occupancy for the remaining units continued into FY2010. CHA is using ARRA formula grant funds for Phase 4 rehabilitation work which began in FY2009 and will continue in FY2010.

FY2009 Actual Unit Delivery by Bedroom Size							
PIC Number	Development Name	Bedroom Size					Total FY2009 Units Delivered
		0	1	2	3	4	
Mixed-Income/Mixed-Finance Family Housing Redevelopment/Rehabilitation							
IL002126000	Parkside of Old Town Phase 1-Condo	-	4	13	10	0	27
IL002131000	Parkside of Old Town Phase 1-Rental	-	4	26	5	0	35
IL002141000	Westhaven Phase IIC- Rental	-	8	0	3	0	11
IL002125000	Park Boulevard Phase IB (on-site)	-	0	2	6	0	8
IL002139000	Coleman Place (Legends South C-2)	-	6	4	8	1	19
IL002137000	Oakwood Shores Phase 2A Rental	-	23	7	16	4	50
TOTAL: Mixed-Income/Mixed-Finance Family Housing Redevelopment/Rehabilitation		0	45	52	48	5	150
Senior Designated Housing Rehabilitation							
IL002073000	Larrabee	-	22	-	-	-	22
IL002144000	Britton Budd	45	127	-	-	-	172
TOTAL: Senior Designated Housing Rehabilitation		45	149	0	0	0	194
Family Housing Rehabilitation							
IL002002000	Altgeld Gardens I	-	24	87	75	68	254
IL002013000	Dearborn Homes	-	12	18	6	6	42
IL002091000	Frances Cabrini Rowhouses	-	30	92	24	0	146
IL002095000	Lawndale Gardens	-	0	44	19	0	63
IL002039000	Washington Park Low-Rises	-	0	0	26	0	26
TOTAL: Family Housing Rehabilitation		0	66	241	150	74	531
TOTAL: FY2009 Unit Delivery by Bedroom Size		45	260	293	198	79	875

Additional FY2009 Redevelopment Activity

Other Mixed-Income/Mixed-Finance Site Specific FY2009 Activity

- A new working group began at Lathrop Homes (IL002022000) in FY2009. CHA, in conjunction with the working group, completed the drafting of the Request for Qualifications (RFQ) from developers for the future redevelopment of Lathrop Homes.
- In FY2009, CHA submitted a HOPE VI application for the third on-site phase of Oakwood Shores as part of future redevelopment at the former Madden Park Homes, Ida B. Wells and Extension, and Clarence Darrow Homes.
- Planning is ongoing for a mixed-use mid-rise rental building as part of future redevelopment at Oakwood Shores (Phase 2C) that will include medical clinic/offices and approximately 48 total units.
- Planning is ongoing for a residential/commercial development at 45th Street and Cottage Grove as part of Washington Park replacement housing.
- CHA initiated discussions with the LeClaire Courts Extension (IL002024000) relocation committee to begin the redevelopment process and plan for the formal launch of the LeClaire Courts Working Group in FY2010.

Mixed-Income/Mixed-Finance Real Estate Transaction Closings

The following table shows real estate transaction closings that occurred in FY2009 in order to proceed with redevelopment activities. In FY2009, additional phases of development moved forward at Oakwood Shores *Phase 2B (One) Rental* (IL002145000) and Legends South *Phase A-2 Rental* (IL002146000) mixed-income communities. Several mixed-income/mixed-finance real estate transaction closings anticipated for FY2009 did not occur and construction in these phases did not begin this year.

FY2009 Mixed-Income/Mixed-Finance Real Estate Transaction Closings

PIC Number	Mixed-Income/Mixed-Finance Redevelopment Site	Closing Date
IL002146000	Legends South Phase A-2 Rental	30-Jul-09
IL002145000	Oakwood Shores Phase 2B (One) Rental	16-Jul-09

Public Housing Units Removed from Inventory in FY2009Building Closures

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

In FY2009, building closures occurred in several developments due to consolidation as a result of voluntary moves and safety concerns as well as for pending demolition or rehabilitation activity. Building closures took place at ABLA Homes (IL002001000), Altgeld Gardens (IL002002000), Cabrini Extension South (IL002089000), Dearborn Homes (IL002013000), Harold Ickes Homes (IL002016000), William Green Homes (IL002004000), LeClaire Courts (city-state) and LeClaire Courts Extension (IL002024000), and Washington Park Low Rises (IL002039000). Building closures initially planned for Frances Cabrini Rowhouses (IL002091000) did not occur on schedule in FY2009 due to delays in rehabilitation activity.

Demolition Activity

In FY2009, CHA completed demolition of 1,162 public housing units in order to redevelop former public housing sites and as a result of structural damage. Proposed and subsequently approved demolition occurred on schedule at ABLA/Grace Abbott Rowhouses (IL002001000), Frances Cabrini Extension South (IL002089000), Harold Ickes Homes (IL002016000), Ida B. Wells Homes (IL002017000), and one Scattered Site Southeast property (IL002033000). Demolition initially planned for FY2009 at William Green Homes (IL002004000) was delayed due to pending relocation and building closures, and the application for the demolition of LeClaire Courts Extension (IL002024000) was submitted to HUD in January 2010. The following tables show CHA's planned versus actual demolition activity in FY2009.

FY2009 Actual Housing Units Removed through Demolition		
Grace Abbott Homes Rowhouses (IL002001000)	FY2009 Planned	FY2009 Actual
1251 W. 14th St.	4	4
1259 W. 14th St.	4	4
1416 S. Blue Island Ave.*	12	12
1428 S. Blue Island Ave.	4	4
1436 S. Blue Island Ave.	2	2
1440 S. Blue Island Ave.	4	4
1448 S. Blue Island Ave.	2	2
1452 S. Blue Island Ave.	4	4
1401 S. Throop St.	4	4
1409 S. Throop St.	4	4
1425 S. Throop St.	4	4
1511 W. 14th Pl.	2	2
1515 W. 14th Pl.	6	6
1524 W. 14th Pl.	4	4
1534 W. 14th Pl.	4	4
1508-14 W. 14th St.	4	4
1516 W. 14th St.*	12	12
1525 W. 14th St.	4	4
1528 W. 14th St.	2	2
1520 W. 15th St.	6	6
1532 W. 15th St.	12	12
1526-28 W. 13th St.**	0	2
1530-40 W. 13th St.**	0	6
1530-40 W. Hastings St.**	0	12
1216-22 W. Laffin St.**	0	4
1217-23 W. Laffin St.**	0	4
1432-38 W. Washburne Ave.**	0	4
1440-50 W. Washburne Ave.**	0	6
1452-62 W. Washburne Ave.**	0	6
1510-20 W. Washburne Ave.**	0	6
1522-28 W. Washburne Ave.**	0	4
1527-37 W. Washburne Ave.**	0	6
1530-36 W. Washburne Ave.**	0	4
Total Housing Removed from Grace Abbott Rowhouses	104	168

*FY2009 MTW Annual Plan unit counts corrected for 1416 S. Blue Island Ave. and 1516 W. 14th St.

**Demolition originally planned for FY2008

As stated in the FY2009 MTW Annual Plan, CHA planned to demolish a total of 1,011 units (with the unit count correction for Grace Abbott Rowhouses). This includes the above planned demolition that occurred (437 units) as well as planned demolition that did not occur in FY2009 at LeClaire Courts Extension (175 units) and William Green Homes (399 units).

Frances Cabrini Extension South (IL002089000)	FY2009 Planned	FY2009 Actual
412 W. Chicago Ave.	65	65
Total Housing Removed from Frances Cabrini Extension South	65	65

Harold Ickes Homes (IL002016000)	FY2009 Planned	FY2009 Actual
2450 S. State St.	65	65
2420-30 S. State St.	138	138
2350 S. State St.	65	65
2222 S. State St.*	0	65
2240-50 S. State St.*	0	138
2310 S. State St.*	0	65
Total Housing Removed from Harold Ickes Homes	268	536

*Additional buildings approved due to vacancy/obsolescence

Scattered Sites Southeast* (IL002033000)	FY2009 Planned	FY2009 Actual
4556 S. Woodlawn Ave.	0	3
Total Housing Removed from Scattered Sites Southeast	0	3

*Emergency demolition due to structural damage

Ida B. Wells Homes* (IL002017000)	FY2009 Planned	FY2009 Actual
540 E. 36th St.	0	65
574 E. 36th St.	0	65
511 E. Browning Ave.	0	65
575 E. Browning Ave.	0	65
559 E. Browning Ave.	0	65
527 E. Browning Ave.	0	65
Total Housing Removed from Ida B. Wells Homes	0	390

*Demolition originally planned for FY2008

TOTAL-Actual FY2009 Housing Removed through Demolition	FY2009 Planned^	FY2009 Actual
FY2009 Actual Housing Removed through Demolition	437	1,162

FY2009 Planned Demolition That Did Not Occur		
William Green Homes (IL002004000)	FY2009 Planned	FY2009 Actual
660 W. Division St.	133	0
1230 N. Larrabee St.	132	0
1230 N. Burling St.	134	0
Total-William Green Homes	399	0

LeClaire Courts Extension (IL002024000)	FY2009 Planned	FY2009 Actual
4401-03 S. Lamon Ave.	2	0
4405-15 S. Lamon Ave.	12	0
4431-41 S. Lamon Ave.	6	0
4400-02 S. Lacross Ave.	2	0
4404-14 S. Lacross Ave.	6	0
4405-11 S. Lacross Ave.	4	0
4413-23 S. Lacross Ave.	6	0
4416-26 S. Lacross Ave.	5	0
4425-35 S. Lacross Ave.	6	0
4428-30 S. Lacross Ave.	2	0
4437-47 S. Lacross Ave.	6	0
4449-59 S. Lacross Ave.	6	0
4452-62 S. Lacross Ave.	6	0
4461-71 S. Lacross Ave.	6	0
4473-79 S. Lacross Ave.	4	0
4837-49 W. 44th St.	12	0
4801-23 W. 44th St.	12	0
4838-48 W. 44th Pl.	6	0
4841-55 W. 44th Pl.	8	0
4852-54 W. 44th Pl.	2	0
4800-22 W. 45th St.	12	0
4832-54 W. 45th St.	12	0
4400-10 S. Cicero Ave.	12	0
4414-20 S. Cicero Ave.	4	0
4434-40 S. Cicero Ave.	4	0
4442-52 S. Cicero Ave.	12	0
Total-LeClaire Courts Extension	175	0

TOTAL-Planned FY2009 Demolition That Did Not Occur	FY2009 Planned^	FY2009 Actual
FY2009 Planned Demolition That Did Not Occur	574	0

Non-Dwelling Property Demolition and Disposition

In addition to demolition of public housing units, CHA removes non-dwelling structures and property through both demolition and disposition. One non-dwelling demolition planned for FY2009 was postponed and several planned dispositions did not occur in FY2009. The following tables show actual non-dwelling demolition and disposition activity in FY2009.

FY2009 Non-Dwelling Property Removed through Demolition			
PIC Number	Development Name	Address	Property Description
IL002001000	ABLA/Grace Abbott Homes	1250 S. Loomis St.	Swimming Pool
IL002017000	Ida B. Wells	454 E. 39th St.	Heating Plant
IL002017000	Ida B. Wells	3600 S. Vincennes Ave.	Church
IL002089000	Frances Cabrini Extension South	418 W. Oak St.	Heating Plant

Property Removed through Disposition Activity in FY2009						
PIC Number	Development	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition
IL002133000	ABLA Homes (Roosevelt Square Phase 2)	Taylor Street	Washburne Avenue	Racine Avenue	Loomis Street	Ground Lease
IL002133000	ABLA Homes (Roosevelt Square Phase 2) and CVS	Roosevelt Road	Washburne Avenue	Racine Avenue	Throop Street	Ground Lease and Fee (CVS)
IL002116000	ABLA Homes (Roosevelt Square Phase 1)	Taylor Street	Grenshaw Street	Racine Avenue	Lytle Street	Ground Lease
IL002132000	Governor Henry Horner Homes (Westhaven Park Phase IIB)	Lake Street	Washington Boulevard	Wood Street	Wolcott Avenue	Ground Lease
IL002141000	Governor Henry Horner Homes (Westhaven Park Phase IIC)	Lake Street	Washington Boulevard	Wolcott Avenue	Damen Avenue	Ground Lease
IL002113000 IL002130000 IL002137000	Madden Park/Ida B. Wells and Extension/Clarence Darrow Homes (Oakwood Shores Phase 1A, Phase 1B, Phase 2A)	37th Street	Pershing Road	Cottage Grove Place	Vincennes Avenue	Ground Lease
IL002145000	Madden Park/Ida B. Wells and Extension/Clarence Darrow Homes (Oakwood Shores Phase 2B-One)	37th Street	Pershing Road	Vincennes Avenue	Rhodes Avenue	Ground Lease
IL002137000	Madden Park/Ida B. Wells and Extension/Clarence Darrow Homes (Oakwood Shores Phase 2A)	38th Street	37th Place	Cottage Grove Avenue	Langley Avenue	Ground Lease
IL002146000	Robert Taylor Homes (Legends South Phase A2)	43rd Street	45th Street	State Street	West of Federal Street to train embankment	Ground lease

Housing Choice Voucher Program

Housing Choice Voucher Units Authorized at the End of FY2009

For FY2009, CHA planned to allocate 34,490 Housing Choice Vouchers (HCVs) for lease in the HCV Program. As of December 31, 2009, CHA had made 36,945 HCVs available to be used for eligible families. Throughout the year, HUD awarded CHA additional MTW and non-MTW vouchers which account for the difference between the number of planned versus actual vouchers allocated for the year. The added vouchers included an increase for Non-elderly Disabled, Family Unification Program (FUP), Veterans Affairs Supportive Housing (VASH), Disaster Housing Assistance Program (DHAP) conversions, Moderate Rehabilitation replacements, and Tenant Protection of families impacted by a subsidized mortgage prepayment. Of the total 36,945 HCV allocation, 35,347 were designated as MTW HCVs with the remaining 1,598 categorized as non-MTW vouchers (1,338 Moderate Rehabilitation, 210 VASH, and 50 Mainstream-Five-Year vouchers).

Number of Project-Based Housing Choice Voucher Units in FY2009

At the beginning of FY2009, CHA anticipated that 1,039 vouchers would be allocated to the project-based voucher (PBV) program. PBVs are distinguished from traditional HCVs based on both their issuance directly to property owners, as opposed to tenant participants, in addition to the voucher being attached to and remaining with the unit as tenants matriculate. The FY2009 PBV count comprises units under a Housing Assistance Payment (HAP) contract as well as an Agreement to Enter into a Housing Assistance Payment (AHAP). By year's end CHA had 1,179¹ PBVs in its portfolio. The following tables show CHA's PBV utilization activity in FY2009.

¹ This number reflects vouchers under HAP or AHAP in the current PBV Program, as well as project-based certificates converted to PBVs as a result of the FY2003 regulation changes.

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Project-Based Voucher Utilization Activity					
PBVs issued through the Chicago Supportive Housing Initiative					
Name of Site or Project	Anticipated Number of PBVs in FY2009	Actual Number of PBVs in FY2009 <i>Under HAP Unless Denoted Otherwise</i>	Total Number of Units at the Site	Site Description	Current Status of Site
600 S. Wabash Apartments	77	77	169	618 S. Wabash in the South Loop Community Area; New construction of an 8-story SRO for Homeless Individuals	Project is leased-up
St. Leo's Residence for Veterans	50	50	141	7750 S. Emerald in the Auburn-Gresham Community Area; New construction of a 4-story building for Homeless Veterans	Project is leased-up
Near North SRO	46	46	96	1244 N. Clybourn in the Near North Community Area; New construction of a 5-story SRO for Homeless Individuals	Project is leased-up
Spaulding/Trumbull Apartments	13	13	25	1310 S. Spaulding (8 PBVs) and 1424 S. Trumbull (5 PBs) in the North Lawndale Community Area; Rehabilitation of two walk-up buildings for Families needing Supportive Services	Project is leased-up
Harriet Tubman Apartments	14	14	28	5751 S. Michigan in the Washington Park Community Area; Rehabilitation of a walk-up building for families needing Supportive Services	Project is leased-up
Washington Park SRO	32	32	63	5000 S. Indiana in the Washington Park Community Area; Rehabilitation of a former YMCA 5-story building for Homeless Individuals.	Project is leased-up
Englewood Supportive Housing	50	50 Under AHAP	99	901 W. 63rd Street in the Englewood Community Area; New construction of a 6-story SRO for Homeless Individuals	Project is under construction and projected to be complete in February of 2010
SUB-TOTAL	282	282	621		

PBVs Issued through the Regional Housing Initiative					
Name of Site or Project	Anticipated Number of PBVs in FY2009	Actual Number of PBVs in FY2009 <i>Under HAP Unless Denoted Otherwise</i>	Total Number of Units at the Site	Site Description	Current Status of Site
Casa Kirk	5	5	29	3242-60 W. 92nd in the South Chicago Community Area; New construction of a brick walk-up for Families	Project is leased-up
Wentworth Commons	10	10	51	11045 S. Wentworth in the Roseland Community Area; New construction of a 4-story building for Families	Project is leased-up
Leland Apartments	14	14	137	1207 W. Leland in the Uptown Community Area; Rehabilitation of a 6-story, primarily SRO building for Individuals in need of Supportive Services	Project is leased-up
North Avenue Apartments	6	6	24	2634-54 W. North Ave. in the West Town Community Area; Rehabilitation of a brick walk-up building for Families	Project is leased-up
Casa Morelos	9	9	45	2013-19 S. Morgan in the Pilsen Community Area; New construction of a 7-story building for Families	Project is leased-up
Spaulding Apartments	9	9	36	1750 N. Spaulding in the Logan Square Community Area; Existing Building containing 5-stories for Families	Project is leased-up
SUB-TOTAL	53	53	322		

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Other Project-Based Voucher Activity					
Name of Site or Project	Anticipated Number of PBVs in FY2009	Actual Number of PBVs in FY2009 <i>Under HAP Unless Denoted Otherwise</i>	Total Number of Units at the Site	Site Description	Current Status of Site
Leotyne Apartments	14	14	53	Several scattered sites around 42nd & Cottage Grove in the Grand Boulevard Community Area; New construction of seven 2-flats for Families	Project is leased-up
South Park Plaza	34	34	134	26th & King Drive in the Near South Side Community Area; New construction of a 4-story elevator building and 46 townhomes for Families	Project is leased-up
Liberty Square	16	16	66	Several scattered sites around Flournoy & Independence Blvd. in the East Garfield Park Community Area; New construction of twelve 3-flats for Families	Project is leased-up
North Avenue Apartments	10	10	(Already counted under RHI above)	2634-54 W. North Ave. in the West Town Community Area; Rehabilitation of a brick walk-up building for Families. This project also received 6 RHI PBVs	Project is leased-up
Rosa Parks Apartments	26	13 Under HAP 13 Under AHAP	94	Several Scattered sites 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	Project is being leased in stages as buildings are completed. 13 units remain under construction and are expected to be complete in March 2010
Wilson Yards	16	16 Under AHAP	80	1026 W. Montrose in the Uptown Community Area; New construction of a 7-story building for Families	Project is under construction. It is expected that lease-up will take place in February and March of 2010
Senior Suites of Auburn-Gresham	17	17	85	1050 W. 79th Street in the Auburn Gresham Community Area. New construction of a 6-story building for Seniors	Project is leased-up

Other Project-Based Voucher Activity (continued)					
Name of Site or Project	Anticipated Number of PBVs in FY2009	Actual Number of PBVs in FY2009 <i>Under HAP Unless Denoted Otherwise</i>	Total Number of Units at the Site	Site Description	Current Status of Site
Eastgate Village	35	35	117	300 E. 26th Street in the Bronzeville Community Area; New construction of a 5-story building for Seniors	Project is leased-up
Casa Maravilla	15	15 Under AHAP	73	2021 S. Michigan in the Pilsen Community Area; New construction of a 5-story midrise building for Seniors	Project is under construction and is expected to be ready for lease-up in May 2010
Victory Center	18	18 Under AHAP	72	92nd & South Burley in the South Chicago Community Area; New construction of a 5-story building for Seniors	Project closing was delayed due to funding structure changes. Construction began in November of 2009 and is expected to be complete in December 2010
Wrightwood Senior Apartments	17	17 Under AHAP	85	79th & California in the Ashburn Community Area; New construction of a 6-story building for Seniors	Project is under construction and expected to be complete in September 2010
Dr. King Legacy Apartments (MLK)	10	10 Under AHAP	45	3800-24 W. 16th Street in the North Lawndale Community Area; New construction of a 3-story building for Families	Project is under construction is expected to be complete in December 2010
Evergreen Tower II	0	10	101	1343 N. Cleveland in the Near North Side Community Area; An existing midrise for Seniors	Project is leased-up
Roosevelt Tower	0	126	126	3440 W. Roosevelt in the Lawndale Community Area; New construction of an 8-story building for Seniors	Project is leased-up
SUB-TOTAL	228	364	1131		

Project-Based Certificates Converted to Project Based-Vouchers					
Name of Site or Project	Anticipated Number of PBVs in FY2009	Actual Number of PBVs in FY2009 <i>Under HAP Unless Denoted Otherwise</i>	Total Number of Units at the Site	Site Description	Current Status of Site
Deborah's Place	39	39	39	1530 N. Sedgwick; original HAP was signed in 1995; Elevator building for homeless women.	Project is leased-up
East Park Apartments	152	152	152	3300 W. Maypole; original HAP was signed in 1995; Elevator building for homeless individuals.	Project is leased-up
Major Jenkins Apartments	80	80	160	5016 N. Winthrop; original HAP was signed in 1995; Elevator building for homeless individuals.	Project is leased-up
LUCHA SRO	20	20	68	1152 N. Christiana; original HAP was signed in 1996; elevator building for homeless individuals.	Project is leased-up
Wabash Apartments	24	24	24	6100 S Wabash; original HAP was signed in 1995; 3-story walk-up for low-income families.	Project is leased-up
Diversey Courts	51	50	51 (Includes 1 manager unit)	3721 W. Diversey; original HAP was signed in 1994; 3-story walk-up for low-income families.	Project is leased-up
Anchor House	115	115	115	1230 W. 76th Street; original HAP was signed in 1997; 3-story walk-up for low-income families.	Project is leased-up
SUB-TOTAL	481	480	609		
GRAND TOTAL PBV ACTIVITY	1044	1179	2683		

Other Property Managed by CHA

LeClaire Courts (city-state) and LeClaire Courts Extension (IL002024000) at 45th Street and Cicero Avenue were closed as planned at the end of September 2009. Less than one third of the 600 units at both properties were occupied mid-year FY2009. During FY2009, 251 families left LeClaire Courts and LeClaire Courts Extension.

The Charles A. Hayes Family Investment Center (FIC) at 4859 South Wabash Avenue is owned and operated by CHA. The FIC offers numerous services to CHA employees, residents, and the surrounding community. The center is used for meetings, training sessions, and private events and houses organizations that serve residents and the surrounding community.

Leasing Information

Public Housing Leasing

Number of Public Housing Units Leased in FY2009

Throughout FY2009, CHA continued to increase the availability of decent, safe, and affordable housing by leasing rehabilitated and redeveloped public housing properties as new units came online. In FY2009, 2,418 MTW units were newly leased which exceeded the planned number of 1,713 newly leased units this year. CHA did not lease any non-MTW units in FY2009 due to closures at LeClaire Courts and LeClaire Courts Extension (IL002024000). As part of FY2009 leasing activity, the historic Britton Budd Apartments at 501 West Surf Street in the Lakeview neighborhood opened in October 2009, adding 172 public housing units of senior designated housing.

In FY2009, CHA did not meet the overall goal of 98% occupancy throughout the public housing portfolio. The highest occupancy rates were 97% in the mixed-income portfolio, 95% in the scattered site portfolio, and 94% in senior designated housing. Traditional family housing occupancy was 89% due to the process of leasing to residents with a Right of Return to public housing as well as various consolidation and building renovations that were occurring during the year. To encourage lease up, property managers held open houses, conducted community outreach, and offered promotions. In addition, CHA sponsored two mass-market radio advertising campaigns to promote leasing at CHA senior designated properties.

FY2009 Leasing Activity	FY2009 Total
Family and Scattered Site	1,086
Senior	1,076
Mixed-Income	256
Total	2,418

Description of Issues Related to Public Housing Leasing

Under the Plan for Transformation, all residents who occupied a CHA unit on October 1, 2009 (10/1/99 residents) have a Right of Return in accordance with the Relocation Rights Contract. These 10/1/99 residents are given priority to receive housing offers in new or rehabilitated public housing units. Leasing at rehabilitated and redeveloped properties is limited to 10/1/99 residents with a Right of Return before CHA can lease from its wait lists.

Housing Choice Voucher Program Leasing

Throughout FY2009, CHA received continued interest from families relocating as a result of the Plan for Transformation to be either temporarily or permanently housed using a HCV, as well as from current voucher holders seeking to continue their participation in CHA's HCV Program. By year's end, CHA had leased 35,983 units, of which 34,634 were administered as MTW vouchers and 1,349 were non-MTW. Specifically, the 1,349 non-MTW vouchers under lease includes: 102 vouchers through the Veterans Assistance Supportive Housing Program, 47 Mainstream-Five-Year vouchers, and 1,200 Moderate Rehabilitation units.

Description of Issues Related to HCV Leasing

As anticipated, CHA did not have any issues leasing HCVs during FY2009.

Wait List Information

Public Housing Wait Lists

During FY2009, CHA continued to facilitate lease up activity through the management and maintenance of its wait lists. CHA maintains the following public housing wait lists: Community-Wide, Community Area, and the Senior Site-Based Wait Lists. In FY2009, a total of 13,426 applicants from public housing wait lists were pulled to undergo screening for a unit. In addition, 7,665 total applicants were purged/removed from public housing wait lists.²

FY2009 Public Housing Wait List Activity

	Community-Wide and Community Area Wait Lists	Senior Site- Based Wait Lists
Applicants Added	2,530	4,204
Applicants Screened	7,588	5,838

Community-Wide Wait List

The Community-Wide Wait List, also known as the traditional public housing family wait list, contains adult applicants who are interested in units within CHA's family portfolio city-wide. The Community-Wide Wait List has been closed to new applicants since FY2001. CHA continued to screen applicants and update/remove applications from this wait list in FY2009 but did not open the wait list this year as planned. CHA intends to open this wait list in the future.

Community Area Wait Lists

The Community Area Wait Lists contain applicants interested in housing opportunities in CHA's scattered site portfolio. CHA has a Community Area Wait List for each of the 77 community areas in the City of Chicago. In general, these wait lists are opened periodically (for approximately 15-30 days) in order to maintain an adequate list of applicants. During the open period, applications are collected and placed on these wait lists with the same application date (effective the date the open period

² In order for CHA to maintain accurate wait lists, applicants who do not respond during the official updating process are removed.

ends), and an electronic system randomly assigns each application a ranking on the list. CHA opens Community Area Wait Lists when they are near depletion, and the wait lists are maintained in accordance with the Gautreaux Consent Decree.

In FY2009, a total of 49 Community Area Wait Lists were opened in the first and second quarter. Four (4) Community Area Wait Lists in the North Central region were opened during the first quarter of FY2009. Forty-five (45) Community Area Wait Lists in the Southeast, Southwest, West and Northeast regions were opened during the second quarter of FY2009. CHA added a total of 2,530 applicants to Community Area Wait Lists in FY2009. CHA updated/purged the Community Area Wait Lists in FY2009.

Senior-Site Based Wait Lists

The Senior-Site Based Wait Lists are for applicants requesting studio and one-bedroom apartments in senior designated housing developments. Eligible applicants may be placed on the wait list as early as 60 years of age, but must be 62 years of age in order to be offered a unit in a senior designated building. Per CHA's FY2009 Admissions and Continued Occupancy Policy (ACOP), applicants are required to indicate a building preference in the application process, or indicate that they will accept the first unit available. CHA is revising the Senior Designated Housing Plan in FY2010 to allow CHA at its discretion to reduce the minimum age to 55 years for housing at senior designated buildings with high vacancy rates, which will affect the minimum age at which individuals can be placed on some Senior Site-Based Wait Lists.

In FY2009, 4,204 seniors were added to Senior Site-Based Wait Lists, and 5,838 were screened for housing. Senior Site-Based Wait Lists are closed at Ralph J. Pomeroy (*IL002058000*) and Kenmore Apartments (*IL002051000*) due to rehabilitation activity. Fannie Emanuel/Parkview Apartments (*IL002065000*) also remained closed in FY2009 due to necessary repairs.

Public Housing Wait List Demographics

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

FY2009 Public Housing Wait List Demographics

	Community-Wide Wait List	Community Area Wait Lists	Senior Wait Lists	Total Family and Senior Wait Lists
Applications Received	11,395	8,607	6,507	26,509
Total Applicants*	11,396	8,608	9,817	29,821
Total Family Members	28,562	24,679	11,363	64,604
AMI < 30	11,056	7,874	9,064	27,994
AMI 30 - 50	271	637	644	1,552
AMI 50 - 80	64	90	99	253
AMI > 80	4	6	10	20
White	1,656	762	491	2,909
Black	6,819	3,732	1,743	12,294
American Indian	6	7	15	28
Asian	94	52	55	201
Other	2,821	4,055	7,513	14,389
Hispanic	2,170	965	636	3,771
Disabled	2,211	685	3,033	5,929

*Includes applicants on the wait list as of 12/31/2009 as well as those in screening on 12/31/2009.

Housing Choice Voucher Program Wait List

CHA's Housing Choice Voucher (HCV) Wait List comprises 39,974 applicants who were added during the FY2008 wait list opening, as well as the 182 applicants that remain on the wait list from prior years. When submitting an application for the HCV Wait List, applicants also had an opportunity to assert a preference for a project-based voucher unit, and be placed concurrently on the Project-Based Voucher Wait List. Consequently, the HCV Wait List has a collective 40,156 households currently with active applications for tenant- and/or project-based subsidized housing.

HCV Wait List Demographics

The table below depicts demographic information about applicants on the HCV Wait List.

FY2009 Housing Choice Voucher Program Wait List Demographics

		Sub-Total: Prior but Active HCV Wait List	Sub-Total: HCV 2008 Wait List	Grand Total: HCV Wait List
Total Applicants		182	39,974	40,156
Age	Under 62	139	36,644	36,783
	Over 62	43	3,330	3,373
Race	Black	153	32,535	32,688
	White	10	1,916	1,926
	American Indian	0	297	297
	Asian	0	467	467
	Pacific Islander	0	46	46
	Mixed Race	0	396	396
	Unknown	19	5,181	5,200
	Disabled	4	8,770	8,774

Section III



Non-MTW Related Housing Authority Information

Section III: Non-MTW Related Housing Authority Information

This section contains information on Non-MTW activities and programs that CHA implemented in FY2009.

Planned Sources and Uses of other HUD or other Federal Funds (excluding HOPE VI)

American Recovery and Reinvestment Act

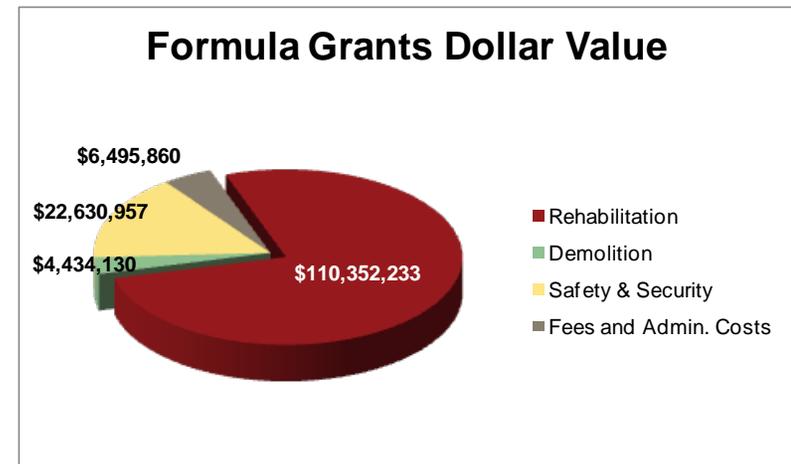
In FY2009, through the American Recovery and Reinvestment Act (ARRA), HUD awarded CHA a total of \$209,998,969 in formula and competitive funding. CHA received an additional \$1.89 million in ARRA funds from the City of Chicago Department of Family Support Services, Youth Ready Chicago grant, for a FY2009 Summer Youth Program. CHA will also receive \$1,000,000 in Energy Efficiency Conservation Block Grant (EECBG) funds from the City of Chicago through ARRA.

Formula Grants

CHA received \$143,913,180 in formula capital for the following areas: Rehabilitation Projects, Demolition, Safety and Security, and Fees and Administrative Costs. A total of 14,510 units are impacted by and 218 full time equivalent (FTE) jobs were created as of the fourth quarter of FY2009 using these funds. CHA obligated 100 percent of formula grants prior to March 17, 2010.

Specific projects funded through ARRA formula grants (final as of March FY2010):

1. Rehabilitation of Dearborn Homes-*IL002013000* (\$28,949,433)
2. Rehabilitation of Wentworth Gardens-*IL002040000* (\$70,211)
3. Rehabilitation of Wentworth Annex (Scattered Sites Southeast)- *IL002033000* (\$1,855,667)
4. Rehabilitation of Kenmore Senior Apartments- *IL002151000* (\$16,788,756)
5. Rehabilitation of Lawndale Gardens-*IL002095000* (\$8,307,767)



Section III: Non-MTW-Related Housing Authority Information

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6. ADA Upgrades to Scattered Sites (55) and Senior Units (169) (\$6,437,794) (Refer to Appendix 3 for site list.)
7. Rehabilitation of Washington Park Low Rises-*IL002039000* (\$8,169,858)
8. Rehabilitation of Altgeld Gardens-*IL002002100* (\$39,772,747)
9. Demolition of ABLA Rowhomes/Non-dwelling-*IL002001000* (\$1,063,030)
10. Demolition of six buildings at Harold Ickes Homes-*IL002016000* (\$3,234,100)
11. Non-dwelling Demolition at 4440 S. Cottage Grove (\$137,000)
12. Security Camera Systems and Broadband Infrastructure (\$22,630,957)
13. Administrative costs associated with Stimulus (\$1,404,937)
14. Fees and costs, project management (\$5,090,923)

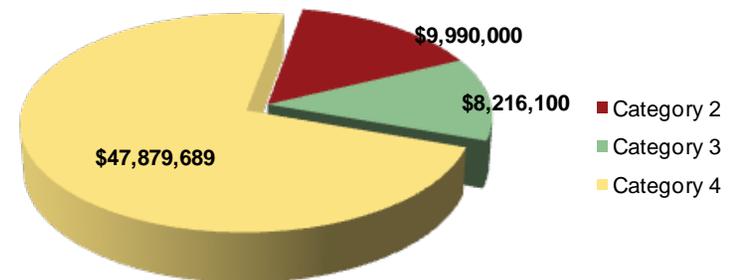
Three of these projects were completed in FY2009: the demolition of six buildings at Harold Ickes Homes (*IL002016000*), rehabilitation work at Wentworth Gardens (*IL002040000*), and the rehabilitation of Lawndale Gardens Apartments (*IL002095000*).

Competitive Grants

CHA received 81% of requested ARRA competitive grant funds for a total of \$66,085,789 in the following categories: Public Housing Transformation (Category 2), Gap Financing for Stalled Projects (Category 3), and Creation of Energy Efficient, Green Communities (Category 4). These funds impacted a total of 5,778 units and 45 full time equivalent (FTE) jobs were created as of the fourth quarter of FY2009.

Specific projects funded through ARRA competitive grants:

1. Public Housing Transformation of Ogden North-*IL002149000* (\$9,990,000)
2. Gap Financing for Stalled Projects, Parkside of Old Town Phase 2A-*IL002147000* (\$8,216,100)
3. Creation of Energy Efficient, Green Communities
 - o Ralph J. Pomeroy Apartments-*IL002152000* (\$18,301,170)
 - o West End Phase 2- *IL002148000* (\$7,337,783)

Competitive Grants Dollar Value

- Albany Apartments/3030 W 21st Place-IL002061000 (\$956,819)
- Maudelle Brown Bousfield Apartments/Washington Park- IL002087000 (\$382,994)
- Major Lawrence Apartments-IL002086000 (\$908,374)
- Minnie Ripperton Apartments- IL002078000 (\$672,915)
- Firman House and Centers for New Horizons (in the Legends South community) (\$77,998)
- Abraham Lincoln Center/3858 S. Cottage Grove (in the Oakwood Shores community) (\$484,942)
- Flannery Apartments-IL002044000 (\$1,297,908)
- Zelda Ormes Apartments-IL002049000 (\$604,319)
- William Castleman Apartments-IL002054000 (\$1,029,579)
- Apartamentos Las Americas- IL002063000 (\$442,825)
- Lake Parc Place-IL002018100 (\$1,413,000)
- Judge Green Apartments-IL002083000 (\$485,204)
- Kenneth Campbell Apartments-IL002082000 (\$573,071)
- Mary Jane Richardson Apartments-IL002079000 (\$659,721)
- Judge Slater Apartments and Annex- IL002084000 (\$1,155,824)
- Lake Michigan Homes/Vivian Gordon Harsh Apartments-IL002077000 (\$978,787)
- Garfield Park Apartments/Irene McCoy Apartments- IL002062000 (\$905,043)
- Vivian Carter Apartments-IL002080000 (\$699,785)
- Ella Flagg Young Apartments-IL002060000 (\$706,593)
- Mahalia Jackson Apartments-IL002041000 (\$499,406)
- Trumbull Park Homes-IL002038000 (\$5,358,415)
- Patrick Sullivan Apartments-IL002067000 (\$1,205,158)
- Fannie Emanuel/Parkview Apartments- IL002065000 (\$742,056)

Youth Ready Chicago

In May 2009, CHA received \$1.89 million in ARRA funds from the City of Chicago Department of Family and Support Services (DFSS) to serve CHA youth ages 14-24 through the Youth Ready Chicago program. CHA partnered with eight agencies to provide job training, skill development, and employment opportunities to youth at locations throughout the City of Chicago. In FY2009, over 900 youth were placed in summer employment opportunities through CHA's Youth Ready Chicago program.

Energy Efficiency Conservation Block Grant (EECBG)

The City of Chicago received \$27 million in Energy Efficiency Conservation Block Grant (EECBG) funds from the U.S. Department of Energy under ARRA. CHA will receive \$1,000,000 in EECBG funds from the City, which will be used to perform energy efficiency retrofits in scattered site properties that are already undergoing ADA upgrade improvements.

Description of Non-MTW Related Activities Implemented in FY2009***10th Anniversary of the Plan for Transformation***

In FY2009, CHA reached the 10-year milestone of the Plan for Transformation. Throughout the year, CHA along with numerous partners and stakeholders examined the progress and challenges of the first 10 years of the Plan in order to reflect on the first ten years and inform strategies for the future completion of the Plan. A variety of both internal and external activities took place to acknowledge and reflect on this important milestone.

Mixed-Income Institute

As part of the 2009 Summer Meeting of the Council of Large Public Housing Authorities (CLPHA) in Chicago, the John D. and Catherine T. MacArthur Foundation sponsored an extra day for a Mixed-Income Institute which included tours of CHA's mixed-income communities as well as discussion panels aimed at sharing national perspectives, best practices, and policy implications for mixed-income housing development.

Research Workshop

CHA participated in a Research Workshop sponsored by the John D. and Catherine T. MacArthur Foundation in September FY2009. CHA leadership along with researchers from around the country and other invited local stakeholders discussed the substantial body of research assessing the Plan, public housing revitalization, and resident outcomes.

Symposium

In December FY2009, more than 260 attendees participated in a two-day Symposium held in Chicago to reflect on progress and lessons learned through the Plan as well as implications for national urban policy. Sponsored by CHA, the City of Chicago, the Illinois Housing Development Authority, and The Partnership for New Communities, the event consisted of a series of conversations about the partnerships, people, and places connected to the Plan for Transformation. Planning for the Symposium was led by a variety of partners, including the City of Chicago, HUD, public

housing residents, developers, business leaders, researchers, community leaders, and members of the philanthropic community.

Internal Reflection and Refining of Original Plan

Throughout FY2009, CHA conducted an internal assessment of the current status of work and progress under the Plan, in order to identify potential ways to address current challenges and articulate a vision for completing the Plan for Transformation.

Resident Services Program Updates

Case Management and Workforce Development Initiatives

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

Case management programs address two important challenges facing CHA families: housing stability and employment. In 2009, nearly 10,000 individuals engaged in services through these contracts with service providers, and there were nearly 1,200 job placements through CHA funded services (including subsidized and unsubsidized transitional jobs). In addition, 1,331 residents completed job readiness training and 434 residents completed an employment skills training program. (Refer to *Use of the Single-Fund Flexibility* in Section VII for more information.)

Transitional Jobs

Transitional Jobs (TJ) are time-limited, wage earning (subsidized) jobs that combine real work, skill development, and supportive services to transition participants successfully to unsubsidized positions. CHA funded TJ programs include adult basic education, contextualized literacy and customized training. In FY2009, 220 residents completed subsidized employment through Transitional Jobs contracts.

Education and Training Programs

In FY2009, through an intergovernmental agreement (IGA) with City Colleges of Chicago, CHA provided technical skills training, bridge programming and adult literacy activities to residents at no cost (after financial aid, if applicable).

Residents are able to take a variety of certificate and degree programs. These programs prepare participants with

the necessary skills to transition into gainful employment opportunities. In FY2009, 265 residents completed programs through CHA's IGA with City Colleges of Chicago.

Section 3 Program

During FY2009, CHA conducted an assessment of its Section 3 Program aimed at improving the process and functions of the program as well as integrating it with other case management and workforce development initiatives for CHA residents. In FY2009, CHA piloted a new Section 3 hiring process. The new resident hiring process utilizes existing case management providers in order to ensure CHA residents are given the first priority in receiving Section 3 job opportunities. Case management providers also assist residents with follow-up and employment retention support as well as education and/or training needed to qualify for future Section 3 jobs.

Resident Services and the Department of Procurement and Contracts will work together to develop a Section 3 Hiring Plan with each vendor bidding on a CHA contract opportunity. Once finalized, the hiring plan will result in job orders for each Section 3 position. Case management providers will identify qualified residents for a specified Section 3 job and work with Resident Services to coordinate interview(s) with the contractor. In addition to the revised job order process, CHA is exploring additional policy and procedure changes. CHA will continue refining the Section 3 Program and transition to the new hiring process in FY2010.

Family Self-Sufficiency (FSS) Programs

CHA's FSS programs assist public housing residents or HCV leaseholders in gaining independence by setting and achieving specific self-improvement, educational, and employment goals. Program participation is voluntary and limited to a five-year period. Rather than increasing participant rent obligations as earned income increases are achieved, all increased earnings for participants is placed in escrow savings accounts. Upon program completion, participants are awarded the escrowed savings to use for the purpose of their choosing.

Public Housing FSS Program

Since FY2006, CHA has contracted with an external entity to coordinate the Public Housing FSS program in accordance with HUD FSS guidelines and to increase resident participation in self sufficiency activities. In May 2009, CHA received HUD approval to expand the program and to make it available to any public housing resident who meets the program criteria on a first come first served basis, up to 350 slots. By the end of FY2009, there were 277 public housing

residents participating in the Public Housing FSS Program, who have collectively accumulated \$112,234 in escrow savings since their initial participation in the program.

HCV FSS Program

By the end of FY2009, there were 1,474 current voucher holders participating in FSS, who collectively accumulated \$2,997,960 in escrow savings since their initial participation in the program. This year 46 FSS participants graduated and together were awarded \$505,532 in escrowed savings. Some FSS participants use their escrowed savings to purchase homes through the Choose-to-Own (CTO) Program. (Refer to *Choose to Own Home Ownership Program* in Section VI for more information.)

Sections IV & V



**Long-Term MTW Plan &
Proposed MTW Activities**

Section IV: Long-Term MTW Plan (Optional)

This section is not required.

Section V: Proposed MTW Activities

This section contains a description of activities that were proposed in CHA's FY2009 MTW Annual Plan *but not implemented* in FY2009.

Implementation of a Triennial Re-examination of HCV Program Participants

Description and Status of Activity in FY2009

CHA holds re-examinations for HCV Program participants to review eligibility for continued participation in the program. CHA proposed to revise its re-examination schedule of HCV Program participants in FY2009 to conduct triennial re-examinations for seniors and disabled individuals. After further evaluation, CHA decided not to move forward with a pilot implementation of triennial re-examinations for elderly and/or disabled HCV Program participants in FY2009. CHA still holds an interest in administering re-exams using this type of schedule, but has deferred initial rollout for inclusion in an overall rent reform initiative in FY2011. CHA continued to conduct biennial re-examinations for HCV leaseholders. (Refer to *Continued Implementation of Biennial Re-examinations for HCV Program Participants* in Section VI for more information.)

Adopt a New Policy to Establish Payment Standards, Rents, Subsidy Levels, and Tenant Rent

Description and Status of Activity in FY2009

As proposed in the FY2009 MTW Annual Plan, CHA seeks to reduce rent calculation errors and ultimately, the underpayment or overpayment of housing assistance funds, by simplifying the formula for the calculation of the amount of rent and utilities paid by an HCV participant. Potential adjustments in the policy may include the use of utility allowances, establishment of flat subsidy amounts by bedroom size or the use of a percent of gross income rather than adjusted income. CHA has deferred implementation of this activity to FY2010 and FY2011 in order to evaluate an overall rent reform strategy for the HCV Program, including but not limited to changes to payment standards, subsidy levels, and tenant rent calculation.

Section VI



Ongoing MTW Activities

Section VI: Ongoing MTW Activities

This section contains information on CHA's MTW activities as listed in the FY2009 MTW Annual Plan. CHA first began using the new MTW reporting requirements when it prepared its FY2009 MTW Annual Plan. Through the end of FY2008 and throughout FY2009, CHA received technical guidance and feedback from HUD that some activities that were designated as MTW activities in the FY2009 MTW Annual Plan, in their current form, do not actually require authorization to use MTW flexibility and/or are not subject to the MTW activity reporting requirements in Section V and VI of Form 50900. These activities are designated as such in this section and a brief status update for FY2009 is included. In addition, upon implementation of several MTW activities in FY2009, CHA has revised baselines, benchmarks, and metrics in order to better track outcomes and more accurately report on specific activities.

CHA Work Requirement Implementation and Changes (*Ongoing MTW Activity*)

Description and Status of Activity in FY2009

CHA implemented a work requirement in January 2009 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 activities³ 15 hours per week on a regular basis for the first year of implementation, and for 20 hours per week thereafter, unless the resident is exempt or granted Safe Harbor. A resident may be eligible for an exemption, which they receive at annual re-examination, or a resident may be approved for Safe Harbor, in which case the resident has 90 days to become compliant with CHA's Work Requirement. Property managers will continue to re-examine a resident's 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 CHA's Work Requirement through case management services and workforce development programs.

This activity is related to MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist

³ Pursuant to the FY2009 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."

people to obtain employment and become economically self-sufficient. The impact of CHA’s 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. Moving forward, all public housing Work Requirement activity will be reported as a single MTW Activity.

In FY2009, CHA expanded the definition of Safe Harbor as it relates to the CHA Work Requirement to include victims and caregivers of victims of domestic violence, sexual violence, dating violence, or stalking. With the approval of the FY2009 ACOP, CHA also added a Safe Harbor provision for residents who demonstrate they are actively seeking, but have failed to find employment. The following table outlines the revised baseline, benchmark, and metrics, as well as FY2009 outcomes for this MTW activity.

Baseline	Benchmark	Metric	FY2009 Outcomes
The revised baseline for CHA’s Work Requirement is the 38% of residents who were working as of December 31, 2008 prior to the implementation of the policy. ¹	The revised benchmark for CHA’s Work Requirement is an increase in the percentage of residents who are engaged in employment-related activities that satisfy the work requirement.	CHA tracks the number of residents engaged in activities that satisfy the work requirement through annual re-examinations as well as through 90-day evaluations of Safe Harbor status for eligible residents.	As of FY2009: <ul style="list-style-type: none"> • 44% of residents were compliant • 28% of residents were exempt • 19% of residents were granted Safe Harbor • 9% of residents were non-compliant

¹ Based on reported income from wages

Authorization

The proposed MTW activity is authorized in Attachment D, Paragraph 21 of CHA’s Amended and Restated MTW Agreement. This provision gives CHA clear authority to have a work requirement as a condition of tenant occupancy.

Leasing of Vacant Land *(Not Currently Designated as an MTW Activity)*

Description and Status of Activity in FY2009

By leasing vacant land, CHA increases revenues and supports capital improvements in neighborhoods surrounding its developments. Leasing vacant land provides organizations and entities the opportunity to provide needed services, programs, or amenities in CHA communities. In addition to these immediate benefits, the leasing of vacant land increases density, promotes neighborhood activity and sustains stability. In August 2009, CHA obtained HUD Special Applications

Center (SAC) approval for the fee simple disposition at fair market value of 0.6 acres of land near ABLA/Brooks Homes (IL002001000) for future retail use. In November 2009, CHA obtained HUD SAC approval for a land exchange disposition of 2.73 acres around ABLA/Brooks Homes to be used for facilities at Fosco Park.

Office of the Ombudsman (*Ongoing MTW Activity*)

Description and Status of Activity in FY2009

In FY2008, 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, at a minimum, semi-annual 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. This activity is related to MTW Statutory Objectives II (self-sufficiency) and III (greater cost effectiveness). Through the Office of the Ombudsman, CHA designates staff to assist public housing residents in mixed-income communities in resolving any public housing centric issues that may arise and in adapting to their new communities. Having designated staff for this purpose promotes efficiency by avoiding the duplication of efforts by various departments in response to inquiries directed to multiple departments.

The Office of the Ombudsman was created and staffed during FY2008, and FY2009 was the first full year of operation. In FY2009, CHA held semi-annual meetings in each region for a total of six public meetings. In FY2010, CHA will seek approval from HUD to revise the timelines for responding to and publishing comments received during public meetings conducted by the Office of the Ombudsman. The following table outlines the baselines, benchmarks, and metrics, as well as FY2009 outcomes for this MTW activity.

Baseline	Benchmark	Metric	FY2009 Outcomes
<p>CHA created the Office of the Ombudsman during FY2008.</p> <p>The Office of the Ombudsman for mixed-income residents did not exist prior to FY2008, so the baseline for meetings and resident participation is zero.</p>	<p>CHA will host a minimum of 6 meetings for mixed-income residents each year. Meetings will be semi-annual in three geographic regions- North, South, West/Central.</p>	<p>CHA tracks the number of meetings and resident participants, and posts the meeting notes and responses on CHA's website.</p>	<p>In FY2009, CHA held semi-annual meetings in each region, totaling six community meetings with mixed-income residents. In the past year, the Office of the Ombudsman improved upon its processes and procedures in reporting. All issues raised by mixed-income public housing residents in meetings and through other communication were documented and responded to appropriately.</p>

Authorization

This MTW activity is authorized in 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.

Acquisition of Mixed-Income/Mixed-Finance Units from Private Developers *(Not Currently Designated as an MTW Activity)*

Description and Status of Activity in FY2009

CHA partners with private developers to acquire mixed-income/mixed-finance units as a strategy to meet the overall goal of the Plan for Transformation to revitalize and/or rehabilitate 25,000 housing units. The acquisition of these additional mixed-income/mixed-finance units is made available through CHA's Housing for Chicagoans Everywhere (HCE) Program in which private developers submit proposals to CHA. These proposals must meet established development guidelines and be in the best interest of CHA. The first of these units were added to CHA's mixed-income/mixed-finance portfolio in FY2003 to provide off-site replacement units.

In FY2009, CHA received four development proposals and CHA's Board of Commissioners approved two: the Lawndale Complex redevelopment project Ogden North (IL002149000), and the Maplewood Courts (IL002150000) project as part of redevelopment at Rockwell Gardens. One additional project is awaiting Board approval and another project is in the evaluation stage.

Lease Up Marketing Strategy for Rehabilitated Family Housing Properties *(Not Currently Designated as an MTW Activity)*

Description and Status of Activity in FY2009

CHA continues to develop and implement leasing incentives and lease up marketing strategies for hard to lease public housing developments. The marketing strategy focuses on decreasing the vacancy rate and increasing the lease up rate by three percent. The marketing campaign emphasizes the quality of construction and the amenities of the respective neighborhood and also offers incentives to potential residents.

In general, CHA's leasing strategy in FY2009 also focused on improved customer service with targeted marketing tactics such as open houses and move-in incentives. Families with a Right of Return have priority for leasing in rehabilitated family properties; in FY2009, two family properties exhausted the list of eligible applicants with a Right of Return, so CHA employed a leasing strategy of screening applicants from the general wait list for housing at these two sites.

Property Investment Initiative (formerly Foreclosure Investment Project) *(Not Currently Designated as an MTW Activity)*

Description and Status of Activity in FY2009

CHA recognizes the many needs of CHA residents and holds many types of units in its portfolios to best meet the various needs. Currently, many families require a three-bedroom or larger unit to adequately house their families. 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 in the City of Chicago.

In FY2009, CHA's Property Investment Initiative was approved by the Board of Commissioners, and CHA acquired a total of seven three-bedroom units through this initiative that will undergo future rehabilitation. Additionally, CHA partnered with the City of Chicago on an application to HUD for the Neighborhood Stabilization Program (NSP2) in which CHA committed up to 200 units in the public housing or PBV portfolios to help make the City's proposal competitive. In January 2010, the City of Chicago was awarded \$98 million to purchase foreclosed homes under NSP2, and CHA will be able to either purchase additional properties or provide PBVs to developer-owned properties, working with the City to incorporate these new initiatives into the overall affordable housing plan for Chicago.

Utility Assistance Programs

Refer to *Use of the Single-Fund Flexibility* in Section VII for more information.

Meeting Current Income Targeting Requirements *(Not Currently Designated as an MTW Activity)*Description and Status of Activity in FY2009

CHA's MTW Agreement, which was originally signed into effect in FY2000, requires that at least 75% of the new families assisted by the Housing Choice Voucher (HCV) Program and at least 40% of the new families under the public housing program meet the income target as "very low-income" families. Very low-income is defined as a family with an annual income below 50% of the area median income, adjusted by family size, as determined by HUD. In FY2009, CHA continued to maintain compliance with this MTW requirement.

New/Upcoming Non-Profit and For-Profit Partnerships *(Not Currently Designated as an MTW Activity)*Description and Status of Activity in FY2009

CHA engages in a variety of partnerships to further meet the goals of the Plan for Transformation. These partnerships include non-profit and for-profit entities such as local social service providers, the City of Chicago, sister agencies, for-profit corporations, faith-based organizations, colleges and universities, mixed-income/mixed-finance development partners, and third-party property management companies. In FY2009, CHA committed to forge new partnerships with non-profit and for-profit entities who have not previously worked with CHA. These new partnerships enabled CHA to execute special initiatives, such as Operation Warm, Youth Ready Chicago and CHA's Holiday Initiatives. Also, in FY2009, CHA began re-evaluating how to define and measure the impact and effectiveness of partnerships by developing criteria that will be essential for future partnerships. The evaluation criteria will include the establishment of clear goals and objectives along with defining measurable outcomes and results in order to create mutually beneficial partnerships. CHA will test the new evaluation criteria for new partnerships through a pilot program in FY2010.

Current Public Housing Family Self-Sufficiency Program *(Not Currently Designated as an MTW Activity)*

Refer to *Family Self-Sufficiency Programs* in Section III for information on this program.

Development of Mid-Rise Buildings in Upcoming Phases of Redevelopment *(Not Currently Designated as an MTW Activity)*

Description and Status of Activity in FY2009

Through work with developers, CHA is able to offer a variety of housing options and building structures for public housing residents in new mixed-income/mixed-finance communities. In conjunction with working groups for each mixed-income/mixed-finance community, CHA determines the number of mid-rise buildings and total number of public housing units planned for redevelopment sites. In FY2009, CHA continued to work with developers to construct mid-rise buildings as part of new phases of redevelopment in mixed-income/mixed-finance communities. Several anticipated real estate transaction closings did not occur as planned in FY2009; however, Oakwood Shores Phase 2B (One) Rental (IL002145000) did close on schedule and will feature mid-rise buildings.

Commercial Business Ventures with Mixed-Income/Mixed-Finance Developers to Promote Mixed-Use Properties *(Not Currently Designated as an MTW Activity)*

Description and Status of Activity in FY2009

As part of the redevelopment process and creation of mixed-income/mixed-finance communities, CHA continues to pursue commercial business ventures with developers. These ventures are not only important to the overall redevelopment of a neighborhood, but also a potential source of revenue for CHA. CHA first included mixed-use buildings in a rental transaction providing neighbor retail space in FY2004. In FY2009, CHA conducted disposition activity for a CVS as part of Roosevelt Square Phase 2 (IL002133000) redevelopment at the former ABLA Homes.

Revitalization of 25,000 Housing Units *(Ongoing MTW Activity)*

Description and Status of Activity in FY2009

CHA is committed to the goal of redeveloping or rehabilitating 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. This activity relates to MTW Statutory Objective I: Increase housing choices for low-income families. 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. CHA implemented this MTW activity in FY2000.

During FY2009, CHA delivered 875 new units of public housing, bringing the total number of revitalized housing units to 17,812 or 71.25% of the 25,000 unit delivery goal. The following table outlines the baseline, benchmark, and metrics, as well as FY2009 outcomes for this MTW activity.

Baseline	Benchmark	Metric	FY2009 Outcomes
CHA committed to redeveloping and/or rehabilitating 25,000 units of housing when CHA joined the MTW Demonstration Program. At the end of FY2008, CHA had delivered 16,937 public housing units, representing 68% of the overall goal.	The FY2009 benchmark for this activity is an additional 870 public housing units delivered in FY2009 toward the 25,000 unit delivery goal.	CHA tracks the number of revitalized units delivered based on the number of City of Chicago's certificates of occupancy received and Habitat's Notices of Acceptance issued.	CHA delivered a total of 875 new public housing units in redeveloped mixed-income communities and rehabilitated family and senior designated housing properties.

Authorization

This MTW activity is authorized in Attachment D, Paragraph 1 of CHA's Amended and Restated MTW Agreement. The replacement and rehabilitation of CHA's housing stock is a fundamental purpose of the Plan for Transformation, with the 25,000 unit goal addressing the requirement of Section 204(c)(3)(c) of the 1996 Appropriations Act. In addition, the single fund budget with full flexibility allows CHA to undertake and coordinate resident relocation and support activities in addition to the actual rehabilitation and redevelopment of the entire housing portfolio.

Use of Streamlined Process Instructions for Demolition, Disposition, and Demolition/Disposition Applications *(Not Currently Designated as an MTW Activity)*

Description and Status of Activity

In FY2002, CHA began using HUD's "Streamlined Processing Instructions for Disposition, Demolition, and Disposition/Demolition Applications from MTW Agencies" which reduces the necessary documentation and steps for approval of mixed-income/mixed-finance redevelopment or rehabilitation activity. CHA submits demolition and/or disposition applications using the HUD streamlined application and enters demolition and dispositions into the HUD Web Access Security Subsystem (WASS) as necessary. The anticipated impact of this activity is reduced staff time and cost savings resulting from use of the simplified application process. In FY2009, CHA followed the streamlined process for disposition and demolition for four projects, resulting in administrative cost savings for each application.

Current Support to Families in the Process of Being Relocated

Refer to *Use of the Single-Fund Flexibility* in Section VII for more information.

Current Case Management and Workforce Development Activities

Refer to *Use of the Single-Fund Flexibility* in Section VII for more information.

Non-Residential Use of Units and Spaces *(Not Currently Designated as an MTW Activity)*

Description and Status of Activity in FY2009

CHA continues to sell or lease non-residential space to service providers or entities that assist public housing residents. Non-residential units are currently leased for such purposes as service provision, summer food programs, management offices, tenant patrol offices, daycare centers, Local Advisory Council offices, storage units, senior rooms for social programming, and model and employee units. In FY2009, new leases with non-residential occupants of CHA space were executed and leasing is ongoing. Occupants are required to pay a minimum rent of \$75, and applications are reviewed by Asset Management and Resident Services.

Seventy-Five Dollar Minimum Rent Implementation *(Ongoing MTW Activity)*

Description and Status of Activity in FY2009

CHA increased the minimum rent from \$50 to \$75, taking into account cost of living adjustments which had not been previously considered or incorporated. Before deciding to implement this increase, CHA conducted research on the effects the increase would directly have on residents.⁴ This activity is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures. The impact of the revised rent level is an increase in rent collection revenue which allows CHA to be better able to meet the increasing costs accompanied with maintaining and revitalizing its housing stock. CHA implemented this MTW activity in FY2009, resulting in an increase of \$49,900 in minimum rent revenue from the \$50 minimum rent revenue in FY2008. The following table outlines the revised baseline, benchmark, and metrics, as well as FY2009 outcomes for this MTW activity.

⁴ Upon re-examination, each resident is given a choice to pay income-based rent (30% of adjusted income) or a flat rent, which is based on the market rent for a unit. The minimum rent is a function of the rent calculation. If the rent calculation results in a rent amount less than the minimum rent, the minimum rent will be used except in cases where residents request and are deemed eligible for a hardship exemption which prevents them from paying the entire \$75 minimum rent.

Baseline	Benchmark	Metric	FY2009 Outcomes
<p>The revised baseline is the amount of revenue generated from using the previous \$50 minimum rent. In FY2008, 2,417 residents paid the minimum rent for a total minimum rent revenue of \$120,850.</p>	<p>CHA expects to increase revenue for each resident who was paying the \$50 minimum rent in FY2008. The revised benchmark is a minimum rent revenue of \$181,275 based on 2,417 residents paying minimum rent in FY2008, which is an increase of \$60,425.</p>	<p>CHA tracks the number of residents paying the minimum rent in FY2009 as well the amount of increases in revenue resulting from the implementation of the \$75 minimum rent.</p>	<p>In FY2009, 2,721 residents were required to pay the \$75 minimum rent. The total minimum rent revenue collected in FY2009 was \$172,450. CHA increased revenue by \$49,900 from FY2008 due to implementation of the \$75 minimum rent and because 304 more residents paid the minimum rent in FY2009 than in FY2008. The benchmark was not achieved because some residents who are eligible for minimum rent are granted hardship exemptions and may pay less than the \$75 minimum rent.</p>

Authorization

This MTW Activity is authorized in 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 waiver allows CHA to determine the minimum rent amount.

Leasing Incentives/Lease Up Marketing Strategy for Senior Designated Housing Properties *(Not Currently Designated as an MTW Activity)*

Description and Status of Activity in FY2009

CHA continues to develop and implement leasing incentives and lease up marketing strategies for senior designated housing properties. Strategies include offering incentives to new residents, promotional events at housing properties, and media and community outreach campaigns. In FY2009, CHA transitioned private property management of its senior designated housing portfolio to three firms. The reduced number of property management firms allows for more efficient and consistent marketing and leasing efforts. Throughout FY2009, CHA conducted marketing and outreach to lease senior designated housing properties through two mass-market radio advertising campaigns that directed listeners to a toll-free number to learn more about available units and set up appointments to view units. Similar radio campaigns were conducted at the site level by individual private property managers. In FY2009, CHA reached its planned goal of increasing occupancy

in senior designated properties by a net count of 105 units, and decreasing average unit turnaround time from 544 days to 483 days.

Establishment of a Reasonable Cost Formula and Methodologies for Rehabilitation (*Ongoing MTW Activity*)

Description and Status of Activity in FY2009

CHA established reasonable cost limitations for rehabilitation activities in place of HUD’s Total Development Cost (TDC) limits in FY2008. 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. This activity is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures. 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. CHA implemented the reasonable cost formula for rehabilitation activities in FY2008.

During FY2009, the reasonable cost formula for rehabilitation was used to validate construction bid amounts and proceed with projects to meet both FY2009 and FY2010 unit turnover goals. Reasonable cost formulas were updated to stay accurate and consistent with current local construction economics. The following table outlines the revised baselines, benchmark, and metrics, as well as FY2009 outcomes for this MTW activity.

Baseline	Benchmark	Metric	FY2009 Outcomes
<p>The reasonable cost limitations established by CHA and approved by HUD in FY2008.</p> <p>Without the reasonable cost limitations, CHA would have only been able to rehabilitate 119 units in FY2009.</p>	<p>In FY2009, the established benchmark is to utilize the reasonable cost formula to turnover an additional 424 units in FY2009.</p>	<p>CHA tracks the additional number of units that can be turned over using the reasonable cost formula.</p>	<p>In FY2009, CHA adjusted reasonable cost limitations established in FY2008 to reflect current local market conditions. Through use of the reasonable cost formula for rehabilitation, CHA was able to deliver/construct an additional 442 units in FY2009.</p>

Authorization

This MTW activity is authorized in 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 waiver 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.

Continued Implementation of Biennial Re-examinations for HCV Program Participants (*Ongoing MTW Activity*)

Description and Status of Activity in FY2009

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. As stated in the HCV Administrative Plan, biennial re-examinations allow families who move in and begin receiving a subsidy to be re-examined every two years. This activity is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures. The impact of this activity is reduced staff time and administrative cost savings related to HCV re-examinations. Throughout FY2009, CHA continued to conduct biennial re-examinations for HCV Program participants. The following table outlines the revised baseline, benchmark, and metrics, as well as FY2009 outcomes for this MTW activity.

Baseline	Benchmark	Metric	FY2009 Outcomes
<p>Biennial re-examinations for the elderly/disabled began in FY2004. The entire HCV program began biennial re-examinations in FY2006.</p> <p>In FY2005, CHA conducted 35,339 recertifications based on required re-examinations for 35,339 HCV Households. CHA spent 70,678 hours conducting re-examinations.</p>	<p>CHA will conduct re-exams on half of HCV households each year. CHA will reduce the number of staff hours spent on conducting re-examinations.</p> <p>In FY2009, CHA planned to conduct 17,509 re-examinations based on the total number of HCV households at the beginning of the year. CHA will save 35,019 staff hours due to biennial re-examinations.</p>	<p>CHA tracks the number of re-examinations and the number of staff hours required. Each re-examination requires 2 hours of staff time.</p>	<p>At the end of FY2009 there were 34,634 HCV households under contract of which there were 17,317 re-examinations required for HCV households. In FY2009, CHA conducted 16,862 re-examinations or 97% of the re-examinations designated for completion. CHA saved 33,724 staff hours through biennial re-examinations based on this completion rate. HCV staff was able to redirect time savings associated with biennial re-examinations toward improved customer service initiatives.</p>

Authorization

This MTW activity is authorized in 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.

Use of a Third-Party Administrator to Manage the Administration of the HCV Program *(Not Currently Designated as an MTW Activity)*

Description and Status of Activity in FY2009

At HUD's direction, a private contractor took over the administrative responsibilities for CHA's HCV Program in FY1996. Since CHA's participation in the MTW Demonstration Program began in FY2000, CHA has been required to procure a third-party administrator. In FY2008, CHA entered into new contracts with two third-party administrators who are each responsible for a portion of activities required to operate CHA's HCV Program. In FY2009, CHA continued to maintain compliance with this MTW requirement.

Project-Based Voucher Initiatives *(Not Currently Designated as an MTW Activity)*

Description and Status of Activity in FY2009

CHA participates in several project-based voucher (PBV) initiatives, outlined below, to increase housing opportunities for low-income individuals and families by enabling developers to be awarded PBVs for the preservation, revitalization, and new development of affordable rental housing. This activity relates to MTW Statutory Objective I: Increase housing choices for low-income families. The impact of project-based voucher initiatives is a wider range of quality affordable housing options available to low-income families and individuals. CHA began implementing PBV initiatives in FY2001. In future MTW Annual Plans and Reports, project-based voucher initiatives will be combined as one MTW activity. (Refer to Section II: General Housing Authority Operating Information for more information on CHA's PBV program.)

Regional Housing Initiative

The Regional Housing Initiative (RHI) is a consortium of six regional housing authorities (CHA, Cook County Housing Authority, Housing Authority of Joliet, Lake County Housing Authority, McHenry County Housing Authority, and Waukegan Housing Authority), the Metropolitan Planning Council, and the Illinois Housing Development Authority (IHDA). Through RHI, incentives are offered to developers who are committed to preserving and/or increasing the supply of affordable rental housing and expanding housing options near job opportunities and public transportation.

In FY2009, Casa Morelos and Pacesetter I were completed and leased-up. CHA has committed an additional 23 PBVs from its original RHI commitment to Woodstock Commons I, an existing family development in McHenry County, which is expected to close in the first quarter of FY2010. Woodstock Commons II is delayed due to financing issues. The following table shows the baseline, benchmark, and metrics, as well as FY2009 outcomes for RHI.

Baseline	Benchmark	Metric	FY2009 Outcomes
CHA committed 219 PBVs to the PBV pool when it joined the RHI consortium in FY2002. As of the end of FY2008, 53 of 219 PBVs have been issued under HAP contracts.	The FY2009 benchmark is CHA will issue an additional 25 PBVs through RHI for new or existing developments.	CHA tracks the number of PBVs issued under both AHAP and HAP contracts for RHI projects.	In FY2009, CHA did not issue any additional PBVs to RHI projects, but continued to fund 53 PBVs in six RHI developments.

Chicago Supportive Housing Initiative

The Chicago Supportive Housing Initiative is a collaborative effort between CHA and the City of Chicago Departments of Community Development and Family & Support Services to maintain the availability of Single Room Occupancy (SRO) units across Chicago. Through this collaboration, CHA awards PBVs to developers interested in building or rehabilitating subsidized affordable or SRO units for low-income individuals and families.

Currently, there are 50 PBV units under construction in the Englewood Supportive Housing development, which was approved prior to FY2009. In FY2009, two new supportive housing projects (Bettendorf and Hope Manor) were selected to receive PBVs. Subject to the traditional approval processes, which includes subsidy layering review and CHA board authorization, 49 additional supportive housing units are slated to be delivered in FY2010. Dante/Harper, a separate affordable housing site, which will contain 36 CHA PBV supportive housing family units, was delayed during FY2009 due to project financing issues. The following table shows the baseline, benchmark, and metrics, as well as FY2009 outcomes for the Chicago Supportive Housing Initiative.

Baseline	Benchmark	Metric	FY2009 Outcomes
The baseline is 232, which is the number of PBVs CHA has issued to the Chicago Supportive Housing Initiative through the end of FY2008.	The FY2009 benchmark was CHA would issue 25 PBVs for new supportive housing projects through the Chicago Supportive Housing Initiative.	CHA tracks the number of new supportive housing PBVs issued under both AHAP and HAP contracts through the Chicago Supportive Housing Initiative.	At year's end CHA had issued 282 PBVs since it began its participation with this Initiative, which includes an issuance of 50 PBVs in FY2009, doubling the stated benchmark.

Other New Project-Based Voucher Assistance Developments

CHA makes PBV assistance available to developers as an incentive for them to build affordable housing in Chicago. CHA solicits proposals from developers of affordable and mixed-income/mixed-finance housing interested in receiving PBVs and also considers requests for PBVs in conjunction with Low Income Housing Tax Credits and other public funding sources. CHA continues to work with the Chicago Department of Community Development as well as the Illinois Housing Development Authority to create strategies and financing options for the development of project-based assistance housing.

CHA monitored the construction of four projects in FY2009 containing a total of 92 units under AHAP contracts that were executed in FY2008. Of those, 48 units have been converted to HAP while the others remain under construction. In addition, CHA has committed PBV assistance under AHAP contracts executed in FY2009 for 45 units in three new construction projects. These projects were selected under the City of Chicago's competitive funding process. The following table shows the baseline, benchmark, and metrics, as well as FY2009 outcomes for other PBV initiatives.

Baseline	Benchmark	Metric	FY2009 Outcomes
The baseline is the 104 PBVs that have been issued under HAP and AHAP contracts for two completed projects and three projects under construction in FY2009.	The FY2009 benchmark is CHA will release an RFP from developers interested in creating affordable housing and issue 50 PBVs to developers for new or existing projects.	CHA tracks the number of PBVs issued under both HAP and AHAP contracts for each project.	In FY2009, 57 new PBVs were issued as part of new project-based housing developments, which exceeded the benchmark for the year. Through the end of FY2009, for the two completed projects and three projects under construction in FY2009, a total of 161 PBVs have been issued.

Authorization

CHA has determined that these specific PBV initiatives (Chicago Supportive Housing Initiative, Regional Housing Initiative, and Other New Project-Based Voucher Assistance Developments) should not have been classified as MTW activities, as a regulatory waiver is not required to conduct these activities in their current form.

Exceed the Limit of 25% Project-Based Voucher Assistance in a Family Building (Ongoing MTW Activity)Description and Status of Activity in FY2009

CHA's Amended and Restated MTW Agreement includes a waiver of the 25% limit on the percentage of dwelling units in any family building that can be assisted under a HAP contract for project-based voucher assistance. CHA uses this flexibility to create innovative funding structures for its developments and enhance its project-based voucher program. This activity relates to MTW Statutory Objective I: Increase housing choices for low-income families. 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. CHA began using this MTW waiver in FY2008.

In FY2009, CHA provided Rosa Parks Apartments, a new scattered site family development in Humboldt Park, with PBV assistance in an amount greater than 25%. The project contains a total of 94 units in eight scattered buildings in an area where affordable rental housing is becoming scarce. CHA provided Rosa Parks Apartments with PBV assistance for 26 units, which is approximately 28% of the total units. Rosa Parks Apartments is the only family PBV site that has PBV levels above 25% in any given buildings. Pursuant to the regulations, CHA may increase levels above 25% without MTW authority at senior and supportive housing PBV sites and CHA has exercised this authority. The following table shows the revised baseline, benchmark, and metrics, as well as FY2009 outcomes for this activity.

Baseline	Benchmark	Metric	FY2009 Outcomes
The revised baseline is 25% of units in a family building that is part of a PBV development will be designated for PBV use.	The revised benchmark is to increase the percentage of units in family developments with PBVs to above 25%.	CHA tracks the percentage increase in affordable housing units CHA is able to provide through its PBV program for each project.	In FY2009, CHA provided Rosa Parks Apartments with PBV assistance for 26 units, which is approximately 28% of the total unit count.

Authorization

This MTW activity is authorized in 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 buildings in higher rent areas. Higher rent areas are designated as communities where the market rents are unaffordable to low-income households.

Continued Use of the 50th Percentile of Fair Market Rent *(Not Currently Designated as an MTW Activity)*

Description and Status of Activity in FY2009

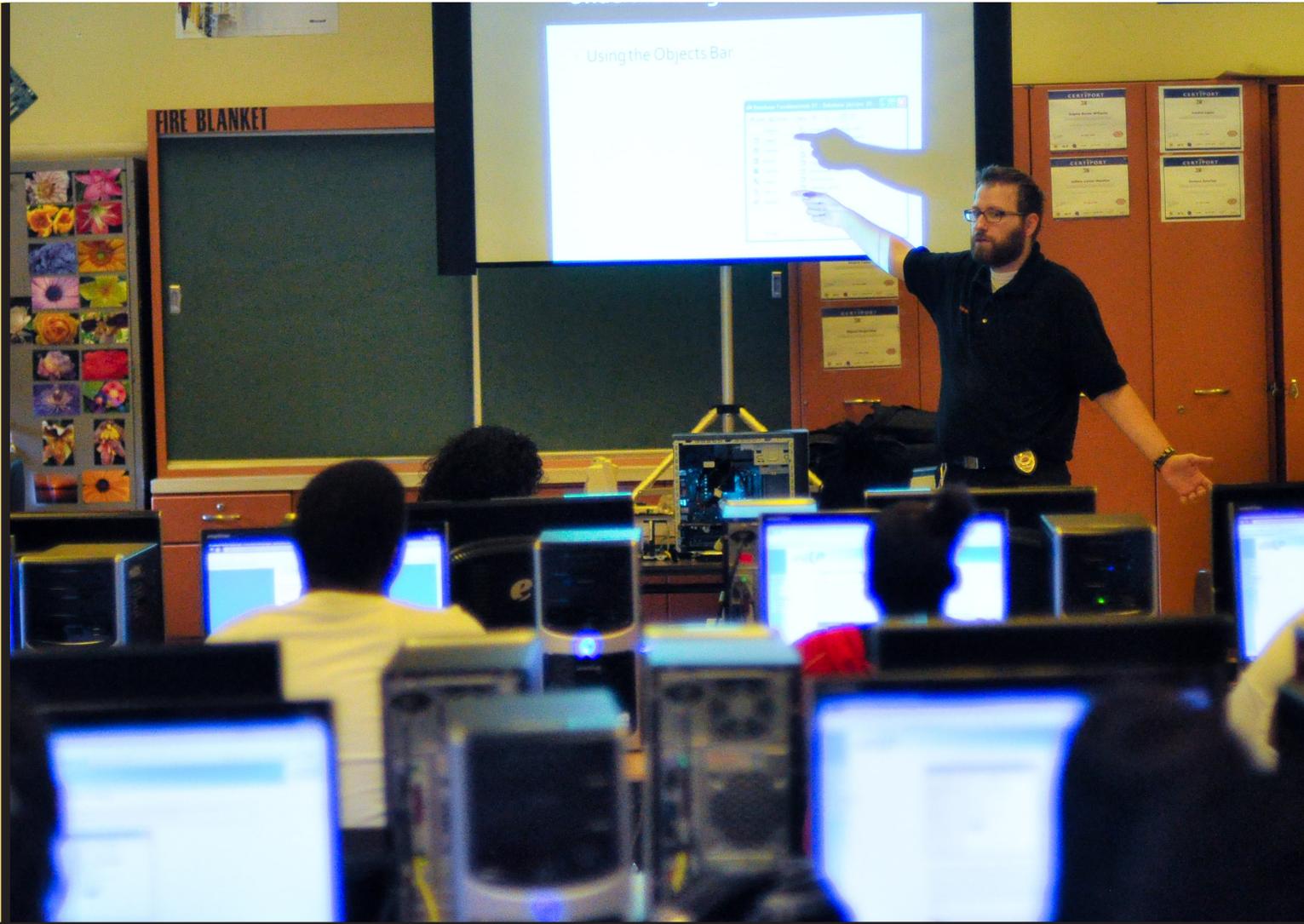
CHA uses the 50th percentile Fair Market Rent (FMR) for the Chicago metropolitan area, established by HUD in December 2000, when establishing payment standards for the HCV Program. CHA continued to use the 50th percentile Fair Market Rent in FY2009 which allows residents to access housing in opportunity areas based on a greater subsidy than would have been available with previous FMR limits.

Choose to Own Home Ownership Program *(Not Currently Designated as an MTW Activity)*

Description and Status of Activity in FY2009

CHA's Choose to Own Home Ownership Program was established in FY2002 and enables qualified HCV Program participants to become home owners, particularly those who are participating in the HCV Family Self-Sufficiency Program and have identified purchasing a home as one of their goals. Through the Choose to Own Home Ownership Program, participants utilize the money previously allocated to meet their monthly rental obligations to pay their mortgage. CHA then applies the amount of money previously used for the HAP to the family's mortgage to make up the difference. Families enrolled in the program receive support throughout the home buying process in the form of homebuyer education, credit counseling, and referrals. Participants also receive post-purchase counseling on property taxes, estate planning, and foreclosure prevention. Since the program's inception in FY2002, a total of 294 HCV program participants have purchased new homes. In FY2009, 18 participants purchased new homes, and a total of 264 homeowners remained enrolled in the Choose to Own Home Ownership Program.

Section VII



Sources & Uses of Funds

Section VII: Sources and Uses of Funds

This section contains information on CHA's planned versus actual sources and uses of funds in FY2009.

Sources and Uses of Funds: MTW and Other Programs

GENERAL FUND REVENUES (MTW Block Grant)	FY2009 Budgeted	FY2009 Actual	Variance	%
Low Rent				
Operating Subsidy	\$ 151,120,766	\$ 152,947,128	\$ 1,826,362	1.2
Tenant Rental Income	39,168,971	40,188,191	1,019,220	2.6
Investment Income	1,050,495	1,841,448	790,953	75.3
Other Income	785,425	957,777	172,352	21.9
Other Non-Operating Revenue	-	646,773	646,773	-
Capital				
Capital Grant Funds	115,887,634	140,841,601	24,953,967	21.5
HCV				
Housing Assistance Subsidy-MTW	331,059,607	334,236,089	3,176,482	1.0
Housing Assistance Subsidy- MTW Block Grant	126,603,142	139,783,834	13,180,692	10.4
Administrative Fees	28,683,646	28,532,705	(150,941)	(0.5)
Investment Income	1,899,505	3,057,502	1,157,997	61.0
Total General Fund Revenues (MTW)	\$ 796,259,191	\$ 843,033,048	\$ 46,773,857	5.9
OTHER PROGRAM REVENUES	FY2009 Budgeted	FY2009 Actual	Variance	%
Section 8 (Non-MTW)	6,261,165	7,761,569	1,500,404	24.0
ARRA - Formula Fund (Stimulus)	77,603,310	41,762,655	(35,840,655)	(46.2)
City State	1,188,829	1,427,098	238,269	20.0
Hope VI	17,486,399	6,528,287	(10,958,112)	(62.7)
Other Funding	19,215,254	7,723,083	(11,492,171)	(59.8)
ARRA - Competitive Fund (Stimulus)	22,240,736	-	(22,240,736)	(100.0)
Total Other Program Revenues	\$ 143,995,693	\$ 65,202,692	\$ (78,793,001)	(54.7)

TOTAL REVENUE SOURCES	FY2009 Budgeted	FY2009 Actual	Variance	%
General Fund Revenues	\$ 796,259,191	\$ 843,033,048	\$ 46,773,857	5.9
Other Program Revenues	143,995,693	65,202,692	(78,793,001)	(54.7)
TOTAL REVENUES	\$ 940,254,884	\$ 908,235,740	\$ (32,019,144)	(3.4)

General Fund Narrative (MTW):

1. Operating Subsidy variance relate to the recording of Private Mangement monthly subsidy payments and year-end true-up adjustments.
2. The variance in Tenant Rent is due to an increase in the leasing of units at Senior, Family and Mixed-Income Properties, In addition, the implementation of the new work requirement also had a positive impact on revenues.
3. The Investment Income increase for Low-Rent and HCV is due to a higher portfolio balance than projected along with a higher percentage yield rate than estimated.
4. The increase in Other Income is due to greater than anticipated revenue from other income sources.
5. Capital fund variances are due to differences between planned and actual revenue recognized for the Capital Fund program. Also, the reallocation of ineligible costs from the ARRA-Formula Fund to Capital Grant Funds also created differences.
6. The increase in Housing Assistance Subsidy for the MTW Block Grant is due to differences in projected and actual leased units, plus additional vouchers received at year-end.

Other Program Narrative:

1. The increase in Housing Assistance Subsidy revenue for Non-MTW is due to differences in projected vs actual leased units.
2. The decrease in stimulus ARRA - Formula Fund revenue is due to a reallocation of the budget to Dearborn Homes and ADA delays for Scattered Sites and Senior properties.
3. The increase in City State funding is due to differences in accrued revenue and actual revenue for the subsidized tenant rent for LeClaire Courts property.
4. The Hope VI program funding variance is due to the rescheduling of real estate closings and Habitat administrative and receiver fees being less than planned, as well as, delays in construction draws for Robert Taylor A2 project.
5. The decrease in Other Funding is related to differences between actual and planned revenue recognition for the energy boiler replacement project at the Senior and Family properties.

GENERAL FUND EXPENDITURES (MTW Block Grant)	FY2009 Budgeted	FY2009 Actual	Variance	%
Low Rent				
Administrative	\$ 71,135,520	\$ 68,683,065	\$ 2,452,455	3.4
Tenant Services	5,740,067	4,671,087	1,068,980	18.6
Utilities	31,529,750	27,111,973	4,417,777	14.0
Maintenance	77,062,936	52,142,190	24,920,745	32.3
Protective Services	17,583,619	18,024,402	(440,783)	(2.5)
General Expense	10,304,342	23,308,337	(13,003,995)	(126.2)
Depreciation	-	127,108,170	(127,108,170)	-
Interest Expense	362,422	7,098,272	(6,735,850)	(1,858.6)
Equipment	3,203,180	1,720,498	1,482,682	46.3
Loss on Disposition of Assets	-	6,158,386	(6,158,386)	-
Capital				
Administrative	4,062,215	5,330,603	(1,268,388)	(31.2)
Tenant Services	162,000	(36,850)	198,850	122.7
Maintenance	5,466,588	17,736,658	(12,270,070)	(224.5)
Depreciation	-	(82,512)	82,512	-
Interest Expense	35,100,374	35,100,370	4	0.0
Capital Projects	147,172,874	76,604,838	70,568,036	47.9
Contingency	137,966	-	137,966	100.0
Loss on Disposition of Assets	-	(11,044)	11,044	-
HCV				
Administrative	15,218,473	10,539,719	4,678,754	30.7
Tenant Services	44,852,052	46,814,140	(1,962,088)	(4.4)
Maintenance	8,520	7,050	1,470	17.3
General Expense	328,475	1,781,573	(1,453,098)	(442.4)
Housing Assistance Payments	331,011,901	333,431,103	(2,419,202)	(0.7)
Total General Fund Expenditures	\$ 800,443,274	\$ 863,242,028	(62,798,754)	(7.8)

OTHER PROGRAM EXPENDITURES	FY2009 Budgeted	FY2009 Actual	Variance	%
Section 8 (Non-MTW)	6,261,165	6,807,825	(546,660)	(8.7)
ARRA - Formula Fund (Stimulus)	73,419,227	47,126,993	26,292,234	35.8
City State	1,188,829	635,746	553,083	46.5
Hope VI	17,486,399	1,345,988	16,140,411	92.3
Other Funding	19,215,254	9,206,025	10,009,229	52.1
ARRA - Competitive Fund (Stimulus)	22,240,736	467,200	21,773,536	97.9
Total Other Program Expenditures	139,811,610	65,589,777	74,221,833	53.1

TOTAL USES OF FUNDS	FY2009 Budgeted	FY2009 Actual	Variance	%
General Fund Expenditures	\$ 800,443,274	\$ 863,242,028	\$ (62,798,754)	(7.8)
Other Program Expenditures	139,811,610	65,589,777	74,221,833	53.1
TOTAL EXPENDITURES	\$ 940,254,884	\$ 928,831,805	\$ 11,423,079	1.2

General Fund Narrative (MTW):

1. The variance in Administrative costs is due to reduced costs associated with administrative salaries and benefits, consultant fees, telecom, training and outside counsel fees.
2. Tenant Services variance is due to timing differences for proposed expenditures for tenant relocation and supportive services contracts for the Family Works Programs, Chicago Department of Human Services and various other housing and supportive services contracts.
3. Utility variances are due to the net result of higher actual costs for electricity and water usage and lower costs reported for gas due to a reduction in rate per therm and gas consumption due to energy retrofits at various CHA properties.
4. Maintenance cost difference is a result of timing issues as it relates to maintenance contracts with the Private Property Management firms, and the postponement and rescheduling of ordinary maintenance projects, as well as, transitioning of CHA's privately managed properties.
5. The overall variance in General Expense reflects an accrued liability insurance claim against the CHA in the month of August.
6. Interest Expense variance is attributed to differences between budgeted and actual capital lease expenditures connected with the mixed income developments.

Other Program Narrative:

1. The Housing Assistance Payment variance is the result of the actual number of leased units for the Section 8 HCV and Mod Rehab program being higher than the anticipated for the year.
2. The reduction of City State expenditures are due to the collection of a previously written off loan for Racine Courts which lowered the expenditures for City State at year-end.
3. The Hope VI program expenditure reduction is due to the rescheduling of real estate closings, and Habitat administrative and receiver fees being less than planned. Also, delays in construction draws contributed to the variance.
4. The decrease in Other Funding is related to differences between actual and planned revenue recognition for the energy boiler replacement project at the Senior and Family properties.

Use of the Single-Fund Flexibility

As a participant in the MTW demonstration, CHA combines Operating Subsidies, Capital Funds, and Section 8 Program dollars into a single fund (block grant) called the General Fund. A Single Fund Budget with full flexibility allows CHA to achieve local flexibility in both the design and administration of housing assistance to eligible families. The greatest impact of the single-fund flexibility is on CHA resources. CHA uses Capital and Section 8 MTW Block Grant Voucher resources to supplement capital revitalization and rehabilitation activities, mentioned in the FY2009 MTW Annual Plan, throughout its portfolio.

In FY2009, the results of the single-fund block grant may be seen through several major initiatives.

1. CHA implemented an upgrade for Yardi, which is CHA's Housing Management Software, by using this funding flexibility. The upgrade improves performance and the alignment of business practices with system functionality and eliminates technical and functional risk.
2. The results of funding flexibility continue to be seen through the redevelopment and rehabilitation of housing and expanded housing options for low-income families across Chicago.
3. CHA is developing a comprehensive strategic plan for providing services to CHA residents (youth, adults, and seniors) with the end goal of promoting self sufficiency and economic independence through job training and employment. This flexibility is also utilized to provide Utility Assistance Programs, Relocation Support, Case Management (FamilyWorks, CabriniWorks, and Horner/Westhaven Engagement programs), and Workforce Development Services (e.g. City Colleges and Transitional Jobs).

Utility Assistance Programs

CHA offers one-time assistance to eligible CHA residents to keep current with their utility payments and remain lease compliant. This initiative, referred to as the All Clear Program, started in FY2008 in partnership with ComEd to assist

residents with electric bills and expanded in FY2009 to include a partnership with Peoples Gas to assist residents with gas bills. 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. In FY2009, nearly 2,500 CHA families cleared their debt with ComEd and Peoples Gas as a result of the All Clear Program. Over \$752,000 in debt was cleared through participant and program contributions in FY2009.

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 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.

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

Throughout FY2009, CHA continued to provide residents with pre-move counseling, HCV mobility counseling, post-move counseling, move-related assistance, and relocation notices. Relocation Fairs were conducted at sites

scheduled for building closure including ABLA Homes (IL002001000), Altgeld Gardens (IL002002000), Harold Ickes Homes (IL002016000), and Washington Park Low-Rises (IL002039000). These fairs provide an opportunity for families to review the process for moving out and maintaining lease compliance, receive information about available temporary and permanent housing options, complete or modify a housing choice survey, as well as meet with representatives from the Housing Choice Voucher Program, FamilyWorks providers, and other service providers.

Housing Choice Survey Review Fairs were held at Altgeld Gardens (IL002002000), Frances Cabrini Green Extension South (IL002089000), Dearborn Homes (IL002013000), Lathrop Homes (IL002022000), LeClaire Courts (city-state) and LeClaire Courts Extension (IL002024000), and Washington Park-Low Rises (IL002039000) in FY2009. Participating families were provided with an opportunity for a one-on-one review of their temporary and permanent housing choices and completed or modified/updated a housing choice survey.

During FY2009, open houses were conducted at sites with leasing activity, including Parkside of Old Town (IL002126000, IL002131000), Legends South (IL002117000, IL002127000, IL002139000), Oakwood Shores (IL002137000), St. Edmund's Meadows (IL002108000), and Westhaven Park (IL002121000). During these events, families participated in unit tours, completed or modified their current housing choice survey, and completed site applications. Housing counseling services were also offered for families with lease compliance issues. In FY2009, 100% of CHA residents impacted by building closure and consolidation were offered housing and mobility counseling and the opportunity to participate in Good Neighbor Workshops.

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.

In FY2009, the overall engagement rate in all case management and workforce development programs increased to 81% compared to 66% engagement in FY2008. CHA took over the administration of the case management program in late FY2008, and is now able to provide better oversight of service providers in order to help meet and/or exceed goals. There was a greater emphasis in FY2009 to assist residents in training and educational pursuits in response to lower job placement numbers, in part due to a strained economy. In addition to job training outcomes reported in Section III, 364 residents were enrolled in post secondary education and resident volunteering more than tripled to 274 residents in FY2009. (Refer to *Resident Services Program Updates* in Section III for more information.)

Reserve Balances at the End of the Year

GENERAL FUND (MTW Block Grant)	FY2009 Budgeted	FY2009 Actual	Variance
Total Revenue	\$ 796,259,191	\$ 843,033,048	\$ 46,773,857
Total Expenditures	\$ 800,443,274	\$ 863,242,028	\$ (62,798,754)
Add-Back :			
Depreciation	-	\$ 127,025,658	\$ 115,772,115
Loss on Disposition of Assets	-	6,147,342	995,874
Bond Issuance Cost Amortization	-	-	-
Back-Out:			
Other Non-Operating Revenue	-	646,773	646,773
Total Net Change To Reserves	\$ (4,184,083)	\$ 112,317,247	\$ 100,096,319

OTHER PROGRAMS	FY2009 Budgeted	FY2009 Actual	Variance
Total Revenue	\$ 143,995,693	\$ 65,202,692	\$ (78,793,001)
Total Expenditures	\$ 139,811,610	\$ 65,589,777	\$ 74,221,833
Add-Back :			
Depreciation	-	\$ 189,906	\$ 189,906
Loss on Disposition of Assets	-	-	-
Bond Issuance Cost Amortization	-	276,470	-
Back-Out:			
Other Non-Operating Revenue	-	-	-
Total Net Change To Reserves	\$ 4,184,083	\$ (197,179)	\$ (4,381,262)

ALL PROGRAMS	FY2009 Budgeted	FY2009 Actual	Variance
Total Revenue	\$ 940,254,884	\$ 908,235,740	\$ (32,019,144)
Total Expenditures	\$ 940,254,884	\$ 928,831,805	\$ 11,423,079
Add-Back :			
Depreciation	-	\$ 127,215,564	\$ 115,962,021
Loss on Disposition of Assets		\$ 6,147,342	\$ 995,874
Bond Issuance Cost Amortization	-	\$ 276,470	\$ -
Back-Out:			
Other Non-Operating Revenue	-	\$ 646,773	\$ 646,773
Total Net Change To Reserves	\$ 0	\$ 112,396,538	\$ 95,715,057

Level and Adequacy of Reserves

SECTION 8 PROGRAM	FY2009 Actual
Section 8 (MTW) Investment Reserve	\$ 42,164,000
Section 8 (MTW) Revenue Reserve	53,468,000
Total Reserve Balances	\$ 95,632,000

CHA does not have any public housing (low rent) reserves. CHA had adequate Section 8 reserves to support operations in FY2009. An adequate level of unreserved fund balance in the general fund is essential to mitigate current and future risks and to insure that there is a sufficient level of reserves available to support current operations and service levels. This is also a crucial consideration in long-term financial planning. For these reasons, over 90% of CHA operating cash is unrestricted and available in the general fund in the event HUD subsidies are not received timely.

Section VIII



Administrative

Section VIII: Administrative

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

Performance and Evaluation Report for Capital Fund activities not included in the MTW Block Grant (ARRA)

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

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

Part I: Summary					
PHA Name: CHICAGO HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: IL06S00250109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:2) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁴	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)		1,404,937		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,256,037	5,090,923		
8	1440 Site Acquisition				
9	1450 Site Improvement	25,905,130	22,630,957		
10	1460 Dwelling Structures	108,975,853	109,107,672		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures		1,244,561		
13	1475 Non-dwelling Equipment				
14	1485 Demolition	5,776,160	4,434,130		
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Section VIII: Administrative

FY2009 MOVING TO WORK ANNUAL REPORT - PLAN FOR TRANSFORMATION YEAR 10

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

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

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

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

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

Section VIII: Administrative

FY2009 MOVING TO WORK ANNUAL REPORT – PLAN FOR TRANSFORMATION YEAR 10

M. Fisher Apartments	Fisher Apartments Senior Facade						
IL2-CHA Wide	Installation of Security Cameras system and connection to OEMC	1450	12,609 units	24,334,920	21,713,653		
IL2-CHA Wide	Broadband Installation related to security cameras	1450			917,304		
Administrative Costs	Costs for administering the Recovery Act Grant				1,404,937		
	Total ARRA Funding			143,913,180	143,913,180		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages								
PHA Name: CHICAGO HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: IL06S00250109 CFPP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	

Section VIII: Administrative

FY2009 MOVING TO WORK ANNUAL REPORT – PLAN FOR TRANSFORMATION YEAR 10

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

Certification of Compliance with MTW Statutory Requirements

Section VIII: Administrative



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

Chicago Housing Authority
Applicant Name

Moving to Work Demonstration Program
Program/Activity Receiving Federal Funding

The undersigned certifies that:

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

Lewis A. Jordan
Name of Authorized Official


Signature

Chief Executive Officer
Title

3/23/2010
Date

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

Appendix 1: Public Housing Demographics

Appendix 2: HCV Program Demographics

Appendix 3: ARRA Formula Grant- ADA Upgrade Project Site List

Appendix 4: Certification for a Drug-Free Workplace

Appendix 5: Certification of Payments to Influence Federal Transactions

Appendix 6: CHA Board Resolution



Appendices

Appendix 1: Public Housing Demographics

The following tables contain demographic information for CHA's family and senior designated housing residents as of December 31, 2009.

Family Housing Demographics*** as of 12/31/09	
Housing Stock & Occupancy	
Total Units	13,249
Occupied Units	7,949
Total Number of Residents	21,863
Average Family Size	2.75
Unit Size (All Units)	
0 Bedroom	12
1 Bedroom	1,101
2 Bedrooms	2,779
3 Bedrooms	3,302
4 Bedrooms	714
5 Bedrooms	36
6 Bedrooms	5
7+ Bedrooms	--
Unknown/Under Reported/Over Reported*	--
Gender (All Residents)	
Female	14,252
Male	7,562
Unknown/Under Reported/Over Reported	49
Age (All Residents)	
0-17	9,376
18-61	11,006
62 and over	1,431
Unknown/Under Reported/Over Reported*	50
Race & Ethnicity (All Residents)	
White	2,576
Black	19,041
Indian/Alaskan	85
Asian/Pacific Islander	106
Unknown/Under Reported/Over Reported*	55
Hispanic**	2,435

Family Housing Demographics as of 12/31/09	
Annual Income Range (Number of Households) & Average Annual Household Income	
\$0-3,999	1,312
\$4,000-7,999	768
\$8,000-15,999	3,120
\$16,000-27,999	1,822
\$28,000-35,999	468
\$36,000 and greater	432
Average Annual Household Income (\$)	14,167
Unknown/Under Reported/Over Reported*	27
Selected Income Sources (Number of Households)	
Employed	3,902
SSI	2,904
Social Security	1,867
TANF Assistance***	1,677
General Assistance	215
***TANF includes AFDC and Earn Fare	
Area Median Income (AMI) (All households)	
Number of households with income <30% of AMI	6,032
Number of households with income 30-50% of AMI	1,338
Number of households with income 51-80% of AMI	418
Number of households with income 81% or greater of AMI	134
Unknown/Under Reported/Over Reported*	27

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

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

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

Senior Housing Demographics as of 12/31/09	
Housing Stock & Occupancy	
Total Units	9,639
Occupied Units	7,972
Total Number of Residents	8,749
Average Family Size	1.10
Unit Size (All Units)	
0 Bedroom	914
1 Bedroom	7,058
2 Bedrooms	0
3 Bedrooms	0
4 Bedrooms	0
5 Bedrooms	0
6 Bedrooms	0
7+ Bedrooms	--
Unknown/Under Reported/Over Reported*	--
Gender (All Residents)	
Female	4,309
Male	4,439
Unknown/Under Reported/Over Reported	1
Age (All Residents)	
0-17	7
18-61	750
62 and over	7,991
Unknown/Under Reported/Over Reported*	1
Race & Ethnicity (All Residents)	
White	2,329
Black	5,154
Indian/Alaskan	58
Asian/Pacific Islander	1,167
Unknown/Under Reported/Over Reported*	41
Hispanic**	792

Senior Housing Demographics as of 12/31/09	
Annual Income Range (Number of Households) & Average Annual Household Income	
\$0-3,999	274
\$4,000-7,999	727
\$8,000-15,999	6,121
\$16,000-27,999	771
\$28,000-35,999	61
\$36,000 and greater	16
Average Annual Household Income (\$)	10,563
Unknown/Under Reported/Over Reported*	2
Selected Income Sources (Number of Households)	
Employed	423
SSI	3,980
Social Security	5,478
TANF Assistance***	536
General Assistance	1,001
***TANF includes AFDC and Earn Fare	
Area Median Income (AMI) (All households)	
Number of households with income <30% of AMI	7,172
Number of households with income 30-50% of AMI	713
Number of households with income 51-80% of AMI	78
Number of households with income 81% or greater of AMI	7
Unknown/Under Reported/Over Reported*	2

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

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

Appendix 2: HCV Program Demographics

The following table contains demographic information for CHA's HCV Program participants as of December 31, 2009.

FY2009 Housing Choice Voucher Program Demographics

Household Ages

Age Categories	All Household Members		Head of Household	
	Number	Percent	Number	Percent
Under 18 Years	43,732	44.38%	1	0.00%
18 Years and Older	54,606	55.42%	35,839	99.60%
Unknown Age	193	0.20%	143	0.40%
Total	98,531	100.00%	35,983	100.00%

Ethnic Composition

Ethnicity	All Household Members		Head of Household	
	Number	Percent	Number	Percent
Hispanic	8,959	9.09%	3,600	10.00%
Non-Hispanic	87,614	88.92%	32,240	89.60%
Unknown Ethnicity	1,958	1.99%	143	0.40%
Total	98,531	100.00%	35,983	100.00%

Racial Composition

Race	All Household Members		Head of Household	
	Number	Percent	Number	Percent
Black	87,608	88.91%	31,291	86.96%
White	10,004	10.15%	4,454	12.38%
Indian	97	0.10%	44	0.12%
Asian	120	0.12%	63	0.18%
Other	18	0.02%	6	0.02%
Unknown Race	684	0.69%	125	0.35%
Total	98,531	100.00%	35,983	100.00%

Annual Income for All Household Members

Income Range	Number	Percent
\$0 - \$0.99	8,065	8.19%
\$1-9,999	41,240	41.85%
\$10,000-19,999	28,148	28.57%
\$20,000-29,999	14,063	14.27%
\$30,000-39,999	5,461	5.54%
\$40,000+	1,554	1.58%
Total	98,531	100.00%

Number of Bedrooms Per Household

Bedroom Size	Number	Percent
Efficiency	1,996	5.55%
1 Bedroom	4,391	12.20%
2 Bedroom	10,068	27.98%
3 Bedroom	13,026	36.20%
4 Bedroom	4,384	12.18%
5 Bedroom	1,543	4.29%
6 Bedroom	364	1.01%
7 Bedroom	53	0.15%
8 Bedroom	15	0.04%
Unknown	143	0.40%
Total	35,983	100.00%

Appendix 3: ARRA Formula Grant- ADA Upgrade Project Site List

(Refer to Section III for more information.)

ADA Upgrades to Scattered Sites (55) and Senior Units (169)

Senior Designated Housing	PIC Number
Lorraine Hansberry Apts.	IL002064000
Daniel Hudson Burnham Apts.	IL002075000
Schneider Apts.	IL002059000
Major Lawrence Apts.	IL002086000
Lincoln Perry Apts. & Annex	IL002052000, IL002052100
Long Life Apts.	IL002066000
Caroline Hedger Apts.	IL002076000
Mahalia Jackson Apts.	IL002041000
Judge Slater Apts.	IL002084000
Castleman Apts.	IL002054000
Mary Jane Richardson Apts.	IL002079000
Scattered Sites Group 1	PIC Number
4855 S. Marshfield/1	IL002034000
7433 N. Wolcott/1092	IL002032000
654 W. Grace/Garden	IL002032000
Scattered Sites Group 2	PIC Number
3237 W. Crystal/A	IL002031000
3248 W. Crystal/A	IL002031000
3312 W. Division/A	IL002031000
3314 W. Division/A	IL002031000
3318 W. Division/A	IL002031000
1730 N. Kedzie/A	IL002031000
3261 W. Beach/A	IL002031000
2241 S. Christiana/A	IL002031000
4220 W. 25th/A	IL002031000
2436 S. Millard/A	IL002031000
2436 S. Millard/B	IL002031000
2216 S. Christiana/A	IL002031000

Scattered Sites Group 2 (continued)	PIC Number
2216 S. Christiana/B	IL002031000
2401 S. Springfield/A	IL002031000
2338 S. Sawyer/1st	IL002031000
2244 S. Central Park/1st	IL002031000
2246 S. Central Park/1st	IL002031000
2250 S. Central Park/1st	IL002031000
4302 S. Wood/SFR	IL002034000
4308 S. Wood/SFR	IL002034000
3339 W. 37th Place/SFR	IL002034000
3227 W. 38th Place/SFR	IL002034001
3329 W. 38th Place/SFR	IL002034000
Scattered Sites Group 3	PIC Number
1423 E. 69th Street	IL002033000
7612 S. Coles Ave	IL002033000
8524 S. Mackinaw	IL002033000
8907 S. Houston	IL002033000
8910 S. Houston	IL002033000
8915 S. Houston	IL002033000
8917 S. Houston	IL002033000
4842 S. Bishop	IL002034000
130A S. Leavitt	IL002035000
130B S. Leavitt	IL002035000
130C S. Leavitt	IL002035000
223 S. Oakley Ave.	IL002035000
225 S. Oakley Ave.	IL002035000
1313 S. Christiana Ave.	IL002035000
819 E. 45th St.	IL002033000
823 E. 45th St.	IL002033000

Scattered Sites Group 3 (continued)	PIC Number
929 E. 45th St.	IL002033000
935 E. 45th St.	IL002033000
7027 S. Clyde	IL002033000
7120 S. Merrill	IL002033000
1812 N. Talman Ave.	IL002031000
2610 W. Homer Ave.	IL002031000
1826 N. Richmond St.	IL002031000
1909 N. Francisco Ave.	IL002031000
3516 W. Dickens Ave.	IL002031000
4650 N. Malden St.	IL002032000
4700 N. Magnolia.	IL002032000
4822 N. Magnolia	IL002032000
1510 W. Diversey	IL002032000

Appendix 4: Certification for a Drug-Free Workplace

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Chicago Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing/Housing Choice Voucher Programs

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

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

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

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

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

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

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

(1) Abide by the terms of the statement; and

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

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

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

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

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

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

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

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

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

Name of Authorized Official

Patricia Emanuel

Title

Director, Human Resources

Signature

X 

Date

2/26/10

form HUD-50070 (3/98)
ref. Handbooks 7417, 1, 7475, 13, 7485, 1 & 3



Drug Free Environment

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

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

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

Employees who occupy safety sensitive positions will be subject to random or periodic drug testing.

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

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

Under the Drug-Free Workplace Act, if you perform work for a government contract or grant, you must notify the CHA if you have a criminal conviction for drug-related activity that happened at work. You must make the report within five (5) days of the conviction.

If you have questions about this policy or issues related to drug or alcohol use at work, you can raise your concerns with your supervisor or the Human Resources Department without fear of reprisal.

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. 1550 W. 88th St.
Chicago, IL 60620
 6. 2750 W. Roosevelt Rd.
Chicago, IL 60608
 7. 3333 W. Arthington St.
Chicago, IL 60624

Appendix 5: Certification of Payments to Influence Federal Transactions

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

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Chicago Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing/Housing Choice Voucher Programs

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

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

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

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

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

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

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

Name of Authorized Official

Lewis A. Jordan

Title

Chief Executive Officer

Signature

Date (mm/dd/yyyy)

3/4/10

Previous edition is obsolete

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

Appendix 6: CHA Board Resolution



March 10, 2010

ITEM NO. A4

RECOMMENDATION TO APPROVE THE FY2009 MOVING TO WORK ANNUAL REPORT

To the Honorable Board of Commissioners,

RECOMMENDATION

It is recommended that the Board of Commissioners approve the attached FY2009 Moving to Work Annual Report and grant authorization to submit the document to the United States Department of Housing and Urban Development (HUD) for approval.

FUNDING

No CHA Funding is applicable to this request.

EXPLANATION

The Plan for Transformation was approved by HUD and incorporated into a Moving to Work (MTW) Agreement that was executed on February 6, 2000. On June 26, 2008, CHA executed an Amended and Restated MTW Agreement (Restated Agreement) between itself and HUD, which supersedes the original MTW Agreement and extends CHA's participation in the MTW program until 2018. The Restated Agreement instituted new reporting requirements and subsequently HUD issued revised reporting requirements in Form 50900 for public housing authorities participating in the MTW Demonstration Program. The FY2009 MTW Annual Report is the first report to follow the new reporting requirements and has been streamlined to reflect these changes.

Under the MTW Agreement, CHA is required to produce and submit an Annual Report to HUD outlining the progress toward commitments made in the original Plan for Transformation and each Annual Plan. HUD requires this report to be submitted annually, along with a Board of Commissioners' resolution approving this report, no later than 90 days after the end of CHA's fiscal year. CHA must submit the FY2009 MTW Annual Report to HUD on March 31, 2010. The FY2009 MTW Annual Report provides information necessary for HUD to assess CHA's performance in 2009 regarding both day-to-day operations and activities authorized by the MTW Demonstration Program. The FY2009 MTW Annual Report is included with this resolution for the Board of Commissioners' review and approval.

Based upon the foregoing, it is in the best interest of CHA to approve the FY2009 MTW Annual Report and grant authorization to the Chief Executive Officer, the Board Chairperson, or their designee to approve any final changes as deemed necessary to submit the FY2009 MTW Annual Report to HUD on the March 31, 2010 deadline.

RESOLUTION NO. 2010-CHA-22

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 10, 2010, requesting approval of the FY2009 Moving to Work Annual Report, attached hereto.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached FY2009 Moving to Work Annual Report and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final changes as deemed necessary. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

THAT the Board of Commissioners grants authorization to submit the FY2009 Moving to Work Annual Report to the U.S. Department of Housing and Urban Development on March 31, 2010.



Plan for Transformation
Year 10

**FY2009 Moving to
Work Annual Report**



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