APPENDIX A: MOVING TO WORK (MTW) ANNUAL REPORT CROSSWALK

The CHA Moving to Work (MTW) Crosswalk below contains each reporting requirement for the annual report with the corresponding location within the document. The required reporting elements provide the U.S. Department of Housing and Urban Development and other stakeholders with detailed information on the CHA's progress in implementing the Plan for Transformation.

Category	Requirement	Location
Households Served	A. Number and characteristics of households served at the end of the year. I. Include unit size, family type, income group, housing type, race & ethnicity.	Appendix B: Public Housing Stock and Demographic Information
	B. Number and characteristics of households on wait lists.	Appendix C: Public Housing Wait List Demographic Information Appendix D: Housing Choice Voucher (HCV) Program Demographic Information
	C. Changes in tenant and wait list numbers and characteristics and related narrative discussion.	Chapter 3: Supporting Residents Through Relocation Chapter 6: Operation of Chicago's Public Housing Appendix C: Public Housing Wait List Demographic Information Appendix D: Housing Choice Voucher (HCV) Program Demographic Information
Occupancy Policies	A. Changes in rent policy, if any.	Chapter 6: Operation of Chicago's Public Housing
	B. Changes in concentration of lower-income families by program.	Chapter 1: Renewal of Chicago's Public Housing Chapter 2: Enhancing Affordable Housing Opportunities Appendix B: Public Housing Stock and Demographic Information Appendix C: Public Housing Wait List Demographic Information
	C. Narrative discussion/explanation of changes in occupancy policy.	Chapter 1: Renewal of Chicago's Public Housing Chapter 6: Operation of Chicago's Public Housing
Relocation	A. Report on relocation activities for previous year.	Chapter 3: Supporting Residents Through Relocation
	B. Report on building closures for previous year.	Chapter 3: Supporting Residents Through Relocation

Category	Requirement	Location
Capital Improvements and Development	A. Actual delivery of units in previous year.	Chapter 1: Renewal of Chicago's Public Housing
	B. Actual units under construction for current year.	Chapter 1: Renewal of Chicago's Public Housing
	C. Narrative on progress of capital plan.	Chapter 1: Renewal of Chicago's Public Housing
Capital Planning	A. Finance I. Identified planned vs. actual expenditures by property. II. Include narrative discussion/explanation of difference.	Chapter 6: Operation of Chicago's Public Housing Appendix G: Capital Expenditures FY2005
	B. Demolition and Disposition - Report on actual demolition and disposition for previous year.	Appendix E: Structural Demolition FY2005 Appendix F: Disposition FY2005
	C. Report on home ownership activities for previous year.	Chapter 1: Renewal of Chicago's Public Housing Chapter 2: Enhancing Affordable Housing Opportunities
Management Information for PHA Units	A. Work orders: I. Emergency work orders. II. Non-emergency work-orders. III. Outstanding non-emergency work orders.	Chapter 6: Operation of Chicago's Public Housing
	B. Inspections: I. Percent of annual inspection of dwelling units. II. Percent of annual inspection of building systems.	Chapter 6: Operation of Chicago's Public Housing
	C. Income Verification and Rent Calculation: I. Increase in percent of correct income verification. II. Increase in percent of correct rent calculation. III. Percent outstanding re-certifications. IV. Steps taken to reach goal.	Chapter 6: Operation of Chicago's Public Housing
	D. Other management achievements for previous year.	Chapter 6: Operation of Chicago's Public Housing

Category	Requirement	Location
Security	A. Narrative on planned vs. actual activities and explanations of differences. Details may include: I. Report on One-Strike activities and coordination with local government on anti-crime strategies. II. Report on screening activities related to security.	Chapter 4: Achieving Economic and Social Self-Sufficiency Chapter 6: Operation of Chicago's Public Housing
Senior Designated Housing Plan	Update of status of Senior Designated Housing Plan.	Chapter 6: Operation of Chicago's Public Housing
Resident Programs	A. Description of activities, issues, and proposed actions. Details may include: I. Economic self-sufficiency: Report on service delivery for previous year with Chicago Department of Human Services II. Report on plans for job training, Section 3, and resident initiatives. III. Resident participation: Report on activities.	Chapter 2: Enhancing Affordable Housing Opportunities Chapter 3: Supporting Residents Through Relocation Chapter 4: Achieving Economic and Social Self-Sufficiency Chapter 5: Promoting Economic Opportunities Chapter 6: Operation of Chicago's Public Housing Chapter 7: Advancing the Vision For Change

Category	Requirement	Location
Management Information for Leased Housing	A. Leasing Information I. Units at beginning of previous year and number of units under lease at year-end.	Chapter 2: Enhancing Affordable Housing Opportunities
	B. Actual lease-up rate at end of year related to targets.	Chapter 2: Enhancing Affordable Housing Opportunities
	C. Information and certification of data of Leased Housing Management, including: I. Ensuring rent reasonableness; II. Expanding housing opportunities; and III. Deconcentration of low-income families.	Chapter 2: Enhancing Affordable Housing Opportunities
	D. Discussion of differences between Plan and Report.	Chapter 2: Enhancing Affordable Housing Opportunities
	E. Inspection Strategy I. Results of strategy, including: a. Planned vs. actual inspections completed by category: i. Annual HQS inspections; ii. Pre-contract HQS inspections; and iii. HQS Quality Control inspections. b. HQS Enforcement report. II. Narrative/discussion of difference. III. Leasing Strategy--Report on activities conducted to expand lease of vouchers by end of Plan for Transformation.	Chapter 2: Enhancing Affordable Housing Opportunities
Sources and Amounts of Funding	A. Planned vs. actual funding amounts.	Appendix G: Capital Expenditures FY2005 Appendix H: Financial Statements
	B. Narrative discussion/explanation of the difference.	Appendix G: Capital Expenditures FY2005 Appendix H: Financial Statements
	C. Consolidated Financial Statement.	Appendix H: Financial Statements

Category	Requirement	Location
Uses of Funds	A. Budgeted vs. actual expenditures by line item.	Appendix H: Financial Statements
	B. Narrative/explanation of difference and changes from the Plan.	Appendix G: Capital Expenditures FY2005 Appendix H: Financial Statements
	C. Reserve balance at end of year and discussion of adequacy of reserves.	Appendix G: Capital Expenditures FY2005 Appendix H: Financial Statements
Other Information Required by HUD	A. Results of latest completed 133 Audit (including program-specific OMB compliance supplement items as applicable).	Appendix I: OMB Circular A-133 Independent Audit
	B. Required certifications and other submissions from which the CHA is not exempted by the MTW agreement.	Appendix J: Moving to Work Annual Report Required Certifications
	C. Submissions required for the receipt of funds.	Appendix H: Financial Statements
	D. Each year, CHA shall submit to HUD a formal written election describing how many Housing Choice Vouchers will be designated Block Grant Housing Choice Voucher units as opposed to HAP MTW Housing Choice Voucher Units.	Appendix A: Crosswalk The Authority requests HUD to consider 34,675 units HAP MTW Housing Choice Voucher units for FY2005.

APPENDIX B: PUBLIC HOUSING STOCK AND DEMOGRAPHIC INFORMATION

The following charts (Appendix B – D) showing the public housing stock and the demographics of the CHA public housing resident population, public housing wait lists, and Housing Choice Voucher (HCV) Program, document the significant changes inherent in the implementation of the Plan for Transformation. These changes reflect the monumental overhaul of Chicago's public housing, subsequent changes to the public housing population, and the use of the HCV Program.

The information provided will vary from previous years because the CHA began the process of migrating unit and resident data for both its public housing program and HCV Program from an antiquated system to a new web-enabled system in FY2005. Reports and data from fourth quarter are therefore unavailable at this time. The data below reflects demographic information as of October 1, 2005. The ability of the CHA, CHAC, Inc., and property management companies to effectively manage both the public housing and the HCV Programs will increase greatly with the launch of this new software and database. In FY2006, additional strides will be made to further customize the technology to meet the reporting needs of the CHA.

Family Housing Demographics from the CCS Database

Housing Stock & Occupancy	1/1/2005	10/1/2005
Total Units	18,813	18,201
Occupied Units	9,452	8,775
Total Number of Residents	27,721	25,188
Average Family Size	2.9	2.9
Unit Size (All Units)	**1/1/2005**	**10/1/2005**
0 Bedroom	111	107
1 Bedroom	2,841	2,680
2 Bedrooms	7,784	7,645
3 Bedrooms	6,459	6,232
4 Bedrooms	1,416	1,358
5 Bedrooms	198	190
6 Bedrooms	4	10
7+ Bedrooms	0	0
Gender (All Residents)	**1/1/2005**	**10/1/2005**
Female	17,532	15,975
Male	10,189	9,213

Senior Housing Demographics from the CCS Database

Housing Stock & Occupancy	1/1/2005	10/1/2005
Total Units	9,881	9,811
Occupied Units	6,768	7,247
Total Number of Residents	7,399	7,932
Average Family Size	1.1	1.1
Unit Size (All Units)	**1/1/2005**	**10/1/2005**
0 Bedroom	1,258	1,259
1 Bedroom	8,547	8,476
2 Bedrooms	75	75
3 Bedrooms	1	1
4 Bedrooms	0	0
5 Bedrooms	0	0
6 Bedrooms	0	0
7+ Bedrooms	0	0
Gender (All Residents)	**1/1/2005**	**10/1/2005**
Female	3,736	3,980
Male	3,656	3,951

The information provided in the charts below will vary from previous years because the CHA began the process of migrating unit and resident data for its public housing program from an antiquated system to a new web-enabled system in FY2005. Reports and data from fourth quarter are therefore unavailable at this time. The data below reflects demographic information as of October 1, 2005.

Family Housing Demographics from the CCS Database

Age (All Residents)	1/1/2005	10/1/2005
0-20	15,328	13,657
21-61	10,849	10,019
62 and over	1,544	1,512

Race & Ethnicity (All Residents)	1/1/2005	10/1/2005
White	2,612	2,601
Black	24,889	22,384
Native/Alaskan	78	69
Asian/Pacific Islander	48	128
Other	6	6
Hispanic*	2,385	2,429

Annual Income Range (Number of Households) & Average Annual Household Income	1/1/2005	10/1/2005
$0-3,999	3,784	3,424
$4,000-7,999	2,923	2,734
$8,000-15,999	1,339	1,270
$16,000-27,999	903	827
$28,000-35,999	297	297
$36,000 and greater	206	223
Average Annual Household Income ($)	11,719	12,748

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

Senior Housing Demographics from the CCS Database

Age (All Residents)	1/1/2005	10/1/2005
0-20	9	6
21-61	1,403	1,386
62 and over	5,987	6,540

Race & Ethnicity (All Residents)	1/1/2005	10/1/2005
White	2,131	2,180
Black	4,530	4,961
Native/Alaskan	101	99
Asian/Pacific Islander	466	661
Other	38	29
Hispanic*	552	615

Annual Income Range (Number of Households) & Average Annual Household Income	1/1/2005	10/1/2005
$0-3,999	2,392	2,568
$4,000-7,999	2,679	2,787
$8,000-15,999	1,557	1,723
$16,000-27,999	124	148
$28,000-35,999	10	16
$36,000 and greater	6	5
Average Annual Household Income ($)	9,095	9,317

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

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Family Housing Demographics from the CCS Database

Selected Income Sources (Number of Households)	1/1/2005	10/1/2005
Employed	3,569	3,540
SSI	3,237	3,042
Social Security	1,886	1,842
TANF**	1,234	1,128

Area Median Income (AMI) (All households)	1/1/2005	10/1/2005
Number of households with income <30% of AMI	7,726	6,960
Number of households with income 30-50% of AMI	996	1,003
Number of households with income 51-80% of AMI	552	566
Number of households with income 81% or greater of AMI	178	246

**TANF includes AFDC, Earnfare, and General Assistance.

Senior Housing Demographics from the CCS Database

Selected Income Sources (Number of Households)	1/1/2005	10/1/2005
Employed	299	337
SSI	3,776	3,886
Social Security	4,167	4,564
TANF**	1,080	1,073

Area Median Income (AMI) (All households)	1/1/2005	10/1/2005
Number of households with income <30% of AMI	6,362	6,769
Number of households with income 30-50% of AMI	325	389
Number of households with income 51-80% of AMI	73	79
Number of households with income 81% or greater of AMI	8	10

**TANF includes AFDC, Earnfare, and General Assistance.

The Plan for Transformation is a massive undertaking that is impacting the demographics of the CHA's resident population and its housing stock. The Plan calls for the CHA to rehabilitate and redevelop a total of 25,000 public housing units for low-income individuals and at the same time demolish over 18,000 units of dilapidated housing. As the CHA makes more progress toward completing the Plan, the occupancy levels at CHA properties and the demographics of the resident population will shift. The primary causes of these shifts are disposition, natural attrition, the move-out process, the move-in process, and the implementation of new housing management software.

Disposition

Under the Plan for Transformation, the CHA, from time to time, will sell older buildings in order to acquire revitalized housing for residents. Once the building is sold, it is removed from the housing stock reducing the total number of units.

Natural Attrition

The number of residents and occupied units at the CHA fluctuates approximately 12% due to natural attrition irrespective of the Plan for Transformation. This fluctuation is caused by residents leaving the public housing program due to death, moving to another city, incarceration, eviction, and those who voluntarily leave subsidized housing. This also includes changes to family composition due to marriage, birth, adoption, and separation/divorce.

When a unit becomes available due to natural attrition at the senior designated properties, the CHA leases these units to other eligible individual(s) on the site based wait list. This results in little net change in the number of occupied units. On the other hand, when a unit becomes available at one of the family properties scheduled to undergo revitalization then the unit is normally kept vacant to make room for construction activities. These vacancies result in a net loss in the number of occupied units.

Moves Out

As the CHA identifies buildings for closure, residents are temporarily relocated to other public housing units, to the private market with a Housing Choice Voucher (HCV), and to a non-subsidized housing. This results in a temporary authority-wide decrease in the number of occupied units and total number of residents. After, the building is closed and demolished, the building and its units are removed from the CHA's total unit count thereby decreasing the total number of units.

Moves In

Simultaneously, the completion of new units in both mixed-income communities and at rehabilitated properties causes an increase in the total number of housing units. As certificates of occupancy are issued, residents, who are in temporary relocation resources, move into the revitalized units increasing the total number of occupied units and the total number of residents.

Because the move-out and move-in processes occur simultaneously across the CHA, the total number of units, occupied units, and residents will continue to vacillate until redevelopment and rehabilitation are complete and families with a right or preference to return are housed.

Implementation of New Housing Management Software

In FY2005, the CHA implemented its new housing management software. This software will allow the CHA to more effectively manage both its public housing and HCV Programs. As part of the preparation for this implementation, the CHA conducted an extensive review and update of the data housed in the previous CCS housing management software. This update included among other items: correcting unit counts at buildings, updating family composition information, updating contact information for individuals on the wait lists, and incorporating new revitalized units into the CHA's housing inventory.

APPENDIX C: PUBLIC HOUSING WAIT LIST DEMOGRAPHIC INFORMATION

The information provided in the chart below will vary from previous years because the CHA began the process of migrating applicant data for its public housing program from an antiquated system to a new web-enabled system in FY2005. Reports and data from fourth quarter are therefore unavailable at this time. The data below reflects wait list demographic information as of October 1, 2005.

Public Housing Wait Lists Demographics as of October 1, 2005

			Area Median Income				
Wait List	Total Applicants	Total Persons	Number of applicants with income <30% of AMI	Number of applicants with income 30-50% of AMI	Number of applicants with income 51-80% of AMI	Number of applicants with income 81% or greater of AMI	Disabled
Family Wait List	35,035	100,716	33,232	1,510	137	156	3,910
Senior Wait Lists	7,246	8,429	6,715	462	65	4	4,728
No Preference Wait List*	14,522	39,308	13,354	911	219	38	3,212
Total	**56,803**	**148,453**	**53,301**	**2,883**	**421**	**198**	**11,850**

	Race						
Wait List	White	Black	Indian/ Alaskan	Asian/ Pacific Islander	Other	Unknown	Hispanic**
Family Wait List	34,022	63,117	173	1,491	1,031	882	21,249
Senior Wait Lists	2,724	4,677	179	769	48	32	1,329
No Preference Wait List*	5,761	28,469	43	528	2,843	1,664	3,815
Total	**42,507**	**96,263**	**395**	**2,788**	**3,922**	**2,578**	**26,393**

* Applicants on the Wait List that did not indicate a preference for a type of housing development. The CHA allows these individuals to make their choice during their eligibility interview.

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

APPENDIX D: HOUSING CHOICE VOUCHER (HCV) PROGRAM DEMOGRAPHIC INFORMATION

The information provided in the chart below will vary from previous years because the CHA began the process of migrating unit and tenant data for its HCV Program from an antiquated system to a new web-enabled system in FY2005. Reports and data from fourth quarter are therefore unavailable at this time. The data below reflects HCV Program demographic information as of October 18, 2005.

Demographics of Current HCV Program Wait List as of 10/18/05	
Total HCV Program Applicants	**9,752**
	Total
Age	
Age 62 and over	812
Under age 62	8,939
Unknown/Pending	1
Race	
White	1,287
Black	8,133
Other	52
Unknown/Pending	280
Ethnicity	
Hispanic	1,165
Non-Hispanic	8,407
Unknown/Pending	180
Disabled Population	1,820

Demographics of Current HCV Program Participants as of 10/18/05			
Total HCV Program Participants			100,661
	Heads of Household	Other Household Members	Total
Age			
Age 62 and over	5,106	656	5,762
Under age 62	29,871	65,028	94,899
Unknown/Pending	0	0	0
Race			
White	4,818	7,112	11,930
Black	30,052	58,415	88,467
Other	105	151	256
Unknown/Pending	2	6	8
Ethnicity			
Hispanic	3,920	6,693	10,613
Non-Hispanic	31,057	58,991	90,048
Unknown/Pending	0	0	0
Disabled Population			
Handicapped/Disabled	11,653	4,547	16,200

Demographics of Current HCV Program Participants as of 10/18/05	
Bedroom Breakdown	**Total**
0 Bedroom	1,541
1 Bedroom	4,439
2 Bedrooms	9,823
3 Bedrooms	12,779
4 Bedrooms	4,400
5 Bedrooms	1,572
6 Bedrooms	331
7 Bedrooms	67
8 + Bedrooms	25
Unknown/Pending	0

Rent and Payments	**Total**
Average Contract Rent	$933
Average HAP	$743
Average Total Tenant Payment	$246

Income	**Total**
Average Gross Annual Income	$8,809
Average Adjusted Annual Income	$9,729
Percentage of households with Wage Income	13%
Households with annual income above 30% of Area Median Income	5,037
Households with annual income below 30% of Area Median Income	29,940
Unknown/Pending	0

APPENDIX E: STRUCTURAL DEMOLITION FY2005

Address	Planned for FY2005	Started in FY2005	Completed in FY2005	Variance (Completed in FY2005-Planned for FY2005)
Grace Abbott Homes High-Rises				
1440 W 13TH ST	150			-150
1510 W 13TH ST	150			-150
1520 W HASTINGS ST	150			-150
Subtotal:	**450**	**0**	**0**	**-450**
Jane Addams Homes^				
1255 W TAYLOR ST	63		63	0
917 S ADA ST	41			-41
1248 W TAYLOR ST		38		0
Subtotal:	**104**	**38**	**63**	**-41**
Francis Cabrini Extension North^				
1121 N LARRABEE ST	65			-65
1015-17 N LARRABEE ST	136			-136
1159-61 N LARRABEE ST	136			-136
Subtotal:	**337**	**0**	**0**	**-337**

Address	Planned for FY2005	Started in FY2005	Completed in FY2005	Variance (Completed in FY2005-Planned for FY2005)
Francis Cabrini Extension South				
364 W OAK ST	65			-65
929 N HUDSON AVE	68			-68
939 N HUDSON AVE	68			-68
365 W OAK ST	65			-65
911 N SEDGWICK ST	68			-68
923 N SEDGWICK ST	68			-68
412 W CHICAGO AVE	65			-65
911 N HUDSON AVE	65			-65
862 N SEDGWICK ST	65			-65
Subtotal:	**597**	**0**	**0**	**-597**
William Green Homes				
630 W EVERGREEN AVE	144		144	0
1340 N LARRABEE ST	144		144	0
534 W DIVISION ST	144			-144
624 W DIVISION ST	134			-134
660 W DIVISION ST	134			-134
714 W DIVISION ST		134		0
1230 N LARRABEE ST	134			-134
1230 N BURLING ST		134		0
Subtotal:	**834**	**268**	**288**	**-546**

Address	Planned for FY2005	Started in FY2005	Completed in FY2005	Variance (Completed in FY2005-Planned for FY2005)
Governor Henry Horner Homes^				
141 WOLCOTT AVE/1847 LAKE ST	231		231	0
Subtotal:	**231**	**0**	**231**	**0**
Rockwell Gardens				
2517 W ADAMS ST		138		0
2515 W JACKSON BLVD	140			-140
2450 W. MONROE ST	140			-140
Subtotal:	**280**	**138**	**0**	**-280**
Robert Taylor Homes				
4429 S FEDERAL ST		158		0
5135 S FEDERAL ST	158			-158
Subtotal:	**158**	**158**	**0**	**-158**
Washington Park Low-Rises^				
6127-41 S CALUMET AVE	8			-8
6145-59 S CALUMET AVE	8			-8
4400-02 S ST LAWRENCE AVE	12			-12
3909 S INDIANA AVE	4			-4
Subtotal:	**32**	**0**	**0**	**-32**

Address	Planned for FY2005	Started in FY2005	Completed in FY2005	Variance (Completed in FY2005-Planned for FY2005)
Madden Park Homes				
740 E 37TH ST	6			-6
3640 S ELLIS AVE	4			-4
3808 S LAKE PARK AVE	6			-6
3814 S LAKE PARK AVE	6			-6
3822 S LAKE PARK AVE	6			-6
3830 S LAKE PARK AVE	6			-6
Subtotal:	**34**	**0**	**0**	**-34**
Ida B. Wells Homes				
3740-3756 S COTTAGE GROVE AVE	12		12	0
647-655 E 37TH PL./650-658 E 38TH ST	12		12	0
657-665 E 37TH PL/660-668 E 38TH ST	12		12	0
670-686 (674) E 38TH ST	12		12	0
701-709 E 37TH PL	6		6	0
710-726 (714) E 38TH ST	12		12	0
725 E 37TH PL/728 E 38TH ST	12		12	0
735-743 E 37TH PL/738-746 E 38TH ST	12		12	0
748-758 E 38TH ST	6		6	0
757 E 37TH PL/760 E 38TH ST	12		12	0
767-777 (773) E 37TH PL	9		9	0
770-774 (772) E 38TH ST	3		3	0
776-786 E 38TH ST	6		6	0

Address	Planned for FY2005	Started in FY2005	Completed in FY2005	Variance (Completed in FY2005-Planned for FY2005)
Ida B. Wells Homes (cont'd)				
700-708 (704) E 38TH ST	6		6	0
667 E 37TH PL	6		6	0
679 E 37TH PL/688 E 38TH ST	12		12	0
713 E 37TH PL			6	6
745 E 37TH PL	6		6	0
779 E 37TH PL	4		4	0
679-693 E 37TH ST	10		10	0
3709 S VINCENNES AVE		10		0
3726 S COTTAGE GROVE AVE	12		12	0
3741 S VINCENNES AVE	12		12	0
3809 S VINCENNES AVE	12		12	0
3841 S VINCENNES AVE	12		12	0
600 E 39TH ST	6		6	0
601 E 37TH PL	6		6	0
601 E 38TH PL	4		4	0
601 E 38TH ST	4		4	0
605 E 37TH ST		10		0
606 E 38TH PL	6		6	0
606 E 38TH ST	6		6	0
617 E 38TH PL	6		6	0

Address	Planned for FY2005	Started in FY2005	Completed in FY2005	Variance (Completed in FY2005-Planned for FY2005)
Ida B. Wells Homes (cont'd)				
618-620 E 38TH ST	12		12	0
610 E 37TH PL	4			-4
612 E 39TH ST	6		6	0
618 E 38TH PL/609 E 38TH ST	12		12	0
627 E 38TH PL	6		6	0
624/630 E 37TH PL	12			-12
629 E 38TH ST/636 E 38TH PL	12		12	0
620-624 E 39TH	6		6	0
623 E 37TH ST	10		10	0
633 E 37TH PL	6		6	0
632 E 38TH ST	6		6	0
629 E 38TH PL	6		6	0
630 E 39TH ST	6		6	0
631 E 38TH ST	6		6	0
635 E 37TH PL	6		6	0
638 E 38TH PL	6		6	0
638 E 38TH ST	6		6	0
640 E 37TH PL	4		4	0
647 E 38TH PL	6		6	0
642 E 39TH ST	6		6	0

Address	Planned for FY2005	Started in FY2005	Completed in FY2005	Variance (Completed in FY2005-Planned for FY2005)
Ida B. Wells Homes (cont'd)				
649 E 37TH ST	4		4	0
651 E 38TH ST/650-58 E 38TH PL	12		12	0
657 E 37TH ST	4		4	0
659 E 37TH ST	10		10	0
720 E 37TH PL	4		4	0
734 E 37TH PL	12		12	0
750 E 37TH PL	4		4	0
Subtotal:	**450**	**20**	**440**	**-10**
Wentworth Gardens^				
3757-67 S PRINCETON AVE			18	18
246-50 W. 38TH ST			18	18
Subtotal:			**36**	**36**
Scattered Site Housing				
6238 S HERMITAGE AVE	2		2	0
Subtotal:	**2**	**0**	**2**	**0**
Grand Totals	**3,509**	**622**	**1,060**	**-2,449**

^ Footnotes

Jane Addams Homes: Subject to state historic preservation requirements.

Governor Henry Horner Homes: Subject to Agreed Order requirements.

Francis Cabrini Extension North: Subject to Consent Decree requirements.

Washington Park Low-Rises: The revitalization plan for this development includes both rehabilitation and redevelopment.

Wentworth Gardens: Demolition revised in FY2006 Annual Plan.

Non-Dwelling Development Demolition FY2005		
Development	**Address**	**Description**
Governor Henry Horner Homes	1832 W. Washington Street	Management/Maintenance Office
Governor Henry Horner Homes	1834 W. Washington Street	James "Major" Adams Youth and Family Academy
Robert Taylor Homes	100 W. 47th Street	Heating Plant
Robert Taylor Homes	4630 S. Federal Street	Elevator Division

APPENDIX F: DISPOSITION FY2005

Property Disposition Activity FY2005					
Development	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition
Madden Park	38th Street	39th Street	Cottage Grove Avenue	Vincennes Avenue	Ground Lease on portion of 38th Street to Pershing Road, Ellis Avenue to Langley Avenue.
Rockwell Gardens	Madison Street	Van Buren Street	Western Avenue	Rockwell Street	Ground Lease on portion of Adams Street to Van Buren Street, Western Avenue to Cambell Avenue.

APPENDIX G: CAPITAL EXPENDITURES FY2005

CHICAGO HOUSING AUTHORITY
BUDGET VS. ACTUAL VARIANCE ANALYSIS
YEAR END DECEMBER 31, 2005 CAPITAL EXPENSES

The overall budget for the Capital Program is $276.1 million for FY2005 versus actual expenses of $236.5 million. The overall positive variance for the Capital Program is $39.5 million (14.3%).

FOOTNOTES

(1) **Category 1 Existing Developments** – The YTD expenditures for Category 1 are $55.9 million (6.8%) over budget. Key elements of the variances are as follows:

Hilliard – The $3.4 million negative variance is due to higher than anticipated construction activity for Hilliard Phase 2 during the fourth quarter.

Henry Horner The $0.8 million positive variance is due to weather-related conditions and sub contractors issues at Horner Mid-rise 2A, which are currently being addressed.

Drexel – The $1.3 million negative variance is primarily due to a budget reduction during the fourth quarter. This was done in anticipation that activity scheduled for FY2005 would be moved to FY2006. Planned expenditures for this development came in higher than anticipated.

(2) **Category 2 Senior Housing** – The $3.3 million (13.4%) positive variance is primarily due to less than anticipated construction activity at Larrabee and Flannery apartments. This is the result of construction documents not be completed in 2005.

(3) **Category 3 Scattered Sites** – The $6.6 million (55.8%) positive variance is primarily due to delays in awarding the IDIQ (Indefinite Delivery Indefinite Quantity) contracts. Contracts have been awarded and construction activity has commenced.

(4) **Category 4 Non 202 Family Properties** – The year-to-date expenditures for Category 4 are $35.3 million (5.8%) under budget. Key elements of the variances are as follows:

Bridgeport Homes – The $0.5 million negative variance is due to higher than anticipated construction activities during the fourth quarter. Milder weather conditions resulted in increase activity.

Wentworth Homes – The $1.2 million negative variance is due to higher than anticipated construction activities during the fourth quarter to accommodate accelerated activity for unit delivery.

Lowden Homes – The $2.3 million positive variance is due to an increase in the budget. This was done in anticipation of accelerated construction schedule during the fourth quarter. However, on-going negotiations with People Energy and ComEd concerning gas lines and service poles delayed construction activity.

(5) **Category 5 202 Family Properties** – The year-to-date expenditures for Category 5 are $65.7 million (20.2%) under budget. Key elements of the variances are as follows.

Altgeld Gardens/Phillip Murray – The $2.1 million positive variance is due to an increase in the budget. This was done in anticipation of accelerated construction activity in the fourth quarter. Expenditures were less than anticipated due to incomplete electrical work at this development.

Rockwell Gardens – The $4.9 million positive variance is due to delays in closing Jackson Square West End Phase 1B. The anticipated closing for Phase 1B was December 30, 2005.

Trumbull Park – The $7.0 million positive variance is due to an increase in the budget. This was done in anticipation of accelerated construction activities in the fourth quarter for unit delivery. However, the inability to relocate residents in a timely manner prevented planned construction activity.

Robert Taylor Homes A – The $0.5 million positive variance is due to less than anticipated demolition activity during the fourth quarter due to weather-related conditions and late release of the building at 4429 S. Federal.

(6) **City/State** – The $1.8 million positive variance is primarily due to the disposition of assets related to the transfer of ownership of Lathrop Elderly, Loomis Courts and Harrison Courts.

(7) **Total Operations** – The year-to-date expenditures for Total Operations are $49.4 million (21.6%) under budget. Key elements of the variance are as follows:

Development Management (Administrative) – The $1.1 million positive variance is primarily due to less than anticipated use of consultants for mixed finance deals.

Development Management (Remediation) – The $2.1 million positive variance is primarily due to less than anticipated use of remediation dollars through December.

Make Ready – The $9.8 million positive variance is due to delays in identifying and closing units that will be used for relocation purposes, as well as the approval of vendor contracts for Make Ready work.

CHICAGO HOUSING AUTHORITY
BUDGET VS. ACTUAL VARIANCE ANALYSIS
CAPITAL PROGRAMS EXPENDITURES
YEAR ENDED DECEMBER 31, 2005 (UNAUDITED)

	Annual Capital Budget	Actual Expenditures	Positive (Negative) Variance	%
CATEGORY 1:				
Habitat Expenses	$ -	$ 1,227,182	(1,227,182)	-
Hilliard Homes	11,791,856	15,231,121	(3,439,265)	-29.2%
Washington (St. Edmunds)	118,962		118,962	100.0%
Henry Horner	7,047,967	6,214,619	833,348	11.8%
Cabrini Homes Ext.	10,764,153	10,278,119	486,034	4.5%
ABLA	14,467,870	14,565,763	(97,893)	-0.7%
Madden Park/Wells	6,856,081	6,876,715	(20,634)	-0.3%
Lake Park Crescent	616,677	578,236	38,441	6.2%
Drexel	680,463	1,939,689	(1,259,226)	-185.1%
Category 1 Total	**52,344,029**	**56,911,444**	**(4,567,415)**	**-8.7%**
CATEGORY 2:				
Senior Housing Total	**24,553,047**	**21,254,384**	**3,298,663**	**13.4%**
CATEGORY 3:				
Scattered Sites Total	**11,847,890**	**5,240,766**	**6,607,124**	**55.8%**
CATEGORY 4:				
Category Wide	1,052,723	219,238	833,485	79.2%
Cabrini Row House	125,162	196,644	(71,482)	-57.1%
Lake Parc	850,349	487,684	362,665	42.6%
Washington Park	1,915,946	1,526,162	389,784	20.3%
Lawndale Gardens	439,989	366,873	73,116	16.6%
Bridgeport Homes	3,207,676	3,714,366	(506,690)	-15.8%
Wentworth Homes	19,840,940	21,129,665	(1,288,725)	-6.5%
Lathrop Homes	1,758	19,601	(17,843)	-1015.0%
Lowden Homes	10,031,091	7,647,830	2,383,261	23.8%
Category 4 Total	**37,465,634**	**35,308,063**	**2,157,571**	**5.8%**
CATEGORY 5:				
Category Wide	1,780,418	155,063	1,625,355	91.3%
Altgeld Gardens/Phillip Murray	33,423,986	31,301,814	2,122,172	6.3%
Dearborn Homes	362,318	239,007	123,311	34.0%
Harold Ickes Homes	200,000	206,265	(6,265)	-3.1%
Rockwell Gardens	5,133,816	170,600	4,963,216	96.7%
Trumbull Park	26,436,835	19,408,802	7,028,033	26.6%
Robert Taylor Homes A	9,601,605	9,016,912	584,693	6.1%
Stateway Gardens	1,180,331	1,359,238	(178,907)	-15.2%
Cabrini Ext. South William Green Homes	4,193,000	3,818,757	374,243	8.9%
Category 5 Total	**82,312,309**	**65,676,458**	**16,635,851**	**20.2%**
CITY/STATE:				
City/State Total	**4,526,443**	**2,732,083**	**1,794,360**	**39.6%**
OPERATIONS:				
Capital Construction (Administrative)	3,589,056	3,129,622	459,434	12.8%
Development Management (Administrative)	3,678,675	2,555,606	1,123,069	30.5%
Development Management (Remediation)	7,483,673	5,413,820	2,069,853	27.7%
Other Administrative Costs	752,739	648,538	104,201	13.8%
Extraordinary Maintenance	18,000,000	18,000,000	0	0.0%
Interest Expense	15,408,456	15,348,456	60,000	0.4%
Make Ready	14,108,493	4,322,597	9,785,896	69.4%
Operations Total	**63,021,092**	**49,418,639**	**13,602,453**	**21.6%**
GRAND TOTAL	**$ 276,070,444**	**$ 236,541,837**	**$ 39,528,607**	**14.3%**

APPENDIX H: FINANCIAL STATEMENTS

CHICAGO HOUSING AUTHORITY
COMBINED SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
AND CAPITAL EXPENDITURES - BUDGET VS. ACTUAL
PROPRIETARY FUND TYPE - ENTERPRISE FUND
YEAR ENDED DECEMBER 31, 2005 (UNAUDITED)

	Annual Budget	Actual	Positive (Negative)	%
OPERATING REVENUES:				
Tenant Rent	$ 32,232,555	$ 32,752,415	$ 519,860	1.6%
Intergovernmental subsidized rent (HUD)	5,178,001	3,202,829	(1,975,172)	-38.1%
Administrative Fees	28,826,967	27,638,835	(1,188,132)	-4.1%
Other Revenue	4,089,289	4,045,615	(43,674)	-1.1%
Total Operating Revenues (1)	70,326,812	67,639,694	(2,687,118)	-3.8%
OPERATING EXPENSES:				
Administrative	117,583,297	95,330,567	22,252,730	18.9%
Tenant Services	60,768,967	60,606,576	162,391	0.3%
Utilities	44,412,465	50,630,196	(6,217,731)	-14.0%
Maintenance	92,645,877	82,003,000	10,642,877	11.5%
Protective Services	24,604,498	24,973,382	(368,884)	-1.5%
General Expense	8,657,023	13,856,140	(5,199,117)	-60.1%
Depreciation	-	71,475,149	(71,475,149)	-100.0%
Total Operating Expenses (2)	348,672,127	398,875,010	(50,202,883)	-14.4%
NET OPERATING (LOSS)	(278,345,315)	(331,235,316)	(52,890,001)	
NON-OPERATING REVENUES:				
Intergovernmental Revenue (HUD)	640,716,637	661,005,491	20,288,854	3.2%
Intergovernmental Revenue (Other)	5,743,174	4,283,917	(1,459,257)	-25.4%
Non-Intergovernmental Revenue	221,975	218,815	(3,160)	-1.4%
Other Non-Operating Revenue	-	4,870,548	4,870,548	100.0%
Gain on Disposition of Assets	-	6,547,575	6,547,575	100.0%
Investment Income	2,728,500	8,733,031	6,004,531	220.1%
Total Non-operating Revenues (3)	649,410,286	685,659,377	36,249,091	5.6%
NON-OPERATING EXPENSES:				
Interest Expense	16,131,582	11,262,362	4,869,220	30.2%
Housing Assistance Payments (Section 8)	349,651,924	343,427,088	6,224,836	1.8%
Bond Issuance Cost Amortization	-	371,933	(371,933)	-100.0%
Total Non-operating Expenses (4)	365,783,506	355,061,383	10,722,123	2.9%
NET NON-OPERATING (LOSS)	283,626,780	330,597,994	25,526,968	9.0%
INCOME (LOSS) BEFORE CONTRIBUTIONS	5,281,465	(637,322)	(5,918,787)	-112.1%
Intergovernmental Capital Contributions (HUD and Other) (5)	217,195,817	171,954,177	(45,241,640)	-20.8%
CHANGE IN NET ASSETS	222,477,282	171,316,855	(51,160,427)	-23.0%
Capital Revenue Bonds	-	73,721	73,721	100.0%
CHANGE IN NET ASSETS AND CAPITAL DEBT PROCEEDS	222,477,282	171,390,576	(51,086,706)	-23.0%
CAPITAL EXPENDITURES:				
Fees and Costs	23,930,892	15,454,029	8,476,863	35.4%
Equipment	1,121,584	5,126,448	(4,004,864)	-357.1%
Site improvements	7,645,265	7,793,237	(147,972)	-1.9%
Dwelling structures	167,580,984	126,403,001	41,177,983	24.6%
Non-dwelling structures	30,373	2,085,297	(2,054,924)	-6765.6%
Contingency	973,583	-	973,583	100.0%
Demolition	21,194,601	8,924,824	12,269,777	57.9%
Total Capital Expenditures (6)	222,477,282	165,786,836	56,690,446	25.5%
NET INCOME (LOSS) BEFORE ADJUSTMENTS:		$ 5,603,740		
Adjustments for Non-Budgeted Items:				
Depreciation		71,475,149		
Bond Issuance Cost Amortization		371,933		
Other Non-Operating Revenue		(4,870,548)		
Gain on Disposition of Assets		(6,547,575)		
Total Non-Budgeted Items		60,428,959		
TOTAL NET BUDGETED REVENUE (7)		$ 66,032,699		

CHICAGO HOUSING AUTHORITY
ENTERPRISE FUNDS
COMBINING SCHEDULE OF REVENUES AND EXPENSES
YEAR ENDED DECEMBER 31, 2005 (UNAUDITED)

	GENERAL FUND	HOPE VI	CITY STATE HOUSING	HOUSING CHOICE VOCHERS SECTION 8 PRGM	OTHER GRANT PROGRAMS	Total
OPERATING REVENUES:						
Tenant rent	$ 31,363,904	$ -	$ 619,652	$ -	$ 768,859	$ 32,752,415
Intergovernmental subsidized rent (HUD)	-	-	3,202,829	-	-	3,202,829
Administrative fees	25,395,560	-	-	2,243,275	-	27,638,835
Other revenue	1,578,884	-	19,656	11,515	2,435,560	4,045,615
Total Operating Revenues	58,338,348	-	3,842,137	2,254,790	3,204,419	67,639,694
OPERATING EXPENSES:						
Administrative	91,185,866	(63,797)	798,977	541,135	2,868,386	95,330,567
Tenant Services	54,622,167	2,586,828	4,663	635,031	2,757,887	60,606,576
Utilities	49,217,311	-	1,414,120	(1,235)	-	50,630,196
Ordinary Maintenance	76,903,590	-	2,817,042	821	2,281,547	82,003,000
Protective services	24,498,200	-	475,076	106	-	24,973,382
General Expense	12,758,640	-	585,271	106,679	405,550	13,856,140
Depreciation	71,456,943	-	11,406	-	6,800	71,475,149
Total Operating Expenses	380,642,717	2,523,031	6,106,555	1,282,537	8,320,170	398,875,010
NET OPERATING INCOME/(LOSS)	(322,304,369)	(2,523,031)	(2,264,418)	972,253	(5,115,751)	(331,235,316)
NON-OPERATING REVENUES:						
Intergovernmental Revenue (HUD)	627,536,710	2,523,031	6,542	26,524,995	4,414,213	661,005,491
Intergovernmental (Other)	-	-	-	-	4,283,917	4,283,917
Non-Intergovernmental Revenue	-	-	-	-	218,815	218,815
Other Non-Operating Revenue	-	-	-	-	4,870,548	4,870,548
Gain on Disposition of Assets	(164,653)	-	12,160,123	-	(5,447,895)	6,547,575
Investment Income	8,419,479	-	268	37,884	275,400	8,733,031
Total Non-Operating Revenues	635,791,536	2,523,031	12,166,933	26,562,879	8,614,998	685,659,377
NON-OPERATING EXPENSES:						
Interest Expense	11,262,362	-	-	-	-	11,262,362
Housing Assistance Payments (Section 8)	317,006,082	-	-	26,421,006	-	343,427,088
Bond Issuance Cost Amortization	371,933	-	-	-	-	371,933
Total Non-Operating Expenses	328,640,377	-	-	26,421,006	-	355,061,383
INCOME (LOSS) BEFORE CONTRIBUTIONS	(15,153,210)	-	9,902,515	1,114,126	3,499,247	(637,322)
Intergovernmental Capital Contributions (HUD)	124,819,750	47,134,427	-	-	-	171,954,177
CHANGE IN NET ASSETS	109,666,540	47,134,427	9,902,515	1,114,126	3,499,247	171,316,855
Capital Revenue Bonds	73,721	-	-	-	-	73,721
NON-OPERATING CAPITAL EXPENSES						
Fees and Costs	14,939,570	(35,700)	-	-	550,159	15,454,029
Equipment	5,126,448	-	-	-	-	5,126,448
Site Improvements	7,793,237	-	-	-	-	7,793,237
Dwelling structures	112,627,943	12,014,385	-	-	1,760,673	126,403,001
Non-dwelling structures	742,497	-	-	-	1,342,800	2,085,297
Contingency	-	-	-	-	-	-
Demolition	4,155,794	4,242,788	-	-	526,242	8,924,824
Total Non-Operating Capital Expenses	145,385,489	16,221,473	-	-	4,179,874	165,786,836
NON-OPERATING GAIN (LOSS) RELATED TO CAPITAL	(145,311,768)	(16,221,473)	-	-	(4,179,874)	(165,713,115)
NET INCOME (LOSS) BEFORE ADJUSTMENTS:	(35,645,228)	30,912,954	9,902,515	1,114,126	(680,627)	5,603,740
ADJUSTMENTS FOR NON-BUDGETED ITEMS:						
DEPRECIATION	71,456,943	-	11,406	-	6,800	71,475,149
BOND ISSUANCE COST AMORTIZATION	371,933	-	-	-	-	371,933
OTHER NON-OPERATING REVENUE	-	-	-	-	(4,870,548)	(4,870,548)
GAIN ON DISPOSITION OF ASSETS	164,653	-	(12,160,123)	-	5,447,895	(6,547,575)
REVENUE (LOSS) NET OF DEPRECIATION AND DISPOSITION OF ASSETS	$ 36,348,301	$ 30,912,954	$ (2,246,202)	$ 1,114,126	$ (96,480)	$ 66,032,699

CHICAGO HOUSING AUTHORITY
PROPRIETARY FUND TYPE - ENTERPRISE FUND
STATEMENTS OF NET ASSETS
AS OF DECEMBER 31, 2005 AND 2004 (UNAUDITED)

	2005	2004
ASSETS:		
Current Assets:		
Cash and Cash Equivalents, Unrestricted	$ 63,853,146	$ 126,277,621
Cash and Cash Equivalents, Restricted	15,684,856	11,545,097
Investments at Fair Value, Unrestricted	161,951,043	107,508,729
Tenant Accounts Receivable, Net of Allowance	1,210,079	729,632
Intergovernmental Receivable (HUD)	47,047,614	40,425,347
Intergovernmental Receivable (Other), Net of Allowance	3,753,710	2,694,440
Miscellaneous Receivable	1,211,674	2,028,457
Interest Receivable, Current Portion	1,384,401	818,734
Notes and Mortgages Receivable, Current Portion	144,161	78,888
Prepaid Expenses	3,644,036	2,459,545
Advances to Resident and Private Managers	55,039	266,958
Total Current Assets	299,939,759	294,833,448
Noncurrent Assets:		
Cash and Cash Equivalents, Restricted	2,364,870	2,731,892
Investments at Fair Value, Restricted	54,508,839	41,079,300
Pension Benefit Asset, Restricted	7,926,260	7,996,852
Notes and Mortgages Receivable, Net of Current Portion	143,722,520	78,894,047
Interest Receivable	5,423,935	3,241,893
Other Noncurrent Assets	2,448,119	2,553,028
Land, Structures & Equipment, Net of Accumulated Depreciation	1,297,578,622	1,212,655,804
Total Noncurrent Assets	1,513,973,165	1,349,152,816
TOTAL ASSETS	$ 1,813,912,924	$ 1,643,986,264
LIABILITIES AND NET ASSETS:		
Current Liabilities:		
Accounts Payable	$ 24,295,814	$ 21,903,193
Intergovernmental Payable (HUD)	286,128	3,105,756
Accrued Wages & Payroll Taxes	1,121,629	784,566
Accrued Compensated Absences	1,314,520	1,270,137
Accrued Interest Payable	7,698,913	7,702,838
Accrued Liabilities	85,817,011	93,091,719
Tenant Security Deposits	1,167,685	1,125,376
Deferred Revenue	4,454,334	2,101,147
Insurance Reserves, Current Portion	7,541,943	9,864,004
Capital Lease Obligations, Current Portion	342,396	225,516
Current Maturities, Long-Term Debt and Current Portion of Net Unamortized Bond Premium	4,449,978	4,792,977
Other Current Liabilities	24,715,825	22,185,782
Total Current Liabilities	163,206,176	168,153,011
Noncurrent Liabilities:		
Family Self-Sufficiency Liability	2,364,870	1,836,439
Insurance Reserves, Net of Current Portion	22,607,356	31,659,658
Capital Lease Obligations, Net of Current Portion	41,602,372	26,496,214
Long-Term Debt, Net of Current Maturities and Current Portion of Net Unamortized Bond Premium	341,406,015	346,736,101
Other Noncurrent Liabilities	6,329,163	4,024,728
Total Noncurrent Liabilities	414,309,776	410,753,140
Total Liabilities	577,515,952	578,906,151
Net Assets:		
Invested in Capital Assets, Net of Related Debt	991,067,239	904,208,096
Restricted for:		
Capital Projects and Demolition Grants	7,720,799	1,050,388
Pension Benefit Asset	7,926,260	7,996,852
Unrestricted	229,682,674	151,824,777
Total Net Assets	1,236,396,972	1,065,080,113
TOTAL LIABILITIES AND NET ASSETS	$ 1,813,912,924	$ 1,643,986,264

The notes to the basic financial statements are an integral part of these statements.

CHICAGO HOUSING AUTHORITY
COMBINED SCHEDULE OF REVENUES AND EXPENSES
BUDGET VS. ACTUAL VARIANCE ANALYSIS
ALL PROGRAMS
YEAR ENDED DECEMBER 31, 2005 (UNAUDITED)

Total FY2005 Budgeted Expenses were $936.9 million versus actual expenses of $919.7 million for the fiscal year. Major variances in revenue and expenses were due to 1) greater than budgeted revenues received for MTW Block Grant Vouchers, Op-Out Vouchers and Mod Rehab Replacement Vouchers 2) less than projected spending on Make-Ready work performed at various development sites used for tenant relocation 3) less than anticipated spending for Authority wide administrative salaries, and consultant fees for Information Technology Services initiatives, and 4) delays in scheduled rehabilitation work at various developments and the closing of mixed finance deals.

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FOOTNOTES:

(1) **Total Operating Revenues** - The CHA has the flexibility to combine all Operating, Capital, and Housing Choice Voucher (HCV) grants into the General Fund (Operating, Capital, and HCV). The combined funds can be used for any MTW-related purpose. Total FY2005 Operating Revenues are $2.7 million under budget. The major elements of the operating revenue budget variance are as follows:

Intergovernmental Subsidized Rent (HUD). The $2.0 million (38.1%) negative variance is directly related to a 65.9% difference between planned to actual units leased, 642 budgeted vs. 219 actual. This is primarily due to the disposition of assets relating to the transfer of ownership of Lathrop Elderly, Harrison and Loomis Courts and the demolition activity at Ogden Courts.

Administrative Fees. The $1.2 million (4.1%) negative variance reflects less than projected administrative fees earned per voucher. For FY2005, administrative fees were calculated at $62.81 per voucher; the actual amount paid by HUD is $59.80.

(2) **Total Operating Expenses** - Total Operating Expenses are $50.2 million over budget. The major elements of the operating expenses budget variance are as follows:

Administrative. The $22.3 million (18.9%) positive variance is primarily due to less than anticipated spending for Authority wide administrative salaries, non-capitalizable computer expenses and consultant fees for Information Technology Services initiatives.

Utilities. The $6.2 million (14.0%) negative variance is directly related to the natural gas industries' rate increases due to unexpected natural catastrophes along the gulf coast regions that supply gas to the Midwest.

Maintenance. The $10.6 million (11.5%) positive variance is primarily the result of less than projected spending on Make-Ready work performed at various development sites used for tenant relocation and less than anticipated spending for privately managed properties.

General Expense. The $5.2 million (60.1%) negative variance reflects a $9.0 million accrual of estimated legal settlements for delay claims between the CHA and outside contractors who have performed services at various CHA sites.

Depreciation. This non-cash expense is not included in the annual budget.

(3) Total Non-operating Revenues - Total FY2005 Non-Operating Revenues are $36.2 over budget. Key elements of the non-operating revenue budget variance are as follows:

Intergovernmental Revenue (HUD). The $20.3 million (3.2%) positive variance is primarily due to greater than budgeted MTW Block Grant Vouchers, Op-Out Vouchers and Mod Rehab Replacement Vouchers revenues received from HUD.

Intergovernmental (Other). The $1.5 million (25.4%) negative variance is primarily due to the difference in planned versus actual revenue recognized for the 2005 Summer Food Program.

Other Non-Operating Revenues. The $4.9 million (100.0%) positive variance is due to an unbudgeted insurance settlement received for the Flannery property.

Investment Income. The $6.0 million (220.1%) positive variance is due to unbudgeted interest income received from Capital Project Fund ($3.6 million) and Other Funding programs ($0.3 million), and greater than anticipated revenues received from the General Fund ($2.1 million) investments.

Gain on Disposition of Assets. This expense line item is not included in the annual budget.

(4) Total Non-operating Expenses - Total Non-Operating Expenses are $10.7 million over budget. The major components of the non-operating expense budget variance are as follows:

Interest Expense. The $4.9 million (30.2%) positive variance is primarily due to the capitalization of interest debt resulting from bond proceeds, which were used for the revitalization work of CHA Senior and Scattered Site units.

Housing Assistance Payments (HAP). The $6.2 million (1.8%) positive variance is directly related to a sharp increase in tenant terminations resulting from income verifications performed by CHAC.

Bond Issuance Cost Amortization. This expense line item is not included in the annual budget.

(5) *Intergovernmental Capital Contributions (HUD and Other)* - Total FY2005 Intergovernmental Capital Contributions are $45.2 million (20.8%) under budget. The negative variance reflects less than anticipated capital contributions received for the year. The primary cause is delays in scheduled rehabilitation work at various developments and the closing of mixed finance deals. Please see Appendix G (Capital Expenditures) for details.

(6) Total Capital Expenditures - Total Non-Operating Capital Expenses are $56.7 million (25.5%) under budget. Key elements of the non-operating capital expenses budget variance are located in Appendix G (Capital Expenditures) of the Annual Report.

(7) Total Net Budgeted Revenue - Net Assets increased by ($66.0 million), primarily due to greater than budgeted revenues received for MTW Block Grant Vouchers, Op-Out Vouchers and Mod Rehab Replacement Vouchers, and more than anticipated interest income received from the investment of bond proceeds.

APPENDIX I: OMB CIRCULAR A-133 INDEPENDENT AUDIT

Chicago Housing Authority

Single Audit Report
(In Accordance With the Single Audit Act of 1984 and Amendments of 1996, and OMB Circular A-133) for the Year Ended December 31, 2004

CHICAGO HOUSING AUTHORITY

SINGLE AUDIT REPORT
YEAR ENDED DECEMBER 31, 2004

	Page
BASIC FINANCIAL STATEMENTS:	
Independent Auditors' Report on Basic Financial Statements—Included in the Comprehensive Annual Financial Report of the Chicago Housing Authority for the Year Ended December 31, 2004, which is incorporated herein by reference	
Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit Performed in Accordance with *Government Auditing Standards*	1–2
FEDERAL FINANCIAL ASSISTANCE PROGRAMS:	
Independent Auditors' Report on Compliance with Requirements Applicable to Each Major Program and on Internal Control over Compliance in Accordance with OMB Circular A-133 and on the Schedule of Expenditures of Federal Awards	3–4
Schedule of Expenditures of Federal Awards	5–7
Notes to the Schedule of Expenditures of Federal Awards	8–10
Schedule of Findings and Questioned Costs:	
Part I—Summary of Auditors' Results	11–12
Part II—Financial Statement Findings Section	12
Part III—Federal Award Findings and Questioned Costs Section	13–27
Corrective Action Plan	28–32
Summary Schedule of Prior Audit Findings	33–35

INDEPENDENT AUDITORS' REPORT ON BASIC
FINANCIAL STATEMENTS (INCLUDED IN THE
COMPREHENSIVE ANNUAL FINANCIAL REPORT OF THE
CHICAGO HOUSING AUTHORITY FOR THE YEAR ENDED DECEMBER 31, 2004,
WHICH IS INCORPORATED HEREIN BY REFERENCE)

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Commissioners
Chicago Housing Authority
Chicago, Illinois

We have audited the financial statements of the Chicago Housing Authority (the "Authority") as of and for the year ended December 31, 2004, and have issued our report thereon dated April 1, 2005. We did not perform tests of the Authority's compliance with certain provisions of laws, regulations, contracts, and grants for the Chicago Housing Authority Employees' Retirement Plan (the "Plan"). The financial statements of the Plan for the year ended December 31, 2004 which, in the aggregate, represent substantially all the assets and revenues of the Fiduciary Fund Type, were audited by other auditors, whose report has been furnished to us, and our conclusions herein, insofar as they relate to this fund, are based solely upon the report of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

INTERNAL CONTROL OVER FINANCIAL REPORTING

In planning and performing our audit, we considered the Authority's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide an opinion on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a reportable condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements caused by error or fraud in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses. However, we noted other matters involving the internal control over financial reporting that we have reported to the Authority's management in a separate letter dated April 1, 2005

Member of
Deloitte Touche Tohmatsu

COMPLIANCE AND OTHER MATTERS

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of management, the Board of Commissioners of the Authority, and federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

Deloitte + Touche LLP

April 1, 2005

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE
WITH REQUIREMENTS APPLICABLE TO EACH MAJOR PROGRAM AND ON
INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE
WITH OMB CIRCULAR A-133 AND ON
THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

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INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133 AND ON THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Board of Commissioners
Chicago Housing Authority
Chicago, Illinois

COMPLIANCE

We have audited the compliance of the Chicago Housing Authority (the "Authority"), with the types of compliance requirements described in the United States Office of Management and Budget ("OMB") Circular A-133 Compliance Supplement that are applicable to each of its major federal programs for the year ended December 31, 2004. The Authority's major federal programs are identified in the Summary of Auditors' Results section of the accompanying Schedule of Findings and Questioned Costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal award programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Authority's compliance with those requirements.

In our opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended December 31, 2004. However, the results of our auditing procedures disclosed instances of noncompliance with those requirements which are required to be reported in accordance with OMB Circular A-133 and which are described in the accompanying Schedule of Findings and Questioned Costs.

Member of
Deloitte Touche Tohmatsu

INTERNAL CONTROL OVER COMPLIANCE

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on the internal control over compliance in accordance with OMB Circular A-133.

Our consideration of the internal control over compliance would not necessarily disclose all matters in the internal control that might be material weaknesses. A material weakness is a reportable condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that noncompliance with applicable requirements of laws, regulations, contracts, and grants caused by error or fraud that would be material in relation to a major federal program being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over compliance and its operation that we consider to be material weaknesses. However, the results of our auditing procedures disclosed instances regarding internal control over compliance that are required to be reported in accordance with OMB Circular A-133 and which are described in the accompanying Schedule of Findings and Questioned Costs.

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

We have audited the basic financial statements of the Authority, as of and for the year ended December 31, 2004, and have issued our report thereon, dated April 1, 2005. Such report was based, in part, on the report of other auditors. Our audit was performed for the purpose of forming an opinion on the basic financial statements taken as a whole. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by OMB Circular A-133, and is not a required part of the basic financial statements. This additional information is the responsibility of the Authority's management. Such information has been subjected to the auditing procedures applied in our audit of the basic financial statements and, in our opinion, is fairly stated in all material respects, in relation to the basic financial statements taken as a whole.

This report is intended solely for the information and use of management, the Board of Commissioners of the Authority, and federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

Deloitte + Touche LLP

April 1, 2005

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

CHICAGO HOUSING AUTHORITY

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED DECEMBER 31, 2004

Fund Number	Federal Grantor/Pass-Through Grantor Program Title	Federal CFDA Number	Grant Reference Number	December 31, 2004 Expenditures
	U.S. Department of Agriculture			
	Illinois Summer Food:			
720	Passed through Illinois State Board of Education: Illinois Summer Food Services	10.559	14-016-301P-00	$ 2,636,086
	Total U.S. Department of Agriculture			2,636,086
	U.S. Department of Housing and Urban Development			
	Low Rent Housing:			
095, 098, 099, 100				
195	Low Rent Housing—operations	14.850a	N/A	283,496,481
190	Low Rent Housing—development	14.850b	N/A	2,184,054
				285,680,535
	Capital Fund Program:			
223	Capital Fund Program—FY 2001	14.872	IL06P00250101	476,431
225	Capital Fund Program—FY 2002	14.872	IL06P00250102	26,806,332
226	Capital Fund Program—FY 2002—RHF	14.872	IL06R00250102	4,787,303
227	Capital Fund Program—FY 2003	14.872	IL06P00250103	70,179,483
228	Capital Fund Program—FY 2003—RHF	14.872	IL06P00250103	688,497
229	Capital Fund Program—FY 2004	14.872	IL06P00250203	6,945,043
231	Capital Fund Program—FY 2004—2	14.872	IL06PR00250104	7,835,812
				117,718,901
	HOPE VI:			
192	HOPE VI 2002 Redevelopment Program	14.866		6,117,973
193	Habitat MROP Grants	14.866		265,000
202	HOPE VI 2000 Demolition Grant	14.866	IL06URD002D200	428,976
205	HOPE VI 2000 Demolition Grant	14.866	IL06URD002D900	463
207	HOPE VI 2000 Demolition Grant	14.866	IL06URD002D400	166,492
208	HOPE VI 2000 Demolition Grant	14.866	IL06URD002D400	307,100
210	HOPE VI 2000 Demolition Grant	14.866	IL06URD002D120	45,766
211	HOPE VI 2000 Demolition Grant	14.866	IL06URD002D110	133,088
213	HOPE VI 2000 Demolition Grant	14.866	IL06URD002D800	36,570
214	HOPE VI 2000 Demolition Grant	14.866	IL06URD002D140	4,500
273	HOPE VI 2001 Demolition Grant	14.866	IL06URD002D701	71,798
274	HOPE VI 2001 Demolition Grant	14.866	IL06URD002D301	89,970
275	HOPE VI 2001 Demolition Grant	14.866	IL06URD002D111	2,284,847
276	HOPE VI 2001 Demolition Grant	14.866	IL06URD002D401	217,001
277	HOPE VI 2001 Demolition Grant	14.866	IL06URD002D801	837,588
278	HOPE VI 2001 Demolition Grant	14.866	IL06URD002D901	192,212
279	HOPE VI 2001 Demolition Grant	14.866	IL06URD002D601	91,439
280	HOPE VI 2001 Demolition Grant	14.866	IL06URD002D501	(16,516)
285	HOPE VI 2001 Revitilalization	14.866	IL06URD002I101	165,585
286	HOPE VI 2000 Revitilalization	14.866	IL06URD002I100	181,461
287	HOPE VI 2000 Demolition Grant	14.866	IL06URD002I198	(808,949)

(Continued)

CHICAGO HOUSING AUTHORITY

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED DECEMBER 31, 2004

Fund Number	Federal Grantor/Pass-Through Grantor Program Title	Federal CFDA Number	Grant Reference Number	December 31, 2004 Expenditures
	U.S. Department of Housing and Urban Development (Continued)			
	HOPE VI (continued):			
289	HOPE VI 1998/ Demolition Grant	14.866	IL06URD002D698	$ 143,091
291	HOPE VI 1996/ Revitilization Grant	14.866	IL06URD002I196	398,274
292	HOPE VI 1996/ Revitilization Grant	14.866	IL06URD002I296	524,753
293	HOPE VI 1996/ Revitilization Grant	14.866	IL06URD002I396	39,090
296	HOPE VI 1998/ Demolition Grant	14.866	IL06URD002D298	7,771
297	HOPE VI 1998/ Demolition Grant	14.866	IL06URD002D398	9,718
				11,935,061
	Substantial Rehabilitation:			
500	City/State Section 8—Substantial Rehabiliation	14.182	N/A	7,035,237
350-380, 395	Section 11b—Substantial Rehabilitation	14.182	N/A	21,248,013
				28,283,250
300, 302, 390	***Section 8 Housing Choice:***			
392, 393, 399	Section 8—Housing Choice Vouchers	14.871	N/A	364,697,603
	Moderate Rehabilitation:			
323-349	Section 8—Moderate Rehabilitation Housing	14.856	N/A	10,008,545
	Elderly and Resident Services:			
888	ROSS—Resident Service Delivery Model	14.870	IL01RSF002P0036	453,318
893	ROSS—Neighborhood Networking	14.870	IL02RNN022P00014	208,708
894	ROSS—Elderly Services Coordinator	14.870	IL02RSV002P0152	321,583
				983,609
	HUD Youth Build:			
892	HUD Youth Build 2000	14.243	Y01-IM-IL-0181	227,267
	Passed through City of Chicago Empowerment Zone:			
739	Empowerment Zone	14.244	2160-1	279,242
	Moving to Work:			
881	Moving to Work Technical Assistance Grant	14.412	MTWGI002	44,583
887	New Approach Anti-Drug Program	14.868	IL06HAD0030101	230,563
	Total U.S. Department of Housing and Urban Development			820,089,159

(Continued)

CHICAGO HOUSING AUTHORITY

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED DECEMBER 31, 2004

Fund Number	Federal Grantor/Pass-Through Grantor Program Title	Federal CFDA Number	Grant Reference Number	December 31, 2004 Expenditures
	U.S. Department of Justice			
	Other Grants:			
	Passed through the Illinois Office of Attorney General:			
889, 896	Victims Assistance Program (2003-2004 and 2004-2005)	16.575	N/A	$ 24,603
665	Cabrini Security Initiatives - Weed & Seed	16.595	N/A	400,000
	Total U.S. Department of Justice			424,603
	U.S. Department of Commerce and Community Affairs			
	Other Grants:			
886	Technology Opportunities Program (TOP)	11.552	17-60-101056	225,104
	Total U.S. Department of Commerce and Community Affairs			225,104
	GRAND TOTAL			$823,374,952

(Concluded)

CHICAGO HOUSING AUTHORITY

NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS YEAR ENDED DECEMBER 31, 2004

1. DESCRIPTION OF ENTITY AND PROGRAMS

The Chicago Housing Authority (the "Authority") is a municipal corporation created and organized under the laws of the State of Illinois for the purposes of engaging in the development, acquisition, leasing, operation, and administration of a Low Rent Housing Program and other federally assisted programs. All significant operations of the Authority are included in the scope of the Office of Management and Budget OMB Circular A-133 audit (the "Single Audit"). The U.S. Department of Housing and Urban Development ("HUD") has been designated as the Authority's cognizant agency for the Single Audit.

Programs Subject to Single Audit—The Schedule of Expenditures of Federal Awards is presented for each federal program related to the following agencies:

- Department of Agriculture
- Department of Housing and Urban Development
- Department of Justice
- Department of Commerce and Community Affairs

Fiscal Period Audited—Single Audit testing procedures were performed for program transactions that occurred during the year ended December 31, 2004.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting—Federal financial assistance expenditures, included in the Schedule of Expenditures of Federal Awards ("SEFA"), are accounted for in the Authority's Enterprise Fund and are recorded on the accrual basis of accounting.

The SEFA includes expenditures of the individual programs. All program outlays in the SEFA, including accrued expenditures and capital outlays are reported as expenditures.

3. BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the Authority. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. The amounts presented in this schedule have been reconciled to the Authority's basic financial statements.

4. FINDINGS AND NONCOMPLIANCE

The findings and noncompliance identified in connection with the 2004 Single Audit are disclosed in the Schedule of Findings and Questioned Costs.

The status of prior year findings has been included in the Schedule of Prior Audit Findings.

Of the federal expenditures presented in the schedule, the Authority provided federal awards to subrecipients under the following programs during the year ended December 31, 2004:

Program Title	CFDA Number	Grant Reference No.	Amount Provided to Subrecipients
Public Housing Drug Elimination 2001	14.854	IL06DEP0020101	$ -
Chicago Works	17.253	Y-72707-9-00-81-60	
ROSS—Elderly Service Coordinator	14.870	IL01RSV002P0028	
ROSS—Resident Service Delivery Model	14.870	IL99RSF002P0037	
ROSS—Elderly Service Coordinator	14.870	IL01RSV002P0028	321,583
ROSS—Resident Service Delivery Model	14.870	IL01RSF002P0036	453,318
HUD Youth Build	14.243	Y01-IM-IL-0181	181,844
TOPS	11.552	17-60-I01056	165,880

In addition to the findings in this report prepared as a result of the Single Audit conducted in accordance with OMB Circular A-133, the following reports resulting from audits conducted by federal agencies contain findings and instances of noncompliance.

U.S. Department of Justice (DOJ)—Office of the Inspector General (OIG)

Audit of Weed and Seed Grants provided in 1992, 1995, and 1996—report dated July 29, 1999—The audit report concluded that the Authority's managerial and financial controls over expenditures were not adequate to ensure that expenses were properly accounted for, and that transactions were accurately recorded and supported. As a result, $531,618 (48%) of costs charged to the grants since June 1994 were unsupported or unallowable. In addition, subgrantee monitoring policies recommended in a prior OIG audit were not implemented timely, and Financial Status Reports were neither timely nor supported.

Current Status. The Authority has resolved the $531,618 of cost charged to this grant with DOJ and is waiting for a final closeout notice from DOJ.

U.S. Department of Housing and Urban Development—Chicago Multifamily Hub	**Audit of Section 8—The Chicago Housing Choice Voucher Program (CHAC)—2002 Contract Administrator Review—report dated September 30, 2002**. The audit report concluded that: 1) CHAC management reviews and unit inspections were not being conducted using Form HUD-9834 and HUD-9602, respectively; 2) Special Claims were not reviewed in accordance with the HUD Special Claims Guidebook; and 3) HUD noted that replacement reserve escrow balances were not being increased when a rent increase was processed for the Federal Housing Administration ("FHA") insured properties. **Current Status**. This report was closed by HUD as of December 2004.
U.S. Department of Housing and Urban Development—Illinois Office of Public Housing Region V	**Audit of Section 8—The Chicago Housing Choice Voucher Program—Rental Integrity Monitoring Review—**Audit conducted in August 2002 contains 51 comments and recommendations (no questioned cost amounts) regarding the resident files for the Housing Choice Voucher Program. 51 out of 184 resident files reviewed by HUD had one or more exceptions. For one out of 184 files reviewed by HUD, the current 50058 form was not on file. **Current Status**. HUD came out in May 2004 to review status. CHA provided a response and HUD closed audit as of February 2005. **Audit of Section 8—The Chicago Housing Choice Voucher Program—On-Site Section 8 Housing Choice Voucher management review—report dated December 18, 2002**. Although the audit report did not disclose any significant operational deficiencies, the report noted that the CHAC failed to comply with certain procedural requirements. **Current Status**. This report was closed by HUD as of December 2003.

* * * * *

CHICAGO HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED DECEMBER 31, 2004

CHICAGO HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED DECEMBER 31, 2004

PART I—SUMMARY OF AUDITORS' RESULTS

Financial Statements

Type of auditors' report issued:	Unqualified	
Internal control over financial reporting:		
• Material weaknesses?	____ Yes	__X__ No
• Reportable conditions identified that are not considered to be material weaknesses?	____ Yes	__X__ No
• Noncompliance material to financial statements noted?	____ Yes	__X__ No

Federal Awards

Internal control over major programs:		
• Material weaknesses?	____ Yes	__X__ No
• Reportable conditions identified that are not considered to be material weaknesses?	____ Yes	__X__ No
Type of auditors' report issued on compliance for major programs:	Unqualified	
• Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of Circular A-133?	__X__ Yes	____ No

CHICAGO HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Continued)
YEAR ENDED DECEMBER 31, 2004

Identification of Major Programs

U.S. Department of Housing and Urban Development

CFDA Number	Name of Federal Program or Cluster
14.850	Low Rent Housing
14.872	Capital Fund Program
14.866	HOPE VI
14.856*	Section 8—Moderate Rehabilitation Housing
14.182*	City/State Section 8—Substantial Rehabilitation
14.182*	Section 11b—Substantial Rehabilitation
14.871	Section 8—Housing Choice Vouchers

* Section 8 Project-Based Cluster

- Dollar threshold used to distinguish Type A and Type B programs: $ 3,000,000
- Auditee qualified as a low-risk auditee? _____ Yes ___X___ No

PART II—FINANCIAL STATEMENT FINDINGS SECTION

No findings were noted.

CHICAGO HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Continued)
LOW RENT HOUSING PROGRAM—CFDA 14.850
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
YEAR ENDED DECEMBER 31, 2004

PART III—FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

FINDING 2004—1 **QUESTIONED COSTS: NONE**

In certain instances, the Authority's tenant applications were incomplete and annual re-certifications were missing required documents to demonstrate eligibility.

Condition

Our testing of twenty-five tenant files revealed deficiencies in the following areas:

Eligibility

- One file (4%) was missing an initial application. A note in the file from the property manager indicated that the Authority was investigating.
- One file (4%) was missing copies of social security cards for tenants on lease.
- Two files (8%) were missing signed consents for credit/background checks.
- One file (4%) had tenant signatures, name and date of birth that were not consistent within the file, although the social security number was consistent in the various documents. Specifically, the signature on the State of Illinois identification card was significantly different from the signature on re-certification documents, including the lease agreement. Additionally, the name and date of birth on the State of Illinois identification card is different from the name and date of birth on the Authority documents and the social security administration letter, respectively.

Income/Rent

- Four files (16%) were missing third-party income verification. One of these files was indicated as "no income"; however, the required "Zero Income" form was not included.
- In four files (16%), the utility allowance or utilities to be paid by tenant were not documented on the lease agreement. Allowance per the lease agreement or recalculated allowance was properly calculated and deducted from the rent calculation.
- One file (4%) was missing the HUD-50058 form (income composition). The tenant, therefore, did not have support for the allowances taken.
- In one file (4%), the rent calculation did not agree with form 50058 minus utility allowance.
- In three files (12%), the rent per rent roll did not agree with rent per lease agreement.

PART III—FEDERAL AWARD FINDINGS AND QUESTIONED COSTS (Continued)

Occupancy

- In one file (4%), the lease was not signed. A manual note on the lease indicated that "tenant cannot sign because tenant is under legal". However, there was no support documentation in file to substantiate this claim.
- In one file (4%), the lease agreement which was for July 1, 2004 through July 31, 2005 was signed on February 8, 2005. It appears that the file was reviewed and lease signed as a result of the file being requested for audit review in February 2005.
- In one file (4%), the Family Report was printed on February 8, 2005 but signed with a date of November 17, 2004. The lease agreement which was for January 1, 2005 through October 31, 2005 was signed and dated November 17, 2004. It appears that the file was reviewed and family report and lease signed as a result of the file being requested for audit review in February 2005.
- In three files (12%), the minimum/maximum number of persons-per-unit standard was not being met. In all three cases the lease was signed to a single person with no dependents. However, the apartment was a two-bedroom unit.
- In one file (4%), there was no support documentation to determine whether the minimum/maximum number of persons-per-unit standard was being met.
- Two files (8%) were missing signed continued occupancy applications.
- In twelve files (48%), there was no evidence to show that tenants were in compliance with the 30 hours per month Neighborhood Service Requirement.

Cause

Private Property Managers ("PPM") and Resident Management Companies ("RMC") did not adhere to the Chicago Housing Authority's "Admission and Continued Occupancy Policy" manual.

Criteria

The U.S. Department of Housing and Urban Development ("HUD") regulations require the Chicago Housing Authority to obtain and maintain adequate documentation in regards to:

- Tenant eligibility.
- Income eligibility.

PART III—FEDERAL AWARD FINDINGS AND QUESTIONED COSTS (Continued)

- Adjusted income or income-based rent.
- Calculation of tenant's rent using the documentation from third-party verification.
- Order of selection.
- Re-examination of family income and composition at least once every twelve months and document results of such re-certifications.

Effect

Incomplete tenant files may result in incorrect rent calculations, benefits to unintended beneficiaries and noncompliance with HUD regulations.

Recommendations

- Ensure that contract terms with PPMs and RMCs are clear as to expectations, responsibilities and penalties which may be imposed in the event of noncompliance with contract terms.
- Monitor and evaluate PPM and RMC performance relative to established guidelines and objectives through periodic unannounced reviews of tenant files.
- Address deficiencies with PPMs and RMCs in a timely manner.
- Evaluate, select and retain qualified PPMs and RMCs. Similarly, terminate PPMs and RMCs as appropriate.

CHICAGO HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Continued)
LOW RENT HOUSING PROGRAM—CFDA 14.850
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
YEAR ENDED DECEMBER 31, 2004

PART III—FEDERAL AWARD FINDINGS AND QUESTIONED COSTS (Continued)

FINDING 2004—2 **QUESTIONED COSTS: NONE**

The Authority did not maintain some of the required records needed to support tenant eligibility and order of tenant selection for the Low Rent Housing Program. The method for the selection of applicants is not documented by a clear audit trail.

Condition

Senior Waiting List

A review of a site-based waiting list for the senior-designated developments as of January 1, 2004 revealed the following:

- Certain applicants were given preferential treatment above those who were ranked higher as determined by date of application. Documentation was not available to support the method for the order of selection of applicants.
- The site-based waiting list we received was incomplete – all designated senior developments were not included on the list. An incomplete waiting list does not provide for an audit trail for selection of applicants.

Family "Move-Ins"

In our test of tenants that moved into public housing during FY 2004, we noted that six of twenty-five families did not have previous residency history with the Authority. Therefore, there was no documentation to support the validity of the move-ins.

Cause

Although the general wait list for families has been closed since March 2001, the site-based waiting list for senior housing is still open. However, this list did not appear to be monitored or updated regularly.

Since all displaced families have not been permanently placed, no applicant from the closed waiting list should have been offered or placed in a unit during fiscal year 2004. Thus, all move-in tenants should have a prior residency history with the Authority.

CHICAGO HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Continued)
LOW RENT HOUSING PROGRAM—CFDA 14.850
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
YEAR ENDED DECEMBER 31, 2004

PART III—FEDERAL AWARD FINDINGS AND QUESTIONED COSTS (Continued)

Criteria

Per the OMB Circular A-133, Part 4 for CFDA 14.850 Public and Indian Housing, the Authority must establish and adopt written policies for admission of tenants. The Authority's tenant selection policies must include requirements for applications from the waiting lists, description of the policies for selection of applicants from the waiting lists, and policies for verification and documentation of information relevant to acceptance or rejection of an applicant.

24 CFR section 982.207 (e) states "Verification of selection method. The method for selecting applicants from a preference category must leave a clear audit trail that can be used to verify that each applicant has been selected in accordance with the method specified in the administrative plan."

Effect

There is no objective guideline to be used during the plan for transformation for applicants on the site-based waiting list (senior-designated developments). The method for the selection of applicants does not leave a clear audit trail. Ultimately, the housing program may not be benefiting the intended residents.

Recommendations

For all cases of applicant selection, maintain a clear audit trail.

CHICAGO HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Continued)
PROGRAM-WIDE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
YEAR ENDED DECEMBER 31, 2004

PART III—FEDERAL AWARD FINDINGS AND QUESTIONED COSTS (Continued)

FINDING 2004—3 **QUESTIONED COSTS: NONE**

The Authority has not performed a physical inventory of equipment purchased with federal awards within the last two years. The need for a physical inventory is reinforced by deficiencies we noted in accuracy of data we tested based on the Fixed Asset System. Two of five items we tested presented inaccurate information relating to asset location and asset identification.

Condition

The accuracy of the Authority's subsidiary ledgers for equipment items such as vehicles, appliances, office furniture, computers, etc., has not been verified via physical inspection and count of the actual assets. Two of five (40%) equipment items selected for physical inspection reflected inaccurate information on the Fixed Asset System as follows:

- The actual location of two (2) assets (based on physical inspection) is not the same as the location represented in the Fixed Asset System. In addition, for one of these items, the tag number on the appliance (000917) does not agree with the tag number in the Fixed Asset System (000916).

- The acquisition date of a truck on the Fixed Asset System (2/29/04) does not coincide with the date on the acquisition form (2/23/04).

Cause

The Authority's management cited the cost/benefit factor as the reason for the conscious decision not to conduct the required physical inventory of equipment purchased with federal funds. A physical inventory observation and count has not been conducted to ensure that all fixed assets have been accounted for and are maintained in an appropriate control system.

With respect to asset location, the Acquisition of Fixed Assets Form (required to be completed by the user department) does not specifically require the asset's physical location to be indicated. Only the user department's address is indicated. In many instances, user departments have facilities in various locations. The lack of indication of a specific asset physical location leads to inaccurate reporting of asset location on the Fixed Asset System.

With respect to the incorrect tag number, data entered into the Fixed Asset System was not reviewed for accuracy against the Acquisition of Fixed Assets Form.

PART III—FEDERAL AWARD FINDINGS AND QUESTIONED COSTS (Continued)

Criteria

OMB Circular A-133, Equipment and Real Property Management Requirement states that as a common rule "…a physical inventory of equipment shall be taken at least once every two years and reconciled to the equipment records. An appropriate control system shall be used to safeguard equipment, and equipment shall be adequately maintained."

The Authority's fixed asset policy states that - "The receiving department (for Assets Drop Shipped), PMC and RMC manager (for Assets Acquired by PPMs and RMCs) is responsible for the preparation and completion of the Fixed Assets acquisition form (Form CHA/FA-001)."

Effect

The current format of the Acquisition of Fixed Assets Form leads to incomplete/inaccurate information captured in the Fixed Asset System. Consequently, failure to conduct physical inventory observations and counts leads to continued reliance on inaccurate equipment records and possibility of misstated equipment balances in the financial statements.

Recommendations

Conduct physical inventory observations and counts of equipment at least once every two years. If management believes it is not cost effective to conduct physical inventory counts at least every two years, petition the Department of Housing and Urban Development (HUD) to have this requirement waived through its Move-To-Work Agreement. In addition, ensure the Acquisition of Fixed Assets form indicates the physical location of assets.

CHICAGO HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Continued)
PROGRAM-WIDE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
YEAR ENDED DECEMBER 31, 2004

PART III—FEDERAL AWARD FINDINGS AND QUESTIONED COSTS (Continued)

FINDING 2004—4 **QUESTIONED COSTS: NONE**

The Fixed Asset System is not updated timely for asset dispositions. Additionally, certain dispositions are recorded without obtaining verifiable support documentation.

Condition

Our review of three asset dispositions revealed that each one was processed either in an untimely manner or without obtaining verifiable support documentation as follows:

Dispositions

- The Authority removed a truck from the Fixed Asset System in December 2004; approximately sixteen months after a police report had been filed to report the vehicle as stolen (September 2003). The item was not recorded as disposed until December 2004 when CHA requested confirmation that fixed assets were still in the possession of PPMs and RMCs.

- Two of three dispositions were written off on the basis of negative confirmation from the manager at the asset location listed on the Fixed Asset System. The assets were written off simply based on the fact that they were confirmed not to be physically located at the address contained in the Fixed Asset System and without obtaining any verifiable asset disposition documentation or a disposal form (Form CHA/FA-003).

Cause

The Fixed Asset System contains incorrect information about asset locations as noted in finding 2004-3 (two of five items selected for physical inspection, 40%) contained an incorrect location on the Fixed Asset System.

The Authority performed alternative procedures in place of a physical inventory of equipment. These procedures consisted of confirmation of physical asset existence at the asset location listed on the Fixed Asset System. However, given that the Fixed Asset System contains inaccurate information with respect to asset location, these alternative procedures may lead to unverifiable responses about actual disposition or location of fixed assets.

Criteria

OMB Circular A-133, Equipment and Real Property Management Requirement states that "…an appropriate control system shall be used to safeguard equipment, and equipment shall be adequately maintained."

The Authority's disposition of fixed assets policy states that "each department, PMC, and RMC is responsible for handling the disposal of equipment within their jurisdiction. Disposal form (Form CHA/FA-003) should be completed for each disposal and submitted to the Fixed Asset Department." Additionally, the Authority's

fixed asset policy states that "When assets are sold, lost, stolen, destroyed, demolished, irreparable, or have become obsolete, a profit/loss on disposal should be recognized. These items need to be removed from the fixed assets system in order to maintain accurate fixed assets information."

Effect

Updating of the Fixed Asset System in an untimely manner and recording of dispositions without obtaining verifiable support documentation may lead to the lack of an accurate and appropriate fixed asset control system. Without an accurate and appropriate fixed asset control system the Authority lacks the structure to safeguard equipment and to adequately maintain it.

Additionally, lack of an accurate and appropriate fixed asset control system leads to continued reliance on inaccurate equipment records and possibility of misstated equipment balances in the financial statements.

Recommendations

Follow internal policies for fixed asset dispositions. In addition, have the Asset Management Department conduct a more detailed investigation of asset disposition and actual physical location and condition of assets prior to determining asset write-offs. Ensure asset dispositions are verifiable.

CHICAGO HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Continued)
CAPITAL FUND—CFDA 14.872
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
YEAR ENDED DECEMBER 31, 2004

PART III—FEDERAL AWARD FINDINGS AND QUESTIONED COSTS (Continued)

FINDING 2004—5 **QUESTIONED COSTS: NONE**

The Authority is largely in compliance with the Department of Housing and Urban Development (HUD) procurement requirements. However, in certain instances, complete documentation was not in the file to demonstrate full compliance with 24 CFR 85.36.

Condition

For six (6) Capital Fund contracts greater than $100,000, documentation was not in the file to demonstrate compliance with all aspects of 24 CFR 85.36. Specifically, documentation was not in the file to demonstrate the rationale for the contractor selection and rejection and to document that contracts were publicly advertised.

Cause

The Authority did not adhere to HUD and Authority Procurement Standards as they relate to maintaining records sufficient to detail the rationale for the contractor selection and rejection. The Authority did not maintain sufficient records to demonstrate that contracts over $100,000 are publicly advertised.

Criteria

Based on the Housing and Urban Development (HUD) 24 CFR 85.36, **"(b) Procurement Standards** – Grantees and sub-grantees will maintain records sufficient to detail the significant history of a procurement. These records will include, but are not necessarily limited to the following: rationale for the method of procurement, selection of contract type, contractor selection and rejection and the basis for the contract price."

The Authority's contracting policy states that contracts greater than $100,000 are required to be advertised publicly, are to be approved by the Board, and a formal contract must be issued.

Effect

The Authority was not able to demonstrate the rationale for selection and rejection of contractors or that public advertisements took place.

Recommendations

Maintain supporting documentation to demonstrate compliance with all aspects of 24 CFR 85.36. Specifically, include documentation to support that public advertisement takes place and to demonstrate the rationale for selection and rejection of contractors.

CHICAGO HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Continued)
CAPITAL FUND—CFDA 14.872 AND HOPE VI—CFDA 14.866
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
YEAR ENDED DECEMBER 31, 2004

PART III—FEDERAL AWARD FINDINGS AND QUESTIONED COSTS (Continued)

FINDING 2004—6 **QUESTIONED COSTS: NONE**

The Authority did not comply with the Davis-Bacon Act as supplemented by Labor Standards with respect to on-site interviews.

Condition

The Authority did not conduct "On-Site Interviews" during year 2004 for three out of five Capital Fund and four out of four HOPE VI contracts reviewed. The last site visits for the Capital Fund contracts were performed in November 2003.

Cause

The Authority did not conduct site interviews at seven of their contractors for fiscal year 2004.

Criteria

Based on HUD's material, "Making Davis-Bacon Work: A Practical Guide for States, Indian Tribes and Local Agencies. **Labor Standard Enforcement No. 2**, Conduct on-site interviews with laborers and mechanics. The contract administrator or a designee (such as an agency construction inspector) must periodically conduct interviews with the construction workers on the job site. The purpose of the interviews is to capture observations of the work being performed and to get the workers views on the hours they work, the type of work they perform, and the wages they receive. Information gathered during the interviews is recorded on form HUD-II, Record of Employee Interview. The HUD-II is compared to the corresponding contractor and subcontractor certified payrolls to test and verify the accuracy of the payroll information."

Effect

The Authority is noncompliant with the Davis-Bacon Act as supplemented by Labor Standards.

Recommendations

Comply with the Davis-Bacon Act as supplemented by Labor Standards with respect to on-site interviews.

CHICAGO HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Continued)
LOW RENT HOUSING PROGRAM—CFDA 14.850
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
YEAR ENDED DECEMBER 31, 2004

PART III—FEDERAL AWARD FINDINGS AND QUESTIONED COSTS (Continued)

FINDING 2004—7 **QUESTIONED COSTS: NONE**

In certain instances, the Authority did not maintain adequate documentation for disbursements.

Condition

Our review of 25 disbursements disclosed the following:

- One transaction was not supported by adequate documentation.
- An expenditure was not paid in a timely fashion as it was paid eleven months after invoice date.

Cause

The supporting documentation (invoice) was not retained on file.

An expenditure was not paid within a reasonable time period.

Criteria

Per the OMB Circular A-133, for CFDA 14.850 Public and Indian Housing, the general criteria (applicable to both direct and indirect costs) affecting allowability of costs under federal awards is that costs must be documented in accordance with OMB Circular A-102 Common Rule for State, Local and Indian Tribal Governments.

In addition, per the OMB Circular A-133, for CFDA 14.850 Public and Indian Housing, when funds are advanced, recipients must follow procedures to minimize the time lapsing between the transfer of funds from the U.S. Treasury and disbursement.

CHICAGO HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Continued)
LOW RENT HOUSING PROGRAM—CFDA 14.850
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
YEAR ENDED DECEMBER 31, 2004

PART III—FEDERAL AWARD FINDINGS AND QUESTIONED COSTS (Continued)

Effect

Payment of expenses without an invoice may result in payments of unauthorized expenditures. Documentation is not on file to substantiate compliance with OMB Circular A-133 guidelines affecting allowability of costs.

The time lag between transfer of funds from the U.S. Treasury to the time of disbursement may violate OMB Circular A-133 guidelines for cash management.

Recommendations

Follow OMB A-133 guidelines for cash management and for maintaining support documentation for disbursements.

CHICAGO HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Continued)
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM—CFDA 14.871
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
YEAR ENDED DECEMBER 31, 2004

PART III—FEDERAL AWARD FINDINGS AND QUESTIONED COSTS (Continued)

FINDING 2004—8 **QUESTIONED COSTS: $950**

The Authority did not comply with Housing Quality Standards ("HQS") enforcement requirements by correcting life threatening HQS deficiencies within the required 24-hour period after the inspection.

Condition

One out of twenty-five inspections selected for testing was found to be in noncompliance with the HQS Enforcement requirement. Life threatening deficiencies that were identified during these inspections were not corrected within the required time period. HAPs were not abated and this resulted in overpayment of $950.

Cause

The results of the failed inspections were properly documented; there was no follow-up to ensure that the HAPs were properly abated after the failed inspections occurred.

Criteria

The OMB Circular A-133, Special Tests and Provisions Requirement states that "For units under HAP contract that fail to meet HQS, the PHA must require the owner to correct any life threatening HQS deficiencies within 24 hours after the inspections.... If the owner does not correct the cited HQS deficiencies within the specified correction period, the PHA must stop (abate) HAPs beginning no later than the first of the month following the specified correction period or must terminate the HAP contract."

Effect

Failure to appropriately track and monitor failed inspections could result in overpayments to owners who are not in compliance with HQS.

Recommendations

Implement procedures to ensure that HAPs are abated timely after instances of noncompliance with HQS requirements are found.

CHICAGO HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Continued)
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM—CFDA 14.871
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
YEAR ENDED DECEMBER 31, 2004

PART III—FEDERAL AWARD FINDINGS AND QUESTIONED COSTS (Continued)

FINDING 2004—9 **QUESTIONED COSTS: NONE**

The Authority did not maintain the required records needed to support tenant eligibility for the Section 8 Housing Choice Vouchers program.

Condition

1 out of 25 files selected did not have required documentation. The Authority has established a policy in which if a tenant file is misplaced, a duplicate file will be created. However, in this instance, the file was misplaced and the Authority did not recreate a file for this tenant.

Cause

The Authority's lack of effective file documentation procedures resulted in the instance above.

Criteria

In accordance with Housing Choice Voucher Guidebook 7420.10G and 24 CFR 982 and 985, recipients of Section 8 Housing Choice Voucher grants must keep adequate documentation for the determination of tenant eligibility, order of selection, and income and rent.

Effect

Documentation deficiencies could result in noncompliance with HUD requirements.

Recommendations

Implement procedures for periodic file reviews and monitoring to ensure that appropriate documentation is maintained. These file reviews should include a standard checklist of required documentation. Follow-up procedures should be implemented for all instances of missing documentation.

CHICAGO HOUSING AUTHORITY
CORRECTIVE ACTION PLAN
YEAR ENDED DECEMBER 31, 2004

CHANGE.
CHICAGO HOUSING AUTHORITY

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Chairperson

Lori Healey
Vice-Chairperson

Board of Commissioners
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Michael Ivers
Martin Nesbitt
Carlos Ponce
Mary E. Wiggins
Sandra Young

Terry Peterson
Chief Executive Officer

Adrienne G. Minley
Chief of Staff

Gail A. Niemann
General Counsel

CHICAGO HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
CORRECTIVE ACTION PLAN
YEAR ENDED DECEMBER 31, 2004

FINDING 2004—1

Tenant Applications and Annual Re-certifications

In certain instances, the Authority's tenant applications were incomplete and annual re-certifications were missing required documents to demonstrate eligibility.

Corrective Action Plan

The Authority incorporated many changes in 2004 to assist the firms in completing the re-certification process. Based on the findings this year compared to last year, we have seen marked improvements. This is mainly due to the changes made in the contractual agreement between the private firms and the Authority, which spells out in details penalties and requirements site staff must adhere to when conducting the eligibility and suitability process.

The Quality Control staff along with the Asset Management staff ensures that the firm complies with the procedures set by conducting on-site inspections of the files. Where findings are noted, they are addressed timely and re-inspection conducted to ensure full compliance. The firms are also evaluated monthly by way of reports generated from our system of record (CCS). These documents are used when the Asset Managers prepare for the monthly business meetings where all deficiencies are noted and a timeline established for follow-up.

The Asset Management Division will ensure that the files listed with errors in this report are corrected immediately. We will also ensure that site-staff review all files on site to ensure they are in full compliance. Moving forward several trainings will take place this year that are geared towards performing this function on-site. Staff will be tested after each training session to ensure their full comprehension.

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FINDING 2004—2

Tenant Selection

The Authority did not maintain some of the required records needed to support tenant eligibility and order of tenant selection for the Low Rent Housing Program. The method for the selection of applicants is not documented by a clear audit trail.

Corrective Action Plan

The Authority's Occupancy Control Department will review the development, maintenance, and basis for tenant eligibility and selection application of resident waitlists to ascertain the need for updating existing policies and procedures. The Authority will make appropriate improvements to ensure "date of application ranking" from auditable waitlists is consistently used as the criteria for eligibility and resident placement consideration. The correlation of waitlist rank, opportunity to be selected for, and placement in available units will be clearly evidenced in resident move-in documentation.

FINDING 2004—3

Physical Inventory and Missing Tag on Equipment

The Authority has not performed a physical inventory of equipment purchased with federal awards within the last two years. Also, a bar code number was not affixed to an equipment item purchased with federal funds.

Corrective Action Plan

CHA shall perform various alternate procedures to confirm the existence of equipment. In addition to the confirmation, the Authority plans to perform periodic spot checks and inquiries on a rotating basis so that every item is covered in a two-year period. The Authority believes alternate procedures will be more economical given the unique situation where CHA equipment exists over a wide geographic area.

The CHA Fixed Asset Acquisition form must be filled out by the user purchasing new assets. The location and address of the asset is required as Item 15 of the Acquisition form. The address of the user is not requested.

CHA has subsequently corrected the input error involving the Tag number.

FINDING 2004—4

Asset Dispositions

The Fixed Asset System is not updated timely for asset dispositions. Additionally, certain dispositions are recorded without obtaining verifiable support documentation.

Corrective Action Plan

CHA shall perform periodic confirmation processes. The Authority believes that periodic confirmations will facilitate timely updates of the Fixed Assets database. In addition to approval from Asset Management for asset write-offs, the Asset Management will be requested to follow up and investigate cases involving unconfirmed and missing equipments.

FINDING 2004—5

The Authority, in certain instances, did not follow the Department of Housing and Urban Development (HUD) procurement requirements.

Corrective Action Plan

It is the practice of the Authority to adhere to HUD and internal procurement policies and procedures. A review by Department of Procurement and Contracts personnel of the Capital Fund Program records immediately yielded what we believe represents sufficient documentation to determine that all six contracts had been appropriately completed to satisfy HUD and Authority procurement standards. Contracts 401; 402; 407; 408; 413; and 415 resulted from a formal solicitation process that was publicly advertised on April 23, 2003. Invitation for Bid (IFB) No. 01197 invited bids from qualified construction contractors to thereafter compete for task order contracts. Bids were opened on May 15, 2003. Fifty-two (52) contractors were solicited and seventy-six (76) contractors picked-up the solicitation.

To improve its documentation of required procurement activity, the Authority will implement procedures to ensure that hard copy evidence of solicitation advertisements and respondent selection rationale are included in files that support completion of the process in accordance with documentation criteria established by HUD and the Authority.

FINDING 2004—6

In some instances, an Authority contractor did not comply with the prevailing labor wage rate requirement established by the United State Department of Labor (DOL).

Corrective Action Plan

The Department of Procurement and Contracts has secured the services of an outside vendor to assist the CHA to conduct more site visits and to interview more people on behalf of the CHA. In addition, the Compliance Division of the Department of Procurement and Contracts has been tasked to conduct more site visits and to oversee the efforts of the outside vendor to ensure all contractors are in compliance with the Davis Bacon Act.

FINDING 2004—7

In certain instances, the Authority did not maintain adequate documentation for disbursements.

Corrective Action Plan

These guidelines are currently being followed; however during the audit process we were unable to locate the document in question. Evidently, this invoice was misfiled or attached to another invoice. We know that an invoice did exist in order to make payment and based on the screen print information, the invoice was turned around and paid within 24 hours of receipt. Moving forward, we will ensure that our filing process is given adequate attention in accuracy.

FINDING 2004—8

The Authority did not comply with Housing Quality Standards (HQS) enforcement requirements by correcting life threatening HQS deficiencies within the required 24-hour period after the inspection.

Corrective Action Plan

The unit in question, failed inspections on March 24, 2004 and March 25, 2004 for a life threatening deficiency (an inoperable window), requiring an abatement to be placed within 24 hours. CHAC entered into the system an abatement of the HAP for this unit however the Housing Assistance Payment check for April 2005 was already in process to be issued to the owner. A follow-up inspection was conducted on March 31, 2005 and the unit failed again. The abatement of HAP was effective with the May check. Our only alternative is to recapture the funds for April from future HAP payments. The unit did eventually pass inspection on April 27, 2004 and payments to the owner resumed.

CHAC implemented recapture procedures in 2004 to specifically target units that fail inspection after the monthly check run has occurred. In most cases, these are recaptures of only one month of HAP. In this case, a letter was mailed to the Owner to inform him that the overpayment of $950 will be recaptured.

CHICAGO HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
CORRECTIVE ACTION PLAN (Continued)
YEAR ENDED DECEMBER 31, 2004

FINDING 2004—9

The Authority did not maintain the required records needed to support tenant eligibility for the Section 8 Housing Choice Vouchers program.

Corrective Action Plan

CHAC has in place a formal quality control review process requiring the detailed review of at least 300 files every month. Missing documents and misplaced files would be considered QC errors.

In the specific case cited here, the tenant had ported out from Chicago to another PHA. We acknowledge that the tenant file was misplaced. However, we were not able to duplicate this file pursuant to our procedures because the tenant is no longer under our jurisdiction and the file information is not accessible to us. While we typically contact the receiving PHA and request documents to duplicate a file, we did not do so in this case. As a result of this finding, we have contacted the receiving PHA to request file documents so that we can create a duplicate file. We will retain evidence of our request to this PHA so that our efforts can be documented, in the event the PHA is nonresponsive (which is frequently the case).

CHICAGO HOUSING AUTHORITY
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
YEAR ENDED DECEMBER 31, 2004

CHANGE.
CHICAGO HOUSING AUTHORITY

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Chairperson

Lori Healey
Vice-Chairperson

Board of Commissioners
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Michael Ivers
Martin Nesbitt
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Mary E. Wiggins
Sandra Young

Terry Peterson
Chief Executive Officer

Adrienne G. Minley
Chief of Staff

Gail A. Niemann
General Counsel

CHICAGO HOUSING AUTHORITY

SCHEDULE OF PRIOR AUDIT FINDINGS
YEAR ENDED DECEMBER 31, 2004

FINDING 2003—1

In certain instances, the Authority's tenant applications were incomplete and annual tenant re-certifications were missing required documents.

Status

The Asset Management Division along with the Quality Control Department conducted periodical inspections of tenant files throughout 2004 to ensure that the PMs/RMCs are in full compliance. Improvements were noted during these inspections, which are ongoing.

At this time the Authority does not consider it necessary to outsource the application or recertification process nor to hire temporary staff to eliminate the current recertification backlog. The Authority has made significant improvements in conducting annual tenant re-certifications. As of December 31, 2004, there were only 97 outstanding re-certifications. This number continues to decrease because of the training programs that took place during 2003. We have seen a decrease in errors as it relates to rent determination. We have signed a data-sharing agreement with IDHS that will include the private firms; this will allow them access to the IDHS system so that they can cross-reference information submitted by our residents to ensure that the correct information is being shared when conducting re-certification. The IDHA software is currently being installed at various sites.

The above is an ongoing process that is being monitored by Asset Management Division and Quality Control staff.

FINDING 2003—2

The Authority has not performed a physical inventory of equipment purchased with federal awards within the last two years. Also, a bar code number was not affixed to an equipment item purchased with federal funds.

Status

The Authority has implemented alternative procedures that are aimed to substitute the required physical inventory count of equipment. They include obtaining confirmations about the physical existence of the assets from the sites and personnel overseeing them. For 2005, the Authority will conduct site visits to verify to the authenticity of the confirmations.

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CHICAGO HOUSING AUTHORITY

SCHEDULE OF PRIOR AUDIT FINDINGS (Continued)
YEAR ENDED DECEMBER 31, 2004

FINDING 2003—3

The Authority did not meet the filing deadline for certain information regarding the operating subsidy.

Status

As of April 2004, the Budget Department implemented procedures requiring the Deputy Director to review the HUD website periodically to ensure that we are aware of any changes in submission of the Performance Funding System (PFS) calculation. The 2004 PFS calculation was submitted on time.

FINDING 2003—4

The Authority, in certain instances, did not follow the Department of Housing and Urban Development (HUD) procurement requirements.

Status

The Department of Procurement and Contracts has taken the following steps in 2004:

- Required all user departments to forecast procurement activities via an annual calendar;
- Arranged and will continue to arrange continuing procurement education program directed at user department utilizing consultant resources;
- Continuing to remind the user departments not to purchase without following the competitive procurement guidelines via the P-team process;
- Continue to send expiring contract notification to user departments to initiate further conversation about upcoming procurement activities; and
- Director of Procurement will continue to specifically note files where procurement was not properly conducted and inform user departments of the requirement to elicit competition on all contracts.

FINDING 2003—5

In some instances, the Authority contractor did not comply with the prevailing labor wage rate requirement established by the United States Department of Labor.

Status

As of March 2004, the following steps were implemented:

1. Applicable files were reviewed and the Compliance unit completed a comprehensive re-analysis of all contracts awarded since 2000 and confirmed Compliance Officer's assignments.

2. Every week each Compliance Officer submits a weekly work log. This work log lists every contract that a Compliance Officer is responsible for monitoring for compliance. This log is reviewed on a monthly basis to ensure that every file assigned is on the work log and each contract has an update as to the last time it was reviewed.

APPENDIX J: MOVING TO WORK FY2005 ANNUAL REPORT REQUIRED CERTIFICATIONS

CHANGE.
CHICAGO HOUSING AUTHORITY

January 20, 2006 **ITEM NO. B2**

RECOMMENDATION TO APPROVE THE FY2005 ANNUAL REPORT

To the Honorable Board of Commissioners,

RECOMMENDATIONS

It is recommended that the Board of Commissioners approves the attached FY2005 Annual Report and grant authorization to submit the document to the United States Department of Housing and Urban Development (HUD) for approval no later than March 1, 2006.

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. The MTW Agreement provides guidelines on the content and submission requirements for the CHA. Under the MTW Agreement, the 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.

The FY2005 Annual Report provides information necessary for HUD to assess the CHA's performance in both day-to-day operations and activities authorized by the MTW Demonstration Program. HUD requires this report to be submitted annually, along with a Board of Commissioners' resolution approving this report, no later than 60 days after the end of the CHA's fiscal year.

Included with this resolution is a draft of the FY2005 Annual Report for the Board of Commissioners' review and approval. The FY2005 Annual Report will be submitted to HUD no later than March 1, 2006.

Based upon the foregoing, it is in the best interest of the CHA to approve the FY2005 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 report to HUD prior to the March 1, 2006 deadline.

626 West Jackson Boulevard · Chicago, Illinois 60661-5601 · (312) 742-8476· www.thecha.org

RESOLUTION NO. 2006-CHA-26

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 20, 2006, requesting approval of the FY2005 Annual Report, attached hereto:

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached FY2005 Annual Report and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final changes as they may deem necessary; approve final changes, including changes based on HUD requirements; and submit the report to the U.S. Department of Housing and Urban Development no later than March 1, 2006. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

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.

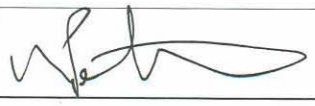
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this 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	Title
Terry Peterson	Chief Executive Officer
Signature	**Date (mm/dd/yyyy)**
	2/21/06

Previous edition is obsolete

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

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Program/Activity Receiving Federal Grant Funding

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

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

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

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

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

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

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

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

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

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

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

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

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

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

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

Name of Authorized Official	Title
Alyssa T. Mercer	Director - Human Resources
Signature	**Date**
X	Jan 31, 2006

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

3.12 Violence in the Workplace

The CHA has "Zero Tolerance" for Violence In The Workplace. Fighting, harassment, provoking, threats, intimidation or inciting another employee to engage in such conduct are unacceptable. Employees who violate this Policy are subject to discipline and discharge. Employees who experience violence, including, but not limited to, a threat, fighting, harassment or intimidating behavior from any source (or who witness same), must report it immediately to the Managing Director and/or Department Director.

3.13 Drug and Alcohol Policy

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. (See Sections 2.6 and 2.7) 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 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.

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.

3.14 Drug Related Convictions

Employees who are convicted of a drug-related offense are subject to termination.

3.15 Fleet Policy

(a) Use of CHA or Personal Vehicles in the Course of Employment

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

1) Provide the Risk Management Department with a photocopy of the employee's current valid driver's license/insurance card and ensure that Risk Management is advised of any changes in the status of the license and insurance.
2) In the case of employees who use their personal vehicles, maintain automobile property and liability coverage on the automobile consistent with the limits imposed by Illinois law and in accordance with the CHA Fleet Policy.
3) Employees are to complete all required documentation and forms necessary to comply with Policy 3.15.

(b) Twenty-Four Hour Vehicle Assignments

The following is a list of locations with CHA employees:

1. 600 West Jackson Boulevard
2. 626 West Jackson Boulevard
3. 4700 South State Street
4. 4859 South Wabash Avenue
5. 500 East 37th Street
6. 35 South Paulina Street
7. 200 West Adams Street
8. 2325 South Federal Street
9. 591 East 37th Street

COLLABORATIONS

The Chicago Housing Authority thanks the following organizations for collaborating with us on the Plan for Transformation.

Access Living
ACCIÓN
After School Matters
American Lung Association of Metropolitan Chicago
American Red Cross
Archdiocese Center for Peace and Justice
Assets for Independence Individual Development Accounts Program
Business and Professional People for the Public Interest
Canon Corporation
Central Advisory Council
CHAC, Inc.
Chapin Hall
Charles A. Hayes Family Investment Center
Chicago Area Project
Chicago Bears
Chicago Bulls
Chicago City Council
Chicago Commission on Human Relations
Chicago Community Trust
Chicago Connections
Chicago Department of Administrative Hearings
Chicago Department of Budget and Management
Chicago Department of Children and Youth Services
Chicago Department of Construction and Permits
Chicago Department of Housing
Chicago Department of Human Services
Chicago Department of Planning and Development
Chicago Department of Public Health
Chicago Department of Transportation
Chicago Department on Aging
Chicago Department of Environment
Chicago Federal Home Loan Bank
Chicago Fire Department
The Chicago Historical Society
Chicago HomeMakers
Chicago Lawyers Committee for Civil Rights Under Law
Chicago Park District
Chicago Police Department
Chicago Project for Violence Prevention
Chicago Public Building Commission
Chicago Public Library
Chicago Public Schools
Chicago State University
Chicago Transit Authority
Chicago White Sox
Chicago Youth Programs
City Colleges of Chicago
The Community Builders, Inc.
Community Investment Corporation
Cook County Housing Authority
Department of Commerce and Economic Opportunity Ogden Courts
DePaul University
Developing Communities Project, Inc.
Dominican University
Economic Law Project
El Hogar del Niño
Employability Plus
Employment and Employer Services
Environmental Law and Policy Center
Family Justice, Inc.
Fannie Mae
Ford Foundation
Freddie Mac
Generations Online
Grand Boulevard Federation
Green Corps
The Habitat Company
Healthcare Consortium of Illinois
Heartland Alliance
Heartland Human Care Services
The Home Depot
Hospitality Academy at McCormick Place
Housing Choice Partners
Housing Opportunities and Maintenance for the Elderly (H.O.M.E.)
Illinois Department of Human Services
Illinois Environmental Protection Agency
Illinois Facility Fund
Illinois Housing Development Authority
Illinois Institute of Technology
The Jane Addams Hull House Association/Housing Resource Center
Jewel-Osco
Jewish Vocational Training Center
The John D. and Catherine T. MacArthur Foundation
The John Marshall School of Law Fair Housing Legal Clinic
kaBOOM!
Lake County Housing Authority
Lakeside Community Committee, Inc.
Latin United Community Housing Association
Latinos United
Leadership Council for Metropolitan Open Communities
Leadership Greater Chicago
Legal Assistance Foundation of Metropolitan Chicago
Levy Foods
Local Advisory Council
Loyola University Chicago
Lutheran Child and Family Services
Mayor's Office for People with Disabilities
Mayor's Office of the City of Chicago
Mayor's Office of Workforce Development
Metro Chicago Information Center
Metropolitan Pier and Exposition Authority
Metropolitan Planning Council
Mid-America Institute on Poverty
National Forum for Black Public Administrators
Neighborhood Housing Services
Northeastern University of Illinois
Norwegian American Hospital Foundation
Openlands
Partnership for New Communities
Pediatric Case Management Services
Rogers Park Community Development Corporation
Roosevelt University
The Rotary Foundation
Safer Pest Control
Sargent Shriver National Center on Poverty Law
SCR Medical Transportation
Shorebank Neighborhood Institute
Spanish Coalition for Housing
Target Group, Inc.
Ujima
United States Department of Housing and Urban Development (HUD)
United States Small Business Administration (SBA)
University of Chicago
University of Illinois at Chicago
UPS
Urban Art League
Windows of Opportunity, Inc.

City of Chicago
Honorable Richard M. Daley, Mayor

Board of Commissioners
Sharon Gist Gilliam, Chairperson
Martin Nesbitt, Vice-Chairperson
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Michael Ivers
Bridget O'Keefe
Carlos Ponce
Mary E. Wiggins
Sandra Young

Chief Executive Officer
Terry Peterson

Chief of Staff
Adrienne G. Minley

General Counsel
Gail A. Niemann

CHANGE.
CHICAGO HOUSING AUTHORITY