



CHA

**CHICAGO HOUSING
AUTHORITY™**

FY2015 SENIOR DESIGNATED HOUSING PLAN



**CHICAGO HOUSING AUTHORITY - FY2015 SENIOR DESIGNATED HOUSING PLAN
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CHICAGO HOUSING AUTHORITY

FY2015 SENIOR DESIGNATED HOUSING PLAN

I. OVERVIEW: THE CHICAGO HOUSING AUTHORITY’S PROPOSAL TO AMEND ITS SENIOR DESIGNATED HOUSING PLAN (SDHP)

Currently, the Chicago Housing Authority (CHA) has 48 senior designated developments, comprised of 69 buildings (two properties are currently under construction and one property is anticipated to close March 2016). The CHA seeks to extend the parameters of the designation established in FY2010 to increase leasing at senior designated properties with historic high vacancy rates and ensure accessible units continue to provide housing opportunities for residents with disabilities who may benefit from the features.

A. Reasons for Parameters of the FY2015 Designation and Impacted Population

With HUD’s approval, CHA lowered the minimum age from age 62 years to age 55 years in 2010 for admission into select senior designated properties. CHA seeks to maintain the minimum age of admission for senior designated properties for several reasons. First, some of CHA’s senior designated properties have vacant units available for lease; second, the population of near elderly individuals continues to grow and the CHA would like to offer the opportunity for this population to live in senior designated properties. In order to meet the demanding housing needs of an aging population, the CHA plans to lease all its available units, thus increasing the number of senior households the CHA is able to assist. By lowering the age at select properties with accessible units, the CHA will be able to provide housing to applicants and residents with disabilities who require the accessible features to accommodate their disabilities.

B. Providing Notice

The CHA held an initial 30-day public comment period from 8 a.m. October 19, 2015 through 5 p.m. November 18, 2015. The comment period was extend an additional 30 days and closed on December 18, 2015.

The CHA encourages comments during the public comment period on the Draft FY2015 Senior Designated Housing Plan from disability advocates and organizations such as Access Living, Equip for Equality, and the Mayor’s Office for People with Disabilities. These stakeholders are also welcome to attend the public comment hearing during which the CHA will also garner input from residents and resident representatives, the Senior Housing Advisory Council, wait list applicants and the general public on the Draft FY2015 Senior Designated Housing Plan. All stakeholders will be notified of the public comment period and hearings with advertisements in the *Chicago Defender*, *Chicago Sun-Times*, and *Hoy!*

Finally, copies of the SDHP will be available during the public comment period at the following locations:

- CHA’s Website (www.thecha.org)
- CHA and HCV Administrative Offices 60 E. Van Buren Street
- Central Advisory Council Office 243 E. 32nd Street
- HCV Regional Office – South 10 W. 35th Street



- HCV Regional Office – West 2750 W. Roosevelt Road
- Family Investment Center (FIC) 4859 S. Wabash
- Chinese Mutual Aid Association 1016 W. Argyle Street
- LUCHA 3541 W. North Avenue
- Claretian Associates 9108 S. Brandon Avenue
- CHA Property Management Offices

Pending approval from the CHA Board of Commissioners the CHA will submit the SDHP to the Department of Housing and Urban Development (HUD).

C. Approval

1. CHA Board of Commissioners – approval of the FY2015 Senior Designated Housing Plan will be sought from the CHA Board of Commissioners.
2. HUD– The approved FY2015 Senior Designated Housing Plan will be submitted to HUD for final authorization and will be valid until December 31, 2020.



II. REASONS FOR AMENDMENTS TO THE FY2015 SENIOR DESIGNATED HOUSING PLAN

With the implementation of the FY2000 Senior Designated Housing Plan (SDHP), CHA established properties for Chicago's elderly population. The commitment to providing seniors with viable low-income housing options was evidenced not only by the numerous agreements between HUD and the City of Chicago, but also by the establishment and subsequent renewal of CHA's Senior Designated Housing Plan.

In FY2010, the CHA sought to build upon these initial efforts by amending the parameters of the senior designation so that, moving forward, the CHA may lower the age requirement to 55 years at select buildings with high vacancies, as well as lease accessible senior units to applicants and residents with disabilities who require the accessibility features.

In FY2015, the CHA seeks an extension of the Designation and the previous amendments to the parameters of the SDHP.

A. Key reasons for extending the minimum age requirement at senior designated housing properties with high vacancy rates and modifying the implementation of the SDHP to return properties back to traditional senior building status:

1. Historically, several CHA senior designated properties have maintained high vacancy rates, meaning these buildings had less than 90% occupied units for six or more consecutive months. Though CHA increased marketing and leasing strategies, buildings maintained higher vacancy rates in some cases due to general market conditions. Reducing the minimum age of applicants to 55 years was identified as a strategy to lease these vacant units. Increased inquiries from the local near elderly population demonstrated an interested population that would benefit from the lower age and increased occupancy rates demonstrated the need to house the near elderly population.

By providing housing opportunities to the near elderly, the CHA may remove individuals from the community wide wait list once they are housed in senior designated housing and therefore, the CHA could more rapidly house families from the community wide wait list.

2. The increasing need of the near elderly for low income housing is evident in the CHA's increasing near elderly population. This group is increasing faster than CHA's elderly population.

B. Key reasons for extending the minimum age requirement for units with accessible features:

1. The CHA has rehabbed units throughout its senior designated properties to include units with accessible features per Federal regulations. Mobility accessible features include wider doorways for wheelchair access, handles on doors and cabinets that do not require grasping, all living spaces to have turning radii, higher toilet seats, lowered sinks and cabinets, a work space in the kitchen, and grab bars in bathrooms. Sensory accessible units have audio and visual alarms in the bedroom(s), living room, kitchen, and bathroom(s).
2. If there is a vacant unit with accessible features and all options in the Federal regulations for tenanting accessible units and the leasing policy in the CHA's Admissions and Continued Occupancy Policy are exhausted, the accessible unit is then leased to a non-disabled eligible applicant. The policy states that CHA will require the non-disabled applicant or resident to execute a lease addendum that requires them to move, at the CHA's expense, to a non-accessible unit within thirty calendar days of notice by the CHA if there is an eligible applicant or existing resident with disabilities who requires the accessibility features of the unit.
3. By maintaining the lower age requirement for units with accessible features, the CHA can broaden the applicant base to include more applicants or residents with disabilities, including veterans, who require units with accessible features and avoid leasing accessible units to those who would not benefit from its features.



III. SUCCESSFUL IMPLEMENTATION OF THE 2015 SENIOR DESIGNATED HOUSING PLAN

A. Policies that Support the FY2015 Senior Designated Housing Plan

1. Policies – The CHA will uphold the provisions of the Admissions and Continued Occupancy policies pertaining to seniors. These policies include: non-discrimination, reasonable accommodations policy, and accessible units policy for traditional public housing.

- a. Non-Discrimination

It is the policy of the CHA to comply with all equal opportunity requirements and nondiscrimination laws, rules, ordinances, and regulations imposed by local, state, and federal governments. Applicable Fair Housing and Equal Opportunity laws and regulations provides that no person shall, on the grounds of race, color, national origin, religion, sex, sexual orientation, disability, familial status, parental status, ancestry, age, source of income, military status, unfavorable military discharge, or housing status be excluded from participation in, or denied the benefits of, or be otherwise subjected to discrimination under the public housing program. The Age Discrimination Act of 1975 provides that no one shall be discriminated against on the basis of age and outlines certain rights of the elderly (24 CFR § 146). The provisions in federal, state and local laws regarding familial status do not apply to housing under any Federal or State program that the Secretary determines is specifically designed and operated to assist elderly persons, as defined in the State or Federal program. (24 CFR § 100.302)

Developers and third-party contractors must design and construct each development in accordance with the Fair Housing Act (FHA), Section 504 Rehabilitation Act of 1973 (Section 504), the Americans with Disabilities Act (ADA), the Architectural Barriers Act of 1968 (ABA), and the Illinois Accessibility Code (IAC), as well as all other laws prohibiting discrimination on the basis of disability.

- b. Reasonable Accommodations Policy

CHA's Reasonable Accommodations Policy, outlined in Section I.B. of the Admissions and Continued Occupancy Policy, confirms that CHA and its agents will make reasonable accommodations for residents and applicants if they or a family member have a disability and the individual requests and qualifies for a reasonable accommodation, unless it creates an undue financial burden on the CHA. This includes making modifications or changes to its units, buildings, or procedures that will assist applicants and residents in using CHA programs or programs operated by other agencies on CHA property.

Residents who request an accessible unit during relocation are offered an accessible unit once it is complete. Additionally, CHA established a preference in the ACOP for offering accessible units to qualified residents with disabilities before offering those units to other families. If CHA does offer an accessible or adaptable unit to a non-disabled family, the family must sign a lease rider that establishes their willingness to move to another non-accessible unit within 30 days when a current resident or applicant with a disability needs the unit's accessible features.

c. Accessible Units Policy

1. Pursuant to eligibility requirements, the CHA will offer available accessible units in the following order:
 - a. First, to a current qualified resident with a disability living in the same development that requires the special features of the vacant accessible unit and occupying a unit not having those accessibility features;
 - b. Second, to a current qualified resident with a disability residing in another development that requires the accessibility features of the vacant accessible unit;
 - c. Third, to an eligible, qualified applicant with disabilities on the wait list who requires the accessibility features; and
 - d. Fourth, to a non-disabled eligible applicant or resident. The CHA will require the applicant or resident to execute a lease addendum that requires them to move, at the CHA's expense, to a non-accessible unit within thirty calendar days of notice by the CHA if there is an eligible applicant or existing resident with disabilities who requires the accessibility features of the unit. **24 CFR § 8.27.**
2. The CHA shall not prohibit a qualified eligible, disabled family from accepting a non-accessible unit for which the family is eligible, which may become available before an accessible unit. The CHA may modify a non-accessible unit as needed as a reasonable accommodation, unless the modification would result in an undue financial and/or an administrative burden.

B. Procedures for Implementation of the FY2015 Senior Designated Housing Plan

3. Procedures for Implementation of Lowering the Age to 55 at Senior Designated Properties with high vacancy rates.
 - a. The CHA will continue to conduct ongoing review to determine what senior designated properties are considered high vacancy buildings. The benchmark for determining whether the CHA will lower the age at a senior designated property is that the property must have an occupancy rate lower than 90% (determined by the CHA's housing management system) for six months or longer.
 - b. When a building qualifies as a high vacancy building, the CHA will notify the property manager that the CHA is lowering the age for the head of household to 55 years old at that building. The Property Manager is responsible for updating all of their marketing materials and for informing potential applicants that anyone whose head of household is 55 years old and over is eligible to apply for a unit in that building.
 1. If the building increases its occupancy rate and maintains a 98% occupancy rate for one year, then the CHA will transition that building back to an elderly building and will no longer consider the building a high vacancy building. If a building is transitioned back to an elderly building, the CHA will no longer screen or offer units to anyone that is categorized as a near elderly applicant.

- c. The Occupancy Department will maintain a list of all properties that qualify as high vacancy buildings. All potential applicants will be notified of the senior designated properties where the head of household is 62 and over and the senior designated properties where the head of household is 55 and over.
 - d. The Occupancy Department will accept applications for all high vacancy buildings from applicants whose head of household is 55 years old and over. If the head of household is under 55 years old, the CHA will deny the application.
 - 1. If a near elderly applicant is applying for a high vacancy building and that building is removed from the high vacancy status, that applicant will be placed on the first available high vacancy building wait list based on their original date of application.
 - e. All applicants will be placed on the senior site-based wait list according to original date of application.
 - f. At high vacancy buildings, a site-based wait list preference will be given to applicants whose head of household is 60 years old and over in an effort to maintain the building's senior designation.
 - g. The CHA's Work Requirement will continue to apply to all applicants and residents who are between the ages of 17-54. For more information on the work requirement, please consult the CHA's Admissions and Continued Occupancy Policy.
4. Procedures for Implementation of Lowering the Age for Accessible Units in Senior Designated Housing at All Buildings (regardless of vacancy rates)
- a. Applications for Units with Accessible Features

Each senior site-based wait list will accept applications from heads of households who are 55 years old and older who require units with accessible features. These individuals will be given a preference for the site-based wait list in the CHA's housing management system.
 - b. Applicants who require units with accessible features and whose head of household is 60 years old or older will be given two preferences (one for their accessible needs and one for being 60 years or older) in an effort to help maintain the building's senior designation.
 - c. Vacant Units with Accessible Features

Property managers at senior designated housing properties that have vacant units with accessible features will contact the Occupancy Department and let them know of the vacancy.



The CHA will follow the Accessible Unit Policy stated in Section III.A, subsection [a] and [b] of the Senior Designated Housing Plan to fill the vacant units prior to moving to the wait list.

If there is no one in housing who requires the unit with the accessible features, the Occupancy Department will send the Property Manager a wait list with the names of the applicants who have been given the preference because of their need for the accessible unit. The Property Manager will then begin the screening process.

If there is no one on the wait list who requires the unit with accessible features, then the CHA will offer the units to a non-disabled eligible applicant or resident. Applicants or residents who lease an accessible unit and do not require the accessible features of the unit must sign a waiver that explains if a qualified disabled applicant or resident needs the accessible features of the leased unit, they must move.

d. Occupied Units with Accessible Features

The CHA will follow the Accessible Unit Policy stated in Section III.A of the Senior Designated Housing Plan.

C. Services to Support the FY2015 Senior Designated Housing Plan

CHA provides residents living in its senior designated properties with access to a variety of supportive services that support seniors' housing stability and quality of life through the Resident Service Coordination program. These services, which foster an environment conducive to aging in place that is welcoming to active seniors as well as those needing more support, will continue to be offered at the properties designated in this FY2015 Senior Designated Housing Plan, including:

1. Benefits Screening - Through partnerships with property management companies, Resident Service Coordinators (RSCs) will link residents to local, State, and Federal benefits. The RSCs determine what services the resident needs; identify programs and benefits that are available to residents who meet the eligibility criteria; and follow-up with each resident after the screening.
2. Opportunities for activity - RSCs coordinate and provide a variety of activities, (e.g.; social, recreational, cultural, educational, health and wellness) for residents in the senior buildings, and facilitate resident participation in several citywide events such as holiday celebrations.
3. Assessment and Referral - Upon request from a resident or referral from management, RSCs offer to meet with the resident to understand their needs and make appropriate referrals and linkages to services. A resident's acceptance of the RSC's offer of an assessment and referral(s) is completely voluntary and requires the resident's signed consent.



When indicators of an inability to live independently exist and the resident is a risk of harm to self or others, a third party will be consulted for assessment and recommendations for assistance.

4. Distribute information -- RSCs regularly distribute a variety of informational flyers and packets designed to help residents understand pressing health and educational issues and learn about resources.
5. Well-being checks -- During weather-related emergencies, RSCs perform well-being checks on residents and provide access to requisite services, as necessary.

III. Definitions

1. Accessible - When used with respect to the design, construction, or alteration of housing and non-housing programs, 'accessible', means that the program or portion of the program when designed, constructed, altered or adapted, can be approached, entered, and used by individuals with disabilities.
2. Accessible Unit - A unit that is designed, constructed, altered or adapted to be in compliance with the Uniform Federal Accessibility Standards (UFAS) meets the minimum standards for compliance and is accessible.
3. Admission – The point in which the family becomes a public housing resident. The date used for this purpose is the effective date of the HUD Form 50058 for the family.
4. Applicant - An individual or a family that has applied for admission to CHA public housing.
5. CHA: The Chicago Housing Authority. The definition includes the CHA, its contractors, agents, and assignees.
6. Co-head of household - is an individual in the household who is equally responsible with the head of household for ensuring that the family fulfills all of its responsibilities under the program. A family can have only one co-head.
7. Community-wide (Traditional Family) Wait List – List of applicants for CHA family housing. This traditional form of a wait list consists of one master waiting list, divided into sub-lists by the type and size of unit. Applicants are not asked their preference of location, although they may refuse an offer of a unit for "good cause," which includes various locational elements. A community-wide wait list keeps applications in sequence based upon: date of application; application number; income tier; ranking preference, if any; and type and size of unit needed by the family (i.e. accessible or non-accessible unit, bedroom size).
8. Disabled Family - A family whose head, spouse, or sole member is a person with disabilities. (Person with disabilities is defined later in this section.) The term includes two or more persons with disabilities living together, or one or more persons with disabilities living with one or more live-in aides. **24 CFR § 5.403**
9. Elderly Family - A family whose head, spouse, or sole member is at least 62 years of age. It may include two or more elderly persons living together, or one or more elderly persons living with one or more non-elderly persons, including live-in aides, determined to be essential to the care and well-being of the elderly person(s). An elderly family may include elderly persons with disabilities and other family members who are not elderly. **24 CFR § 5.403.**
10. Elderly Person - A person who is at least 62 years of age. **42 USC § 1437a(b)(3).**
11. Family - Two or more persons (with or without children) regularly living together, related by blood, marriage, adoption, guardianship, or operation of law who will live together in CHA housing; **OR** two or more persons who are not so related, but are regularly living together, and can verify shared income or resources.

The term family also includes: Elderly family (Definition #33), near elderly family (Definition #60) disabled family (Definition #27), displaced person (Definition #28), single person (Definition #73), the remaining member of a resident family (Definition #70), or a kinship care arrangement (Definition #47). Other persons, including members temporarily absent (e.g. a child temporarily placed in foster care or a student temporarily away at college), may be considered a part of the applicant family's household if they are living or will live regularly with the family. **24 CFR § 5.403.**

Live-in Aides (Definition #50) may also be considered part of the household. However, live-in aides are not family members and have no rights as remaining family members.

Foster Care Arrangements include situations in which the family is caring for a foster adult(s) or child(ren) in their home who have been placed there by a public adult or child placement agency. These individuals are household members but are not family members and have no rights as remaining family members because they do not have the legal capacity to remain in the home without an authorized remaining family member who is eligible to assume the role of the head of household.

For purposes of continued occupancy, the term family also includes the remaining member of a resident family with the capacity to execute a lease.

12. Head of the Household - The adult member of the family who is considered the head for purposes of determining income eligibility and rent. However, the income of the head of household, spouse, and each additional family member is included in determining rent. The head of household is responsible for ensuring that the family fulfills all of its responsibilities under the program, alone or in conjunction with a co-head or spouse. **24 CFR 5.504(b)**

- a. The family may designate any qualified family member as the head of household.
- b. The head of household must have the legal capacity to enter into a lease under state and local law. A minor who is emancipated under state law may be designated as head of household.

13. Household – Is a broader term for family that includes additional people who, with the CHA’s permission, live in a unit, such as live-in aides, foster children, and foster adults. However, household members are not family members and do not qualify as remaining family members.

14. Individual with Disabilities - The definition of an individual with disabilities is for the purpose of determining if an individual may obtain a reasonable accommodation or physical modification.

The Section 504 of the Rehabilitation Act (Section 504), Fair Housing Act and Americans with Disabilities Act (ADA) definitions of Individual with Handicaps and Qualified Individual with Disabilities are not the definitions used to determine program eligibility. Instead, use the definition from 42 USC 1437a(b)(3) of “Person with Disabilities” as defined separately (#54) in this section.

The terms ‘handicapped person’ or ‘person with handicaps’ as defined in Section 504 and the Fair Housing Act are synonymous with the term ‘individual with disabilities’.

- a. A physical or mental impairment that:
 - i. Substantially limits one or more major life activities;
 - ii. Has a record of such an impairment; or
 - iii. Is regarded as having such impairment.
- b. For purposes of housing programs, the term does not include any individual who is an alcoholic or drug abuser whose current use of alcohol or drugs prevents the individual from participating in the program or activity in question, or whose participation, by reason of such current alcohol or drug abuse, would constitute a direct threat to property or the safety of others.
- c. Definitional elements:

“Physical or mental impairment” means any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems:

immune; normal cell growth; circulatory; neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genito-urinary; hemic and lymphatic; skin; and endocrine; or any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness; and specific learning disabilities. The term “physical or mental impairment” includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, emotional illness, drug addiction and alcoholism.

“Major life activities” means functions such as caring for one’s self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working, eating, sleeping, standing, lifting, bending, reading, concentrating, thinking, and communicating.

“Has a record of such an impairment” means has a history of, or has been misclassified as having, a mental or physical impairment that substantially limits one or more major life activities.

“Is regarded as having an impairment” means has a physical or mental impairment that does not substantially limit one or more major life activities but that is treated by a recipient as constituting such a limitation; or has a physical or mental impairment that substantially limits one or more major life activities only as result of the attitudes of others toward such impairment; or has none of the impairments defined in this section but is treated by a recipient as having such an impairment. **24 CFR § 8.3.**

15. Near-elderly Family - A family whose head, spouse, or sole member is a near-elderly person. The term includes two or more near-elderly persons living together, and one or more near-elderly persons living with one or more persons who are determined to be essential to the care or well-being of the near-elderly person or persons. A near-elderly family may include other family members who are not near-elderly. **24 CFR § 5.403.**
16. Near-elderly Person - A person who is at least age 50 but below age 62, who may be a person with a disability. **42 USC 1437a(b)(3).**
17. Person with Disabilities¹ This is the definition used to determine program eligibility. Under **42 USC § 1437a(b)(3)**, means a person² who:
 - a. Has a disability as defined in Section 223 of the Social Security Act **42 USC 423**;
 - b. Has a physical or mental impairment that:
 - i. Is expected to be of long continued and indefinite duration;
 - ii. Substantially impedes his/her ability to live independently; and
 - iii. Is of such nature that such disability could be improved by more suitable housing conditions.
 - c. Has a developmental disability as defined in Section 102 (5)(b) of the Developmental Disabilities Assistance and Bill of Rights Act **42 USC § 6001(5).**
18. Qualified Individual with Disabilities, An individual with disabilities who meets the essential eligibility requirements and who can achieve the purpose of the program or activity without modifications in the program or activity that the CHA can demonstrate would result in a fundamental alteration in its nature.

¹ This is the program definition for public housing. The 504 definition does not supersede this definition for eligibility or admission.

² A person with disabilities may be a child.

Essential eligibility requirements include stated eligibility requirements such as: income as well as other explicit or implicit requirements inherent in the nature of the program or activity, such as requirements that an occupant of multifamily housing be capable of meeting the recipient's selection criteria and be capable of complying with all obligations of occupancy with or without supportive services provided by persons other than the CHA. **24 CFR § 8.3.**

19. Site-based Wait Lists - Lists of applicants based on their preferred location of housing. All current applicants should be given information about each site and an opportunity to select one development where they would accept a unit offer, or to opt for the "first available" unit offer. Once the initial site-based lists have been established, all applicants will be informed of the length of each list and have an opportunity change their site selection. Ranking preferences do not guarantee admission. Rather, they establish the order of placement on the waiting list. **24 CFR § 903.7(b)(2).**



IV. APPENDICES

APPENDIX A: LIST OF SENIOR DESIGNATED PROPERTIES

The chart below is a list of senior designated properties.

Development Name	Development Address
Ada S. McKinley Apts.	661 E. 69th Street
Albany Terrace Apts.	3030 W. 21st Place
Alfreda Barnett Duster Apts.	150 S. Campbell
Apartamentos Las Américas	1611 S. Racine
Armour Square Annex	3120 S. Wentworth
Armour Square Apts.	3146 S. Wentworth
Armour Square Apts.	3216 S. Wentworth
Armour Square Annex	3250 S. Wentworth
Bridgeport Elderly Apts.	841 W. 32nd Street
Britton Budd Apts.	501 W. Surf
Caroline Hedger Apts.	6400 N. Sheridan
Castleman Apts.	4945 N. Sheridan
Daniel Burnham Hudson Apts.	1930 W. Loyola
Edith Spurlock Sampson Apts.	2640 N. Sheffield
Edith Spurlock Sampson Apts.	2720 N. Sheffield
Elizabeth Davis Apts.	440 N. Drake
Elizabeth Woods Apts.	1845 N. Larrabee
Ella Flagg Young Apts.	4645 N. Sheridan
Fannie Emanuel Apts. (Formerly known as Parkview)	3916 W. Washington
Fisher Apts.	5821 N. Broadway
Flannery Apts.	1507 N. Clybourn
Flannery Apts.	1531 N. Clybourn
Hattie Callner Apts.	855 W. Aldine
Hilliard Apts.	2111 S. Clark
Hilliard Apts.	30 W. Cermak
Ida Platt Apts.	2454 E. 106th Street
Ida Platt Apts.	2440-54 E. 106th Street
Ida Platt Apts.	2440 E. 106th Street
Ida Platt Apts.	10513-41 S. Yates
Irene McCoy Gaines Apts.	3700 W. Congress
Judge Green Apts.	4030 S. Lake Park
Judge Slater Apts.	740 E. 43rd Street
Judge Slater Apts.	4218 S. Cottage Grove



Development Name	Development Address
Kenmore Apts.	5040 N. Kenmore
Kenneth Campbell Apts.	6360 S. Minerva
Lidia Pucinska Apts.	838 N. Noble
Lidia Pucinska Apts.	847 N. Greenview
Lincoln Perry Annex	243 E. 32nd Street
Lincoln Perry Apts.	3245 S. Prairie
Long Life Apts.	344 W. 28th Place
Lorraine Hansberry Apts.	5670 W. Lake
Mahalia Jackson Apts.	9141 S. South Chicago
Mahalia Jackson Apts.	9177 S. South Chicago
Major Lawrence Apts.	655 W. 65th Street
Margaret Day Blake Apts.	2140 N. Clark
Maria Diaz Martinez Apts.	2111 N. Halsted
Mary Hartwell Catherwood Apts.	3920 N. Clark
Mary Hartwell Catherwood Apts.	3930 N. Clark
Mary Hartwell Catherwood Apts.	3940 N. Clark
Mary Jane Richardson-Jones Apts.	4930 S. Langley
Maudelle Brown Bousfield Apts.	4949 S. Cottage Grove
Minnie Riperton Apts.	4250 S. Princeton
Patrick Sullivan Apts.	1633 W. Madison
Pomeroy Apts.	5650 N. Kenmore
Presbyterian Homes	3801 N. Pine Grove
Presbyterian Homes	416 W. Barry
Rosenwald Courts Apts.	4642 S. Michigan
Rosenwald Courts Apts.	4648 S. Michigan
Schneider Apts.	1750 W. Peterson
Vivian Carter Apts.	6401 S. Yale
Vivian Gordon Harsh Apts.	4227 S. Oakenwald
Washington Park Elderly	1165-1171 E. 53rd Street
Washington Park Elderly	5501-5505 S. Woodlawn
Washington Park Elderly	5300-5306 S. Woodlawn
Washington Park Elderly	1207-1229 E. 55th Street
Wicker Park Annex	2020 W. Schiller
Wicker Park Apts.	1414 N. Damen
William Jones Apts.	1447 S. Ashland
Zelda Ormes Apts.	116 W. Elm

Senior building is currently under construction/scheduled to close.	Mixed-Income
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APPENDIX B: DEMOGRAPHIC DATA FOR PROPOSED SENIOR DESIGNATED PROPERTIES

The chart below provides demographic data for properties proposed for senior designation in the FY2015 Senior Designated Housing Plan.

Senior Housing Demographics as of 12/31/14³	
Housing Stock & Occupancy	
Total Units	9,585
Occupied Units	8,785
Total Number of Residents	9,693
Average Family Size	1.1
Unit Size (All Units)	
0 Bedroom	1,021
1 Bedroom	7,763
2 Bedrooms	1
3 Bedrooms	0
4 Bedrooms	0
5 Bedrooms	0
6 Bedrooms	0
7+ Bedrooms	--
Gender (All Residents)	
Female	4,668
Male	5,025
Age (All Residents)	
0-17	11
18-54	212
55-61	820
62 and over	8,650
Race & Ethnicity (All Residents)	
African American, non-Hispanic	5,445
White, non-Hispanic	1,722
Asian, non-Hispanic	1,477
Hispanic, any race	966
Other/Unknown Race	83

³ Demographic information is from CHA's Yardi database. Demographics in the Yardi database may contain inconsistencies due to data conversion and data entry.

APPENDIX C: LEASING DATA FOR SENIOR DESIGNATED PROPERTIES

Senior Designated Property	2010				2011				2012				2013				2014			
	Total Units	Occupied Units	Vacant Units	Non-Dwelling	Total Units	Occupied Units	Vacant Units	Non-Dwelling	Total Units	Occupied Units	Vacant Units	Non-Dwelling	Total Units	Occupied Units	Vacant Units	Non-Dwelling	Total Units	Occupied Units	Vacant Units	Non-Dwelling
Mahalia Jackson Apartments	282	259	18	5	282	273	9	0	282	272	4	6	282	274	3	5	282	273	4	5
Alfred Barnett Duster Apt	129	124	1	4	129	125	4	0	129	123	2	4	129	122	5	2	129	126	0	3
Lidia Pucinska Apartments	378	354	22	2	378	317	61	0	378	368	8	2	378	340	36	2	378	334	42	2
Flannery	252	232	15	5	252	245	7	0	252	242	4	6	252	242	6	4	252	244	4	4
Armour Sq	392	363	11	18	392	369	23	0	392	369	4	19	392	370	10	12	392	357	22	13
855 W. Aldine Ave.	147	140	4	3	147	143	4	0	147	141	3	3	147	142	2	3	147	139	5	3
Zelda Ormes Apartments	269	240	24	5	269	263	6	0	269	262	2	5	269	263	1	5	269	258	6	5
440 N. Drake	149	143	5	1	149	148	1	0	149	147	1	1	149	147	1	1	149	144	4	1
Lincoln Perry Apts.	450	412	31	7	450	435	15	0	450	418	21	11	450	390	51	9	450	366	76	8
4945 N. Sheridan*	201	186	14	1	201	196	5	0	201	193	5	3	201	196	3	2				
Mary Hartwell Catherwood	357	319	35	3	357	347	10	0	357	349	5	3	357	349	5	3	357	350	2	5
5821 N. Broadway S	200	178	18	4	199	192	7	0	199	191	4	4	199	195	1	3	199	189	7	3
1750 W. Peterson Ave	174	168	4	2	174	172	2	0	174	169	3	2	174	171	2	1	174	171	2	1
4645 N. Sheridan Rd.	235	216	16	3	235	217	18	0	235	216	16	3	235	214	18	3	436	426	5	5
3030 W. 21st Pl.	350	307	38	5	350	345	5	0	350	335	10	5	350	338	7	5	350	336	9	5
3700 W. Congress Pky.	151	117	31	3	151	146	5	0	151	146	2	3	151	144	5	2	151	145	4	2
1611 S. Racine Ave.	212	183	27	2	212	208	4	0	212	209	3	3	212	208	1	3	212	203	6	3
5670 W. Lake St.	169	163	3	3	169	165	4	0	169	165	1	3	169	165	1	3	169	165	1	3
3916 W. Washington Ave.	181	0	181	0	181	0	181	0	181	0	181	0	181	0	181	0	181	0	181	0
344 W. 28th Pl.	116	113	1	2	116	112	4	0	116	113	0	3	116	90	23	3	116	113	0	3
1633 W. Madison St.	482	334	143	5	482	392	90	0	482	335	142	5	482	331	147	4	482	456	22	4
Wicker Park	225	216	5	4	225	220	5	0	225	219	1	4	225	216	5	4	225	216	4	5
1447 S. Ashland Ave.	116	104	10	2	116	112	4	0	116	111	2	3	116	111	2	3	116	110	3	3
Margret Day Blake*	100	95	3	2	100	96	4	0	100	98	0	2	100	96	2	2				
2111 N. Halsted St.	134	129	1	4	134	123	11	0	134	130	0	4	134	130	0	4	317	306	4	7
1845 N. Larrabee	83	79	1	3	83	80	3	0	83	79	3	1	83	78	4	1				
Lincoln & Sheffield	394	317	62	15	394	340	54	0	394	375	5	14	394	380	6	8	394	377	9	8
1930 W. Loyola Ave.	181	163	15	3	181	163	18	0	181	163	15	3	181	166	13	2	181	165	14	2
6400 N. Sheridan Rd.	450	405	42	3	450	405	45	0	450	416	31	3	450	419	31	0	450	347	103	0
4227 S. Oakenwald Ave*	124	108	6	4	124	119	5	0	124	118	2	4	124	119	2	3				
4250 S. Princeton Ave.	339	304	29	6	339	320	19	0	339	329	4	6	339	328	6	5	339	299	35	5
4930 S. Langley Ave.	174	138	33	3	174	166	8	0	174	165	3	6	174	168	1	5	266	258	3	5
6401 S. Yale Ave.	224	216	6	2	224	217	7	0	224	217	3	4	224	216	5	3	224	217	4	3
661 E. 69th St.	125	118	4	3	125	117	8	0	125	122	0	3	125	118	4	3	125	120	2	3
6360 S. Minerva Ave.	165	143	18	4	165	161	4	0	165	160	1	3	165	159	4	2	165	163	0	2
4030 S. Lake Park Ave.	154	136	15	3	154	150	4	0	154	148	3	3	154	148	3	3	278	267	5	6
Judge Slater Apts.	407	366	37	4	407	311	96	0	407	261	141	5	407	297	105	5	407	353	49	5
655 W. 65th St.	193	158	32	2	193	189	4	0	193	187	3	3	193	187	4	2	193	148	43	2
4949 S. Cottage Grove*	92	84	8	0	92	91	1	0	92	90	1	1	92	90	1	1				
Hilliard Senior-Holsten P2	94	94	0	0	94	94	0	0	94	94	0	0	94	94	0	0	94	94	0	0
Hilliard Senior-Holsten P1	94	92	2	0	94	93	1	0	94	94	0	0	94	93	1	0	94	92	3	0
Britton Budd	173	166	7	0	173	168	5	0	173	167	6	0	173	168	5	0	173	172	1	0
Kenmore	0	0	0	0	100	99	1	0	100	99	1	0	100	97	3	0	100	98	2	0
Pomeroy	0	0	0	0	0	0	0	0	105	103	2	0	105	104	1	0	105	103	2	0
Total	9317	8182	978	150	9416	8644	772	0	9521	8708	648	166	9521	8673	717	131	9521	8700	688	134

* In 2014, property data was merged with existing nearby CHA senior designated building.

APPENDIX D: MAP OF CHA SENIOR DESIGNATED PROPERTIES

