

DRAFT LEASE RIDER #1

DRAFT LEASE RIDER #1 – FOR NON - WORKING FAMILIES (Cabrini Displaced Families and Other Non-Working/Exempt Families)

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 Displaced Family” as defined by the Cabrini – Green Consent Decree or a family 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 non-working families.

The leaseholder _____ is: (check one)

- A Cabrini Displaced Family from Priority 1, 2 or 3 under the Cabrini Lottery, as defined by the Consent Decree
- A Cabrini family from Priority 4 or 5 of the Cabrini Lottery who is exempt from the work requirement pursuant to the 50% unit reserve under the Consent Decree
- A family screening for River Village Pointe who is exempt from the work requirement pursuant to the 50% unit reserve under the Consent Decree

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 the 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).

DRAFT LEASE RIDER #1

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 to 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

Cabrini Consent Decree – “Cabrini Displaced Families”

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*)

DRAFT LEASE RIDER #1

Exempt from Employment Requirement

“**Cabrini Displaced Families**” (Priorities 1-3 under the Consent Decree) are defined as all families who resided in the Cabrini Extension North buildings (1015-1017 N. Larrabee, 1121 N. Larrabee, 1159-61 N. Larrabee, 500-502 W. Oak, 1117-1119 N. Cleveland, 1157-59 N. Cleveland, 1150-1160 N. Sedgwick and 1158 N. Cleveland) on or after January 1, 1993, except for such leaseholders deemed ineligible under the provisions of the Cabrini Consent Decree (*see Consent Decree page 17, Section VI. B.*).

Cabrini Displaced Families 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.

Must Comply with CHA’s Economic Independence Policy (EIP)

Although “Cabrini Displaced Families” are exempt from the employment requirement, these households and family members must comply with the provisions of the CHA’s Economic Independence Policy, which complies with federal regulations, in order to remain lease compliant and residents of River Village.

3. 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;

DRAFT LEASE RIDER #1

- 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:** _____

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