

**DRAFT LEASE RIDER #1 – FOR WORKING FAMILIES**  
**(Non Displaced Families under the Cabrini-Green Consent Decree)**

**RIVER VILLAGE POINTE**  
**CONTINUING OCCUPANCY CRITERIA**

This lease rider applies to families deemed by the CHA, at the time of initial leasing of a public housing unit at River Village Pointe, as either a Cabrini family or other family as described in the Cabrini – Green Consent Decree who is not exempt from the employment and self-sufficiency requirement due to the provisions of the Consent Decree which require that 50% of the total 700 units built pursuant to the Consent Decree be reserved for working families.

The leaseholder \_\_\_\_\_ is: (check one)

- A Cabrini family from Priority 4 or 5 of the Cabrini Lottery who is not exempt from the work requirement pursuant to the 50% unit reserve under the Consent Decree
- A family screening for River Village Pointe who is not exempt from the work requirement

In addition to the tenant obligations listed in the CHA Lease for River Village Pointe, leaseholders and residents of the public housing assisted units at River Village Pointe must comply with the following continuing occupancy criteria as set forth in the Tenant Selection Plan for River Village Pointe. Leaseholders and residents will be evaluated at the household's annual recertification to determine whether they continue to meet the following Continued Occupancy Criteria. Failure to meet such criteria may result in termination of this Lease.

The following criteria apply to families:

1. If an applicant covered by the CHA Leaseholder Housing Choice and Relocation Rights Contract 10/1/99 (RRC) or the CHA Relocation Rights Contract for Families with Occupancy after 10/1/99 (Post 10/1/99 RRC) does not initially meet the minimum selection criteria upon the initial unit offer, then he/she shall have an opportunity for admission to River Village Pointe by demonstrating that he/she is working to meet the selection criteria (i.e. that the applicant is engaged in activities to meet one or more criteria).

2. If an applicant covered by the RRC or Post 10/1/99 RRC is admitted into River Village Pointe demonstrating that he/she is in the working to meet category during the screening process, then the applicant must meet the selection criteria within a minimum of 12 months of admission into River Village Pointe.
3. If an applicant covered by the RRC or Post 10/1/99 RRC is admitted into River Village Pointe because he/she meets the selection criteria at initial occupancy but falls out of compliance with one of the continuing occupancy criteria, then he/she has a minimum of 12 months to work himself/herself back into compliance.

If the applicant or household fails to reach compliance at the end of the 12 months in #2 or #3 above, the CHA may terminate the River Village Pointe Lease or choose not renew the River Village Pointe Lease and shall transfer the resident and household to another CHA property at which the resident and household meet that site's property specific admission and continued occupancy requirement.

Applicants covered by the Cabrini-Green Consent Decree will also have the rights set forth in paragraphs 1-3 above.

### **Continued Occupancy Criteria**

#### **1. Maximum Income**

- a. The maximum income limit for public housing rental units should not exceed the maximum permitted by law.
- b. If the mixed-income/mixed finance development's financing structure contains tax credits, or other financing programs, the tax credit or other program rules regarding maximum income and eligibility for public housing rental units apply.

#### **2. Employment and Economic Self-Sufficiency**

Pursuant to the Cabrini-Green Consent Decree, 50% of the 700 replacement public housing units built pursuant to the Cabrini-Green Consent Decree shall be reserved for families that have at least one household member working 30 hours per week, including work through Earnfare, Work First, or any REDI program where the household member is paid wages for his or her work. The remaining 50% of the units shall have no work requirement. (See *Consent Decree, Section II. D. 1*)

### **Cabrini Consent Decree – “Cabrini Displaced Families”**

Cabrini Displaced Families (Cabrini Lottery Priorities 1 – 3) as defined by the Cabrini-Green Consent Decree are exempt from the employment requirement set forth in this Tenant Selection Plan, with respect to all of the public housing units built under the Decree. The Decree states that any displaced Cabrini family as defined in the Decree shall be eligible for one of the 700 replacement public housing units built pursuant to the Consent Decree even if they are not employed.

### **Non Displaced Cabrini Families & Other Public Housing Families**

Other Cabrini Lottery families who do not fit the definition of “Cabrini Displaced Families” are required to meet the employment requirements listed below. However, such families may be exempt from these work requirements if, pursuant to the reservation of units for non-working families outlined in paragraph above, there are units available for families who are exempt from the employment requirements.

Non-exempt families are required to have:

- 1) At least one member of the household must work 30 hours a week. Employment may include work through Earnfare, Work First, or any REDI program where the household member is paid wages for his or her work.
- 2) If an applicant family is unable to meet the above 30 hours a week employment requirement, all household members above the age of 18 must be engaged in one or a combination of the following activities to meet the 30 hours per week work criterion:
  1. Employment;
  2. Enrollment and regular attendance in an economic self-sufficiency program;
  3. Verified job search and/or employment counseling;
  4. Basic skills training;
  5. Enrollment and consistent attendance in a regular program of education, including GED classes, secondary or post-secondary education, or English proficiency or literacy classes.
- 3) **Exemptions:** The following applicants and household members are exempt from the work requirement:
  - a. Those enrolled and attending high school, college, trade school, or other institution of higher learning as full time students;
  - b. Those age 62 or older;

- c. Disabled with verification that disability precludes working;
- d. The primary caregiver of a disabled individual with verification of disability and the status as a caregiver;
- e. One adult household member who elects to stay home to care for young children, provided there are at least two adults in the household, and at least one of those adults meets the work requirement; or
- f. Retired and receiving a pension.

**5. School Enrollment and Child Care**

- a. Applicant must provide documentation that family members over age six (6) and through age seventeen (17) who live in the household attend school regularly.
- b. Adequate day care or supervision must be provided for children under 13 years old.

Working to Meet: Children must be enrolled in school and demonstrate an improved attendance record and children under 13 years old must have adequate day care or supervision.

- c. If a child between the ages of 17 and 18 drops out of school, that child must be engaged in one or a combination of the following activities at least 30 hours per week:
  - 1) Enrollment and regular attendance in a regular program of education, including GED classes, secondary or post-secondary education, or English proficiency or literacy classes;
  - 2) Employment;
  - 3) Enrollment and regular attendance in an economic self-sufficiency program;
  - 4) Verified job search and/or employment counseling; and
  - 5) Basic skills training.

**Leaseholder Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Management Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_