



CHANGE.
CHICAGO HOUSING AUTHORITY

THE PLAN FOR TRANSFORMATION

AN UPDATE ON RELOCATION

APRIL 2011

Introduction

The Plan for Transformation (the Plan) is the city's historic plan to rehabilitate or replace the entire stock of public housing in Chicago. As stated in 2000 when the Plan was launched, its goals are to ensure that quality housing is integrated into the fabric of the city for all residents, provide Chicago Housing Authority (CHA) residents with connections to opportunity, and spur revitalization in communities that were long dominated by massive CHA high-rise developments.

While many reports over the years have focused on the progress of the Plan as measured by the rehabilitation or building of units (more than 20,000 or 81% of the promised units completed to date), this report looks at the movement of original residents and the subsequent changes in their lives, as measured by factors such as income and employment status.

Background

In 1999, when Mayor Richard M. Daley agreed that the city would take back control of CHA from the U. S. Department of Housing and Urban Development (HUD), properties were in disrepair, with many residents living in sub-standard conditions. Moreover, CHA developments constituted 11 out of 15 of the nation's poorest census tracts. Of the more than 38,000 units owned by CHA, less than 25,000 were habitable and HUD had condemned 14,000 outright. While HUD had originally called for the simple demolition of the housing and the 'vouchering-out' of all residents, Mayor Daley insisted instead that the housing be either repaired or rebuilt – this time as mixed-income developments that would anchor communities and end the isolation of residents in definable pockets of poverty.

The Plan for Transformation formally began on February 6, 2000 when CHA and HUD signed an agreement (known as the Moving to Work (MTW) Agreement) that committed HUD to providing:

- \$1.5 billion in capital funding, subject to congressional appropriation each year, for the restoration or replacement of 25,000 units for public housing eligible residents;

- A Housing Choice Voucher (formerly Section 8 voucher) for every unit demolished and not funded by HUD for replacement; and

- Greater flexibility in use of capital funds and greater regulatory flexibility.

In return, CHA would:

- Demolish 14,000 CHA public housing units which did not satisfy HUD's 202 Viability Rule requirement;

- Provide all new housing in mixed-income communities; and

- Provide services to the existing lease-compliant households on October 1, 1999 (known as original 10/1/99 residents) to help them relocate and strive for self-sufficiency.



MYTH

Former CHA residents have flooded the suburbs.

FACT

Of those original families currently using CHA vouchers, the vast majority chose to remain in Chicago, with only 60 families relocating to the suburbs and only 11 moving outside of Illinois.

The Population

This report is based on CHA’s comprehensive tracking data on the status of all original 10/1/99 residents:

At the beginning of the Plan, there were approximately 25,000 households in good standing who lived in CHA housing. Of those, nearly 8,300 were residents of senior housing and approximately 16,500 resided in family or scattered-site developments. Twenty-eight percent (28%) of the 8,300 seniors still live in CHA housing or with a Housing Choice Voucher (CHA voucher) in the private market, and the vast majority of these reside in the properties where they lived in 1999. The balance of the original seniors have either died or moved away without CHA subsidy.

On the other hand, among the original 16,500 households in family and scattered-site housing (10/1/99 family housing residents), there has been great movement over space and time. This report provides an in-depth look at those families who in 1999 lived in one of the developments that had been slated for demolition or rehabilitation and who, since that time, have moved to another development or into the private market using a CHA voucher. It is important to note that while CHA aims to be accurate and inclusive with this report, residents of CHA housing and those using vouchers move often and the information captured in this report is subject to constant change.

As part of the Plan for Transformation, all original 10/1/99 residents are guaranteed a choice of permanent housing. Each household that was (and remains) lease-compliant has the right to choose where they wish to live on a permanent basis, be that in a new or rehabilitated public housing unit or in the broader community using a CHA voucher. In fact, these 10/1/99 residents are guaranteed first choice of any rehabilitated or redeveloped property and their claims take precedence over any person on the general wait list. That said, 10/1/99 residents are obligated to make that choice only once and when they do, their ‘right of return’ is satisfied under the law.

The following table shows the right of return status for the original 10/1/99 family housing residents, which are the focus of this report.

Development	Final Housing Choice Made*	Final Housing Choice Not Yet Made	No Longer Eligible to Return**
Percent of All 10/1/99 Families	52%	20%	28%
ABLA Homes	61%	9%	30%
Cabrini-Green Homes	42%	32%	26%
Horner Homes	73%	3%	24%
Madden-Wells Homes	43%	22%	35%
Rockwell Gardens	46%	23%	31%
Stateway Gardens	56%	17%	27%
Taylor Homes	46%	31%	23%

*Includes residents who made their final housing choice but are now deceased, evicted, or no longer receive CHA subsidy.
 **Includes those who were deceased or evicted before making their final housing choice, as well as those who retain an option for reinstatement.

Since all original 10/1/99 family housing residents in buildings that needed to be rehabbed or replaced were required to move to either another CHA development, mixed-income housing or a private home using a CHA voucher, this report looks at the movements of those residents over time who have remained within the CHA system, whether or not they have made their final housing choice.

Where are Original Residents Now?

As of the end of 2010, excluding seniors whose buildings were rehabbed without the need for tenants to move outside of their developments, of the original 10/1/99 family housing residents granted a right of return, more than 9,300 remain in CHA's system. The reasons for the decrease in number are varied. Seven percent (7% or 1,240) of residents are currently living in the private market without CHA subsidy but remain in contact with CHA, having expressed a desire to return to CHA housing. Another 8% (1,307) are living in the private market without subsidy who left CHA housing after their Right of Return was satisfied. Seven percent (7% or 1,221) of residents have died, 9% (1,488) have been evicted and 13% (2,202) have not responded to CHA outreach and thus their location is unknown. Residents who are non-responsive have an option for reinstatement should they ever contact CHA. The table to the right summarizes where the original family housing residents are now.

Looking at the more than 9,300 original family housing residents who still remain in the system, either by renting in a CHA development or renting through CHA's voucher program, we know that 36% or 3,395 of these residents currently live in traditional family developments, 20% or 1,896 live in the newly created mixed-income communities, and 44% or 4,097 are renting in the private market using a CHA voucher.

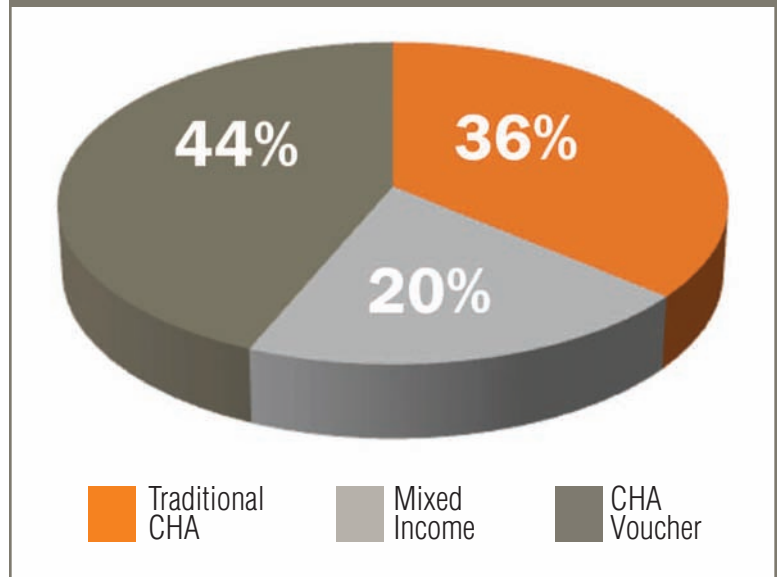
By tracking the addresses of those current 4,097 original family housing residents relocating with CHA vouchers (known as relocatees), we also know that the vast majority reside in Chicago, with only 60 residents currently using a CHA voucher in the suburbs and only 11 residents currently using a CHA voucher outside of Illinois (See appendix 1). While in the first years of the Plan residents who left developments clustered nearby, today former 10/1/99 family housing relocatees who now have CHA vouchers reside in 71 of the city's 77 neighborhoods.

Where Are They Now	Percent	Number
Currently Receiving CHA Subsidy	56%	9,388
Living Without CHA Subsidy, Final Housing Choice Not Yet Made	7%	1,240
Living Without CHA Subsidy, Final Housing Choice Made*	8%	1,307
Living Without CHA Subsidy, Non-responsive	13%	2,202
Deceased	7%	1,221
Evicted	9%	1,488
Total Households**	100%	16,846

* Families who left after making a permanent housing choice and satisfying their right of return.

**While there were approximately 16,500 households in family or scattered site housing on 10/1/99, the number of households with a right of return has increased slightly over time due to a variety of HUD and CHA rules as well as split households and other updates.

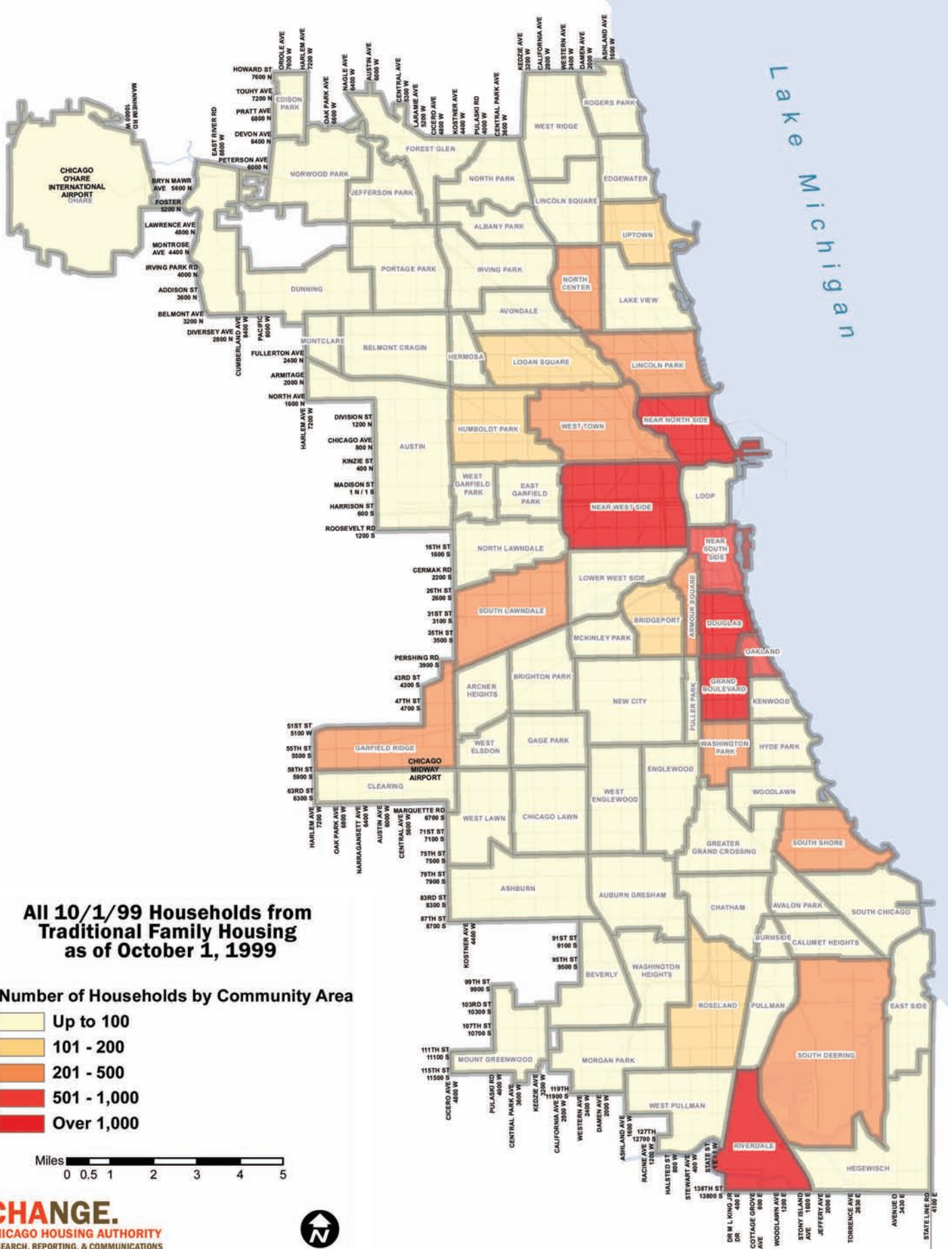
Overall Population Still in Subsidized Housing



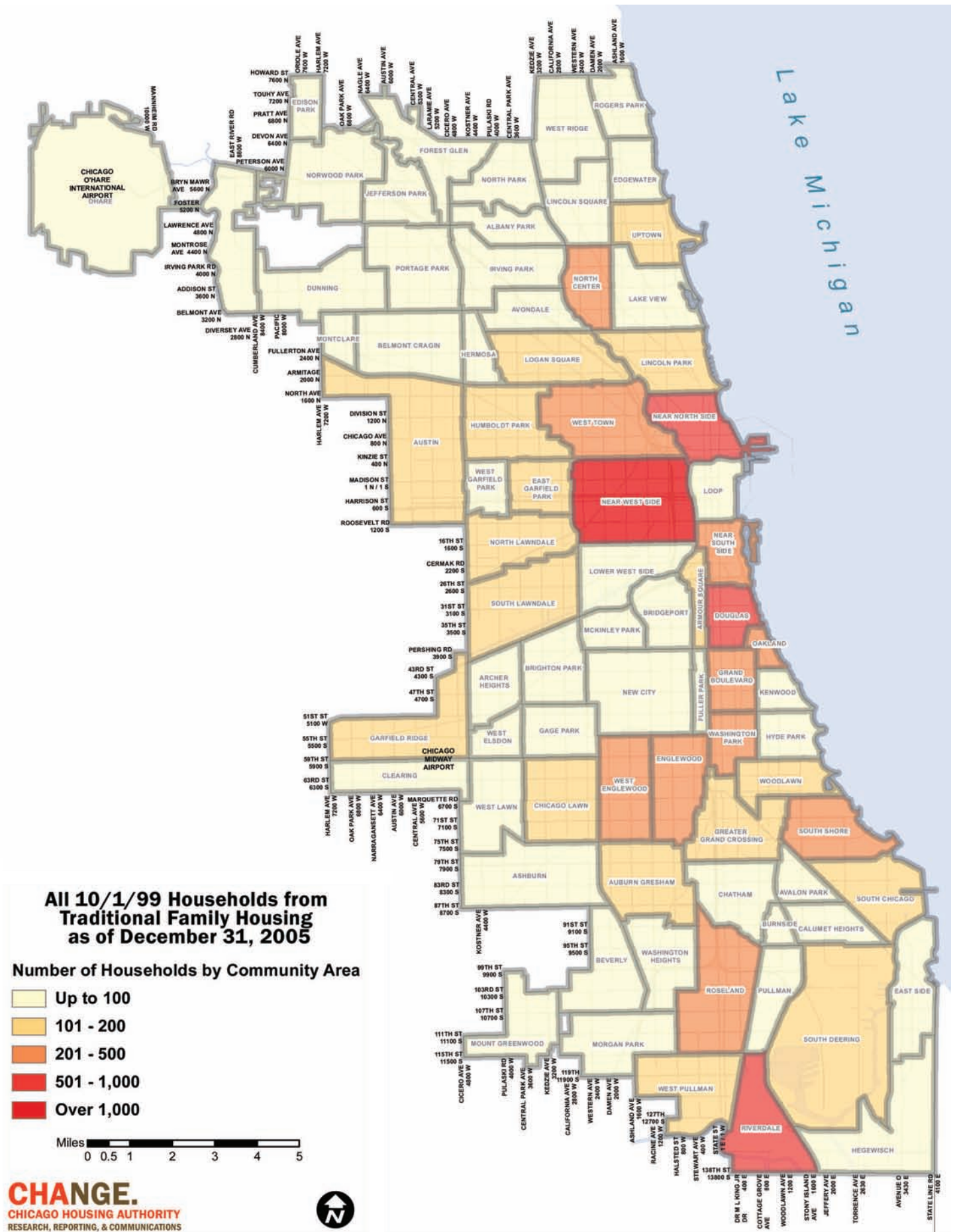
Movement Patterns of Original 10/1/99 Family Housing Residents

As the following maps show, over time there has been an ever-wider area within which original 10/1/99 family housing residents have chosen to live. Today, looking at all original family housing residents in CHA developments and in the private market with CHA vouchers, these residents live in 75 of 77 community areas. As CHA family developments constituted 11 out of 15 of the nation's poorest census tracts in 1999, most 10/1/99 family housing residents have generally moved to better neighborhoods. For example, 35% of families choosing CHA vouchers moved to areas where poverty rates were below 23% (the city's average poverty rate is 20%). See map on page 6 and appendix 2 for more info.

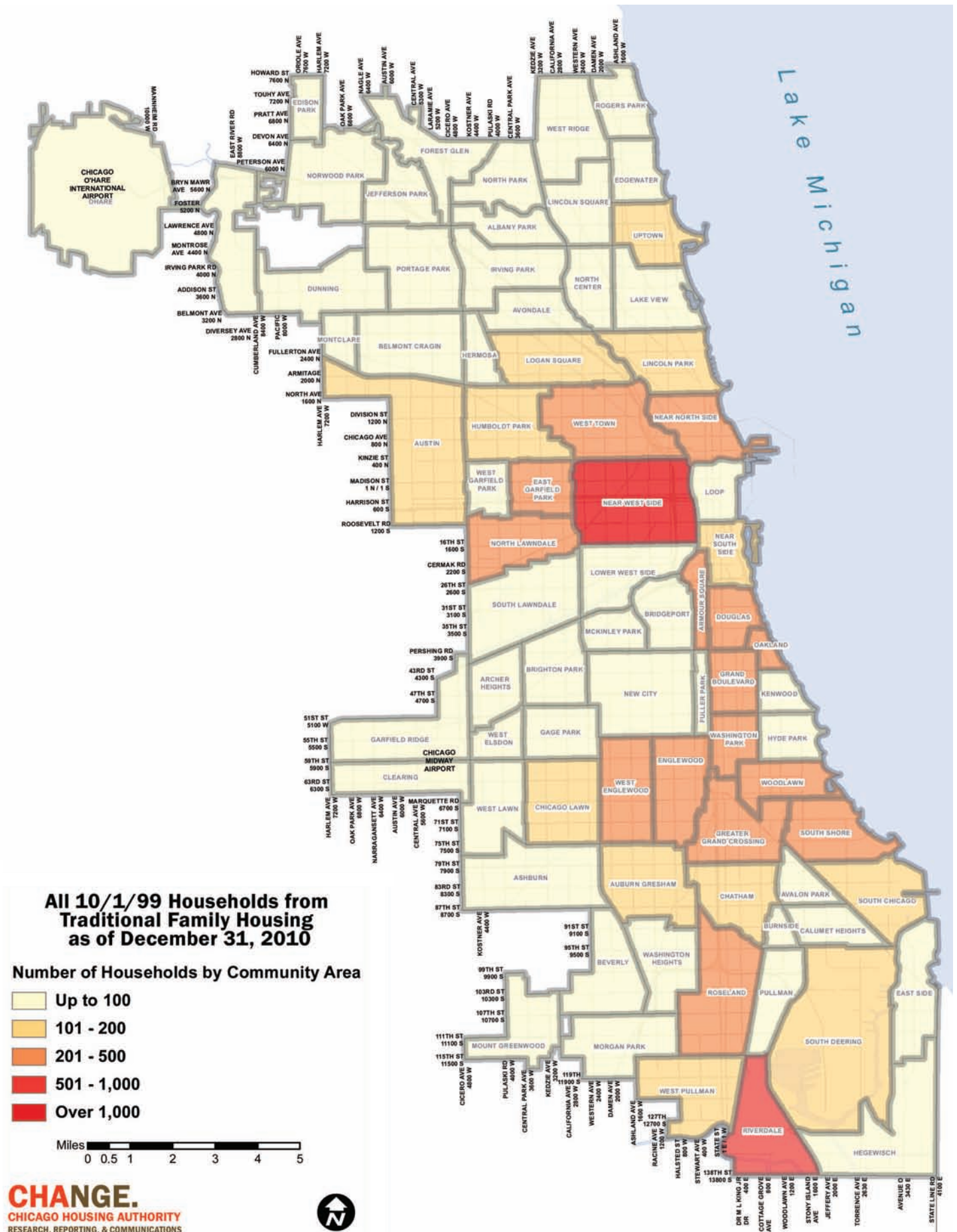
All Original 10/1/99 Family Housing Residents by Community Area on 10/1/1999



All Original 10/1/99 Family Housing Residents by Community Area on 12/31/2005



All Original 10/1/99 Family Housing Residents by Community Area on 12/31/2010

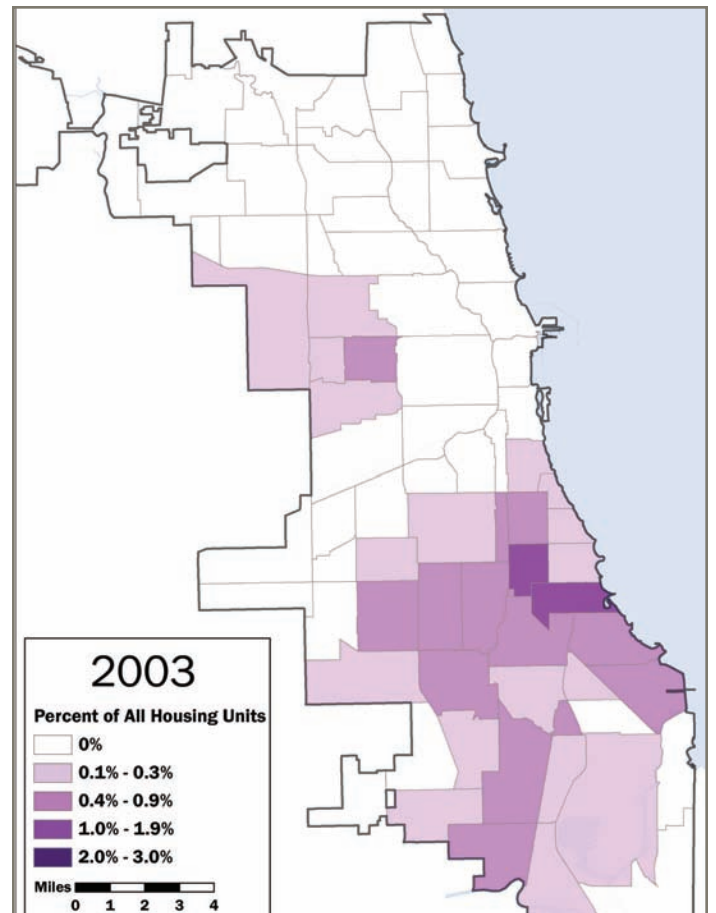
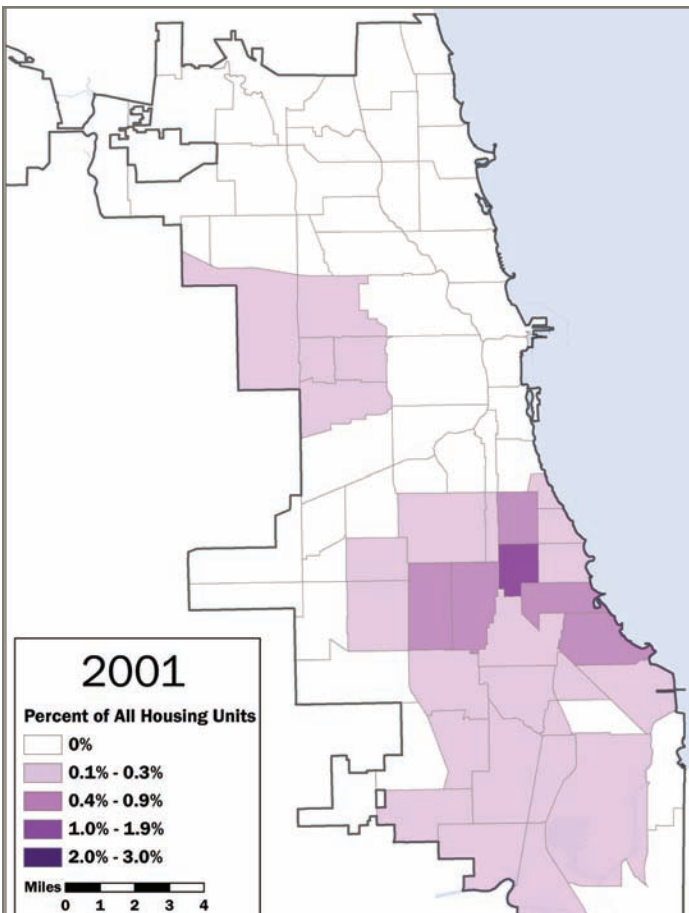


Where the previous maps describe changing patterns of housing choices for all original 10/1/99 family housing residents, the maps below show the location of only those former family housing residents living with CHA vouchers and illustrate the movement of these relocatees across communities.

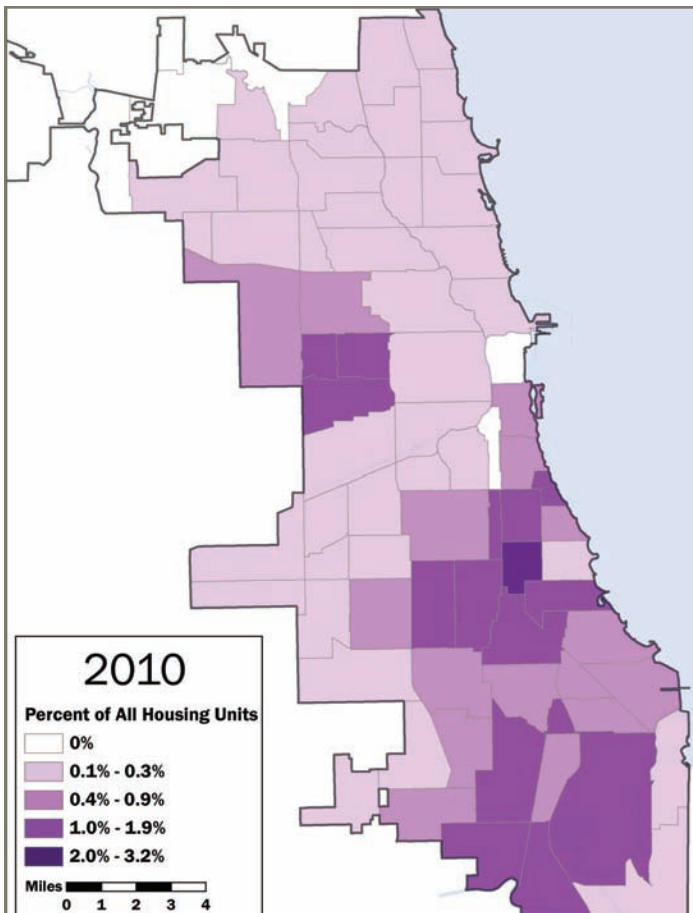
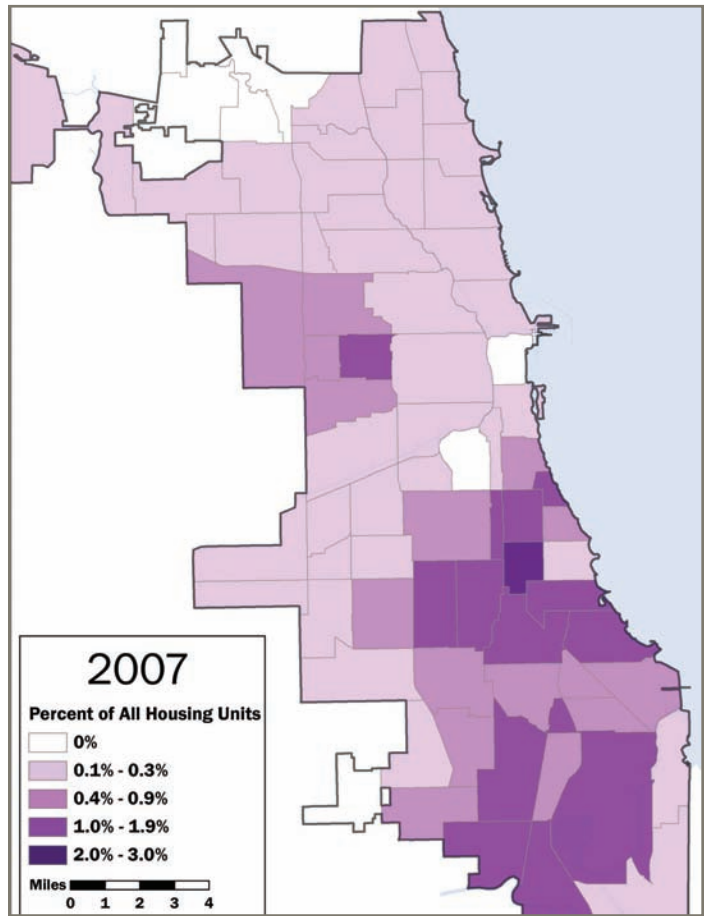
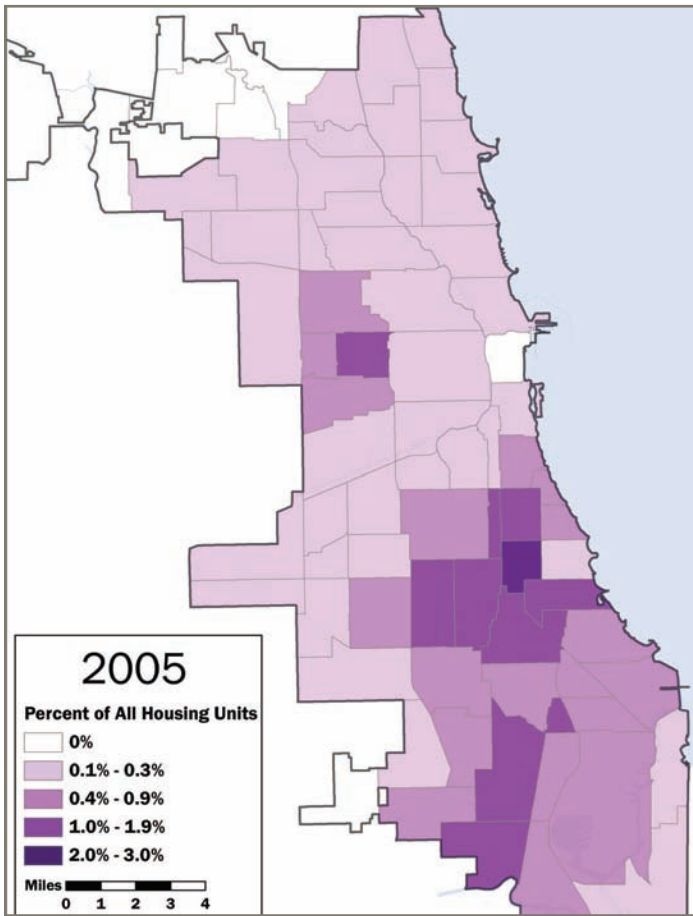
As the maps show, relocatees with CHA vouchers occupy 1% or less of all households in 71 of Chicago's 77 communities, and represent less than 2% in five of the six others (in Washington Park, relocatee households represent 3.2% of all households).



Relocatees with CHA Vouchers by Community Area



Relocates with CHA Vouchers by Community Area



MYTH

Relocates within Chicago have simply moved from one high-poverty neighborhood to another.

FACT

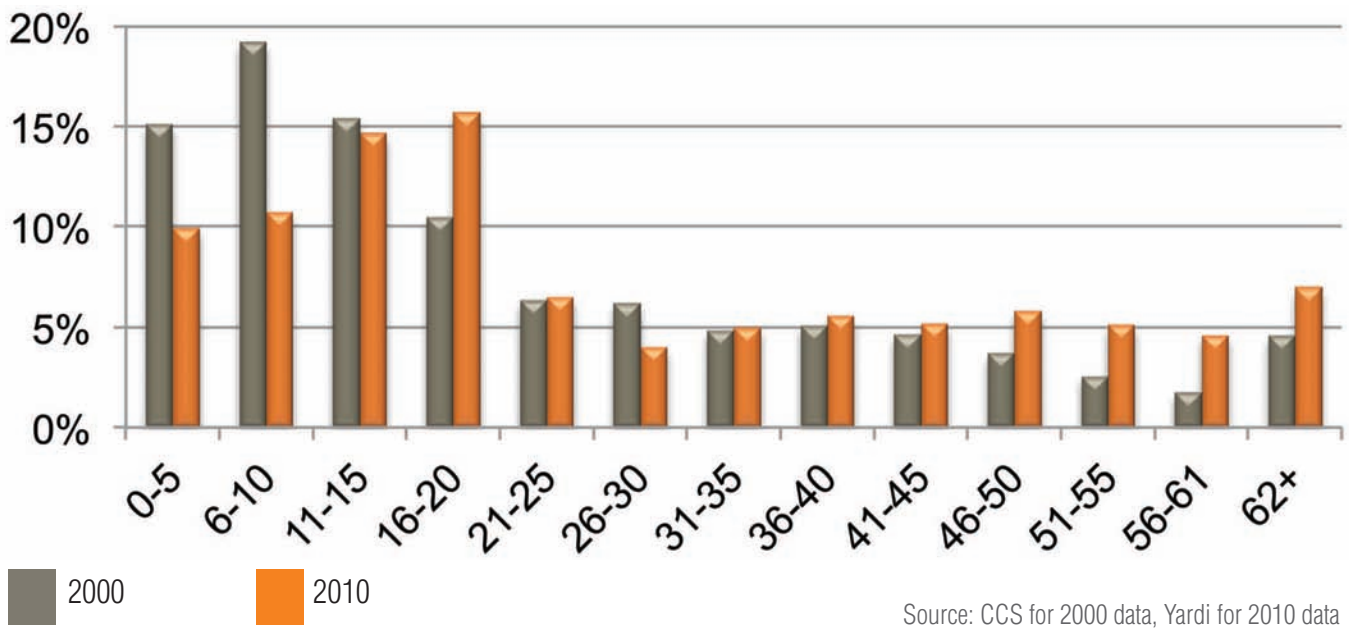
Thirty-five percent of original 10/1/99 family housing residents choosing CHA vouchers moved to areas where poverty rates were below 23% (the city's average poverty rate is 20%).

Who are CHA Residents Today?

Not only have the patterns of movement changed, but there have been some changes in the characteristics of CHA public housing households as well.

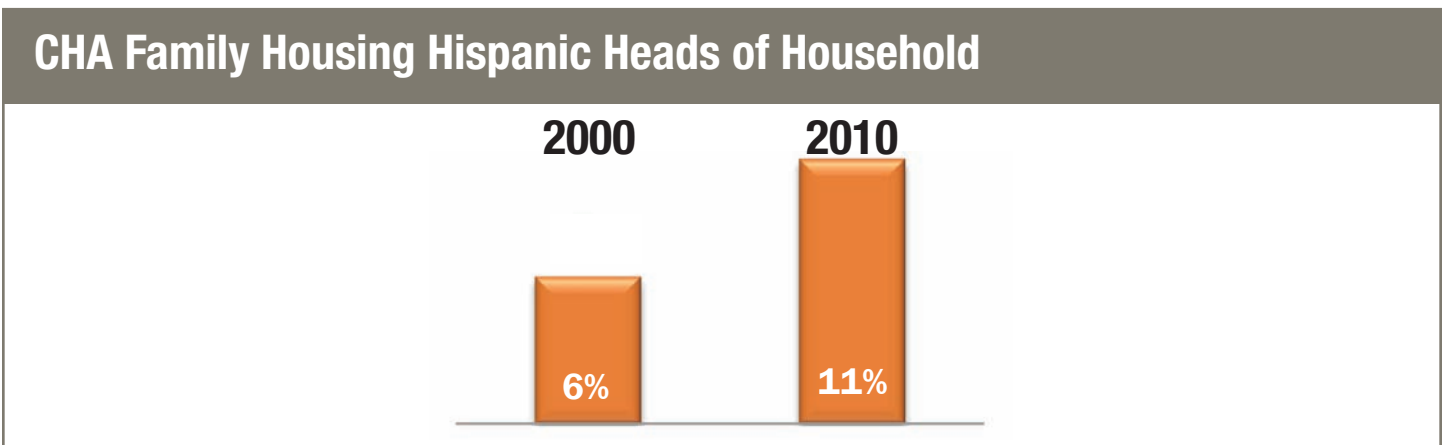
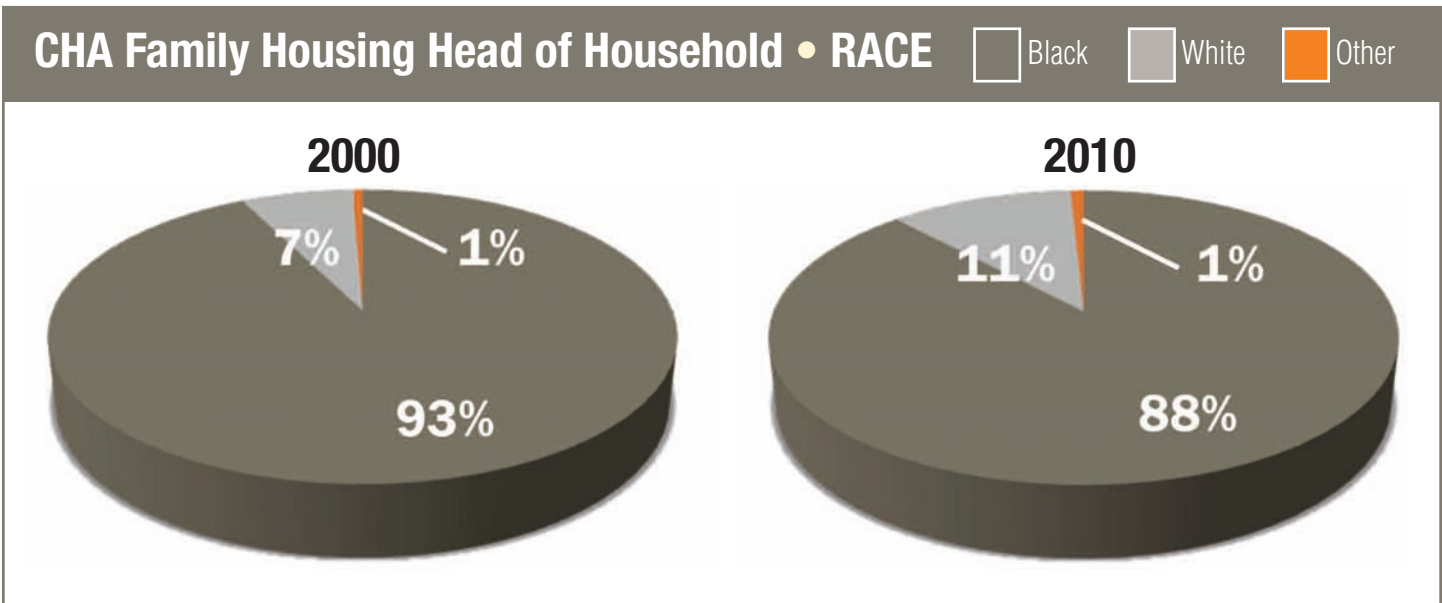
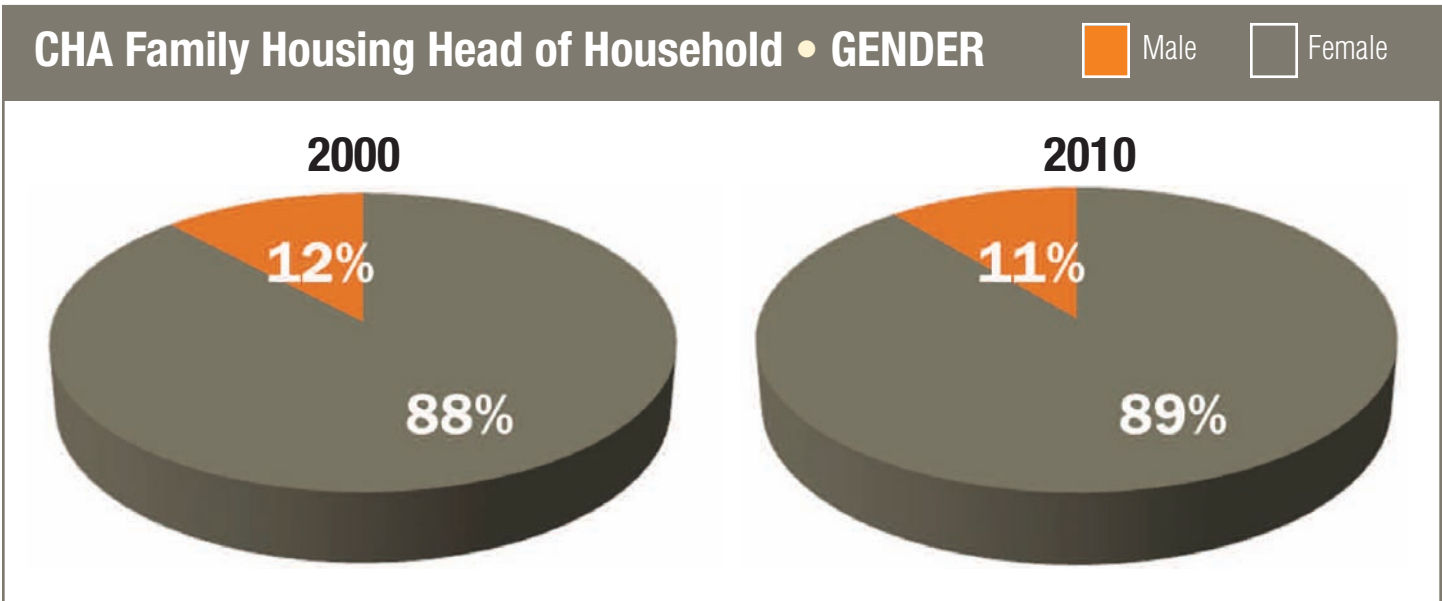
In the decade since the start of the Plan, the population living in CHA family (non-senior) housing has seen a decrease in the number of young children and an increase in seniors and teenagers. In 2000, residents age 15 and younger made up nearly 50% of the family housing population, but that age group made up only 35% of residents in 2010. By contrast, the number of seniors and older adults above the age of 50 in non-senior housing grew from 9% in 2000 to nearly 17% of residents in 2010. The only exception to this trend is the number of young adults age 16 to 20 in CHA's population, which grew from approximately 10% in 2000 to nearly 17% in 2010.

Age Distribution in CHA Family Housing



Who are CHA Residents Today?

Within CHA family housing, most heads of household in 2000 and 2010 were women. Racial and ethnic diversity have steadily increased, with Hispanic heads of household nearly doubling to 11% of all households in 2010.

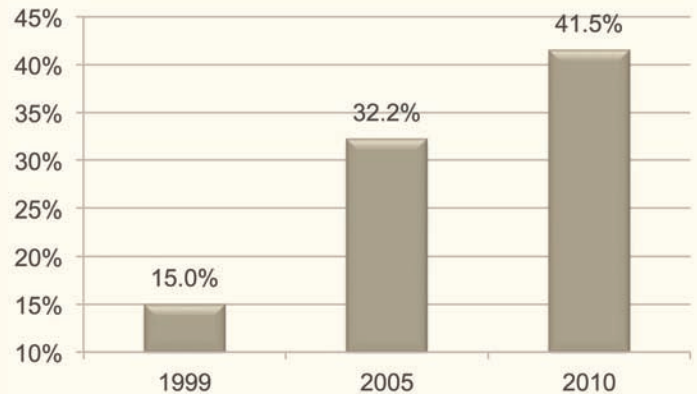


Income and Employment?

CHA public housing residents as a whole have steadily increased their rate of employment as well as their average annual income. The charts to the right show the percent of all public housing heads of household each year with earned income. At the start of the Plan, only 15% of working-age (18 to 61) heads of household were employed. By the close of 2005, employed heads of household made up slightly less than one third of all working-age heads of household in public housing. That number continued to climb as CHA implemented a work requirement across public housing in 2009, and by the end of 2010, more than 41% of all working-age heads of household were employed.

Looking specifically at original 10/1/99 family housing residents, data from the Illinois Department of Employment Security (IDES) shows the average annual income of employed heads of household has nearly doubled over ten years to \$19,244 in 2009, the latest year for which data were made available. These figures include residents who have moved up and out of subsidized housing and into the private market, thus providing a more comprehensive picture of the well-being of the original 10/1/99 family housing population as a whole.

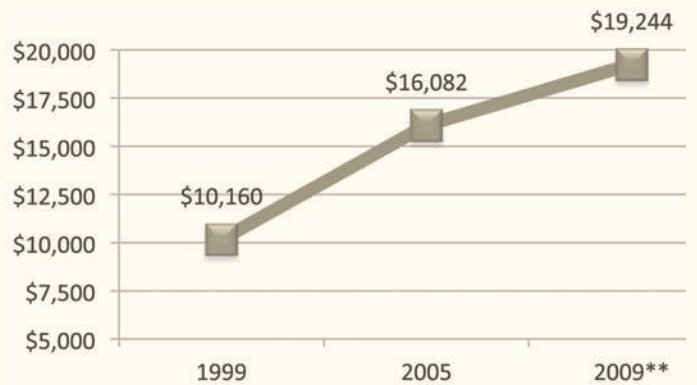
Employment Rate of All CHA Public Housing Heads of Household*



* Between ages 18 and 61

Source: CHA databases

Average Income of Employed* Original 10/1/99 Family Housing Heads of Household



*With wages from income during a 4-quarter period

**4th quarter 2008-3rd quarter 2009

Source: IDES

MYTH

Residents were not able to return to their original developments.

FACT

Of original 10/1/99 residents from the major family housing redevelopment sites highlighted in this report, nearly 75% of those currently in CHA housing (traditional or mixed-income) are living at their original site.



MYTH

Residents are no closer to self-sufficiency than they were a decade ago.

FACT

The average annual income of employed original 10/1/99 family housing heads of household has nearly doubled over ten years to \$19,244 in 2009.



Resident Services and Employment Opportunities

CHA offers support for residents as they select the most appropriate housing choice and strive to become self-sufficient. Through partnerships focused on workforce development, youth achievement and senior services that maximize access to resources, CHA works to fulfill its mandate to connect residents to opportunities.

Case Management and Workforce Development

Case management providers serve CHA's entire population of public housing residents, including relocatees using temporary CHA vouchers. Case management services are provided by contractors who are the primary point of contact for residents to access services and programs. Supporting CHA residents in finding and keeping employment is one of the main goals. Programs including transitional jobs, bridge programs, career and technical education programs, Section 3, technology training programs, and job training and placement have been successful for many residents.

- 89% or 12,263 residents were engaged with service providers in 2010.
- 1,593 job placements were made in 2010.
- 1,735 residents completed job readiness training and 702 residents completed an employment skills training program in 2010.

Transitional Jobs

Transitional jobs are time-limited, subsidized jobs that combine real work, skill development and supportive services to transition participants successfully to unsubsidized positions. Providers may offer one or more unique program components including contextualized literacy programming, customized skills trainings and technical skill development. Transitional jobs programs have proven successful locally and nationally to provide work experience to individuals with little or no job history.

- CHA's transitional jobs programs resulted in 705 placements in subsidized employment and 888 unsubsidized employment placements in 2010.

City Colleges of Chicago

Through an intergovernmental agreement, CHA residents can enroll in any of the City Colleges of Chicago (CCC) at no cost (after financial aid). Residents have the opportunity to enroll in Adult Basic Education/GED, continuing education/remediation classes, and basic or advanced certificate and degree programs. In addition, bridge programs target individuals who need to increase basic skills while receiving technical skills training to prepare them for the workforce.

- In 2010, 380 residents enrolled in programs and 219 residents completed programs (including those enrolled prior to 2010) through CHA's agreement with the City Colleges of Chicago.

Opportunity Chicago

Opportunity Chicago is a \$27 million workforce development collaborative between CHA, local, state and federal government representatives, employers, non-profit community groups, and foundations, convened by the Partnership for New Communities. Supported programs include contextualized literacy training; transitional jobs programs, some with literacy components; technology training; sector-based industry-skills programs and other customized training opportunities.

- Through Opportunity Chicago more than 5,000 residents have found employment between 2005 and 2010.

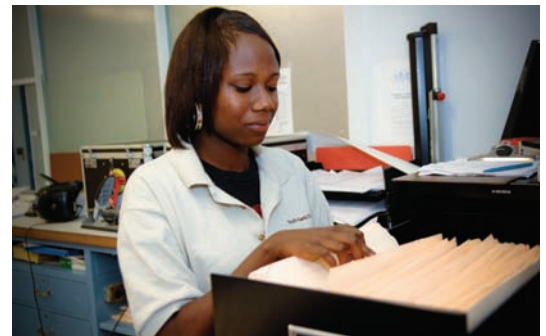
Section 3

CHA's Section 3 program has a variety of opportunities for CHA residents, with a focus on direct placement and hiring of residents. CHA has also worked in partnership with some contractors to establish training programs that provide meaningful experiences and positive outcomes for residents.

- In 2010, CHA contractors filled 330 positions and 31 training slots through Section 3.

Patterns of Movement by Development

Beyond the general picture of movement presented by the data, this section explores the movement of original 10/1/99 family housing residents by development – again over space and time. While patterns vary among former developments, in general it appears that most residents who have stayed in CHA housing have chosen to relocate in or close to the development in which they originally resided. Those who chose to relocate to the private market with CHA vouchers have taken the opportunity to move throughout the city.



MYTH

Residents are on their own to find employment or training.

FACT

Public housing residents have access to a myriad of workforce development and case management providers and partnerships with non-profit community groups and contractors.

Brooks Homes and Roosevelt Square (Formerly ABLA Homes)

Where are they Now?

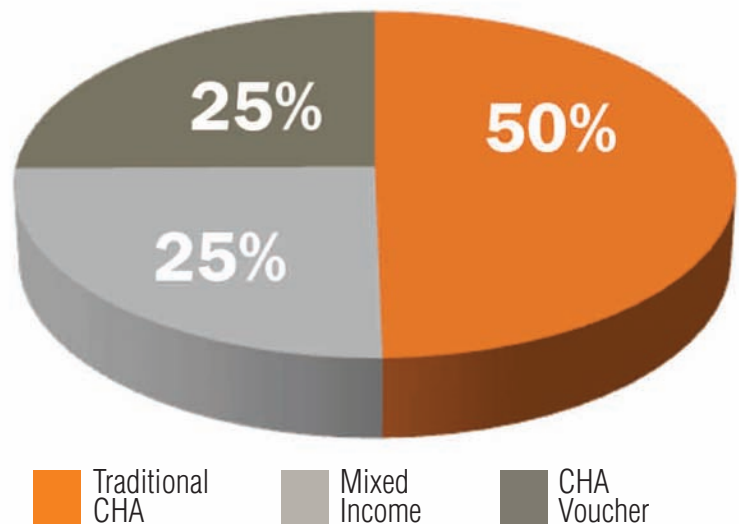
At the start of the Plan for Transformation, there were 3,235 public housing units at ABLA, of which only 1,079 (33%) were occupied. Due to updates since 1999, 1,153 ABLA families were granted a Right of Return. Of those, 5% (58) of residents have moved to the private market without CHA subsidy but remain in contact with CHA and have yet to make their final housing choice. Another 6% (64) are living in the private market without subsidy and already made their final housing choice. Twelve percent (12% or 133) have died, 11% (125) have been evicted and 10% (113) have not responded to CHA outreach and thus their location is unknown. Residents who are non-responsive have an option for reinstatement should they ever contact CHA.

At the end of 2010, 660 original ABLA households were still living in CHA housing or renting in the private market with a CHA voucher. Of those remaining households, 25% (or 166) are currently living in mixed-income housing, 50% (or 328) live in other public housing, and 25% (or 166) are living in the private market with a voucher. Four hundred thirty-seven (437) original ABLA residents are currently living at Brooks Homes or in the Roosevelt Square mixed-income community.

The largest concentration of former ABLA households by far is in the Near West Side community area, indicating that many residents still live near their original development. Today, former ABLA residents reside in 44 community areas throughout Chicago.

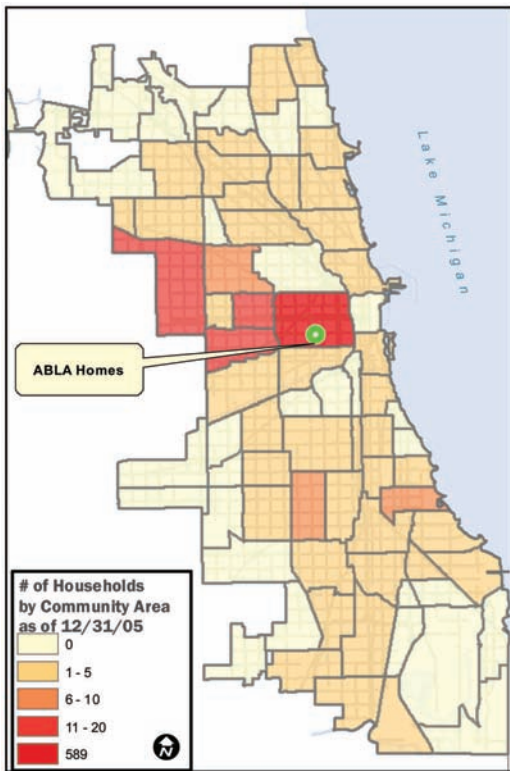


Current Location



Source: CHA databases as of 12/31/2010

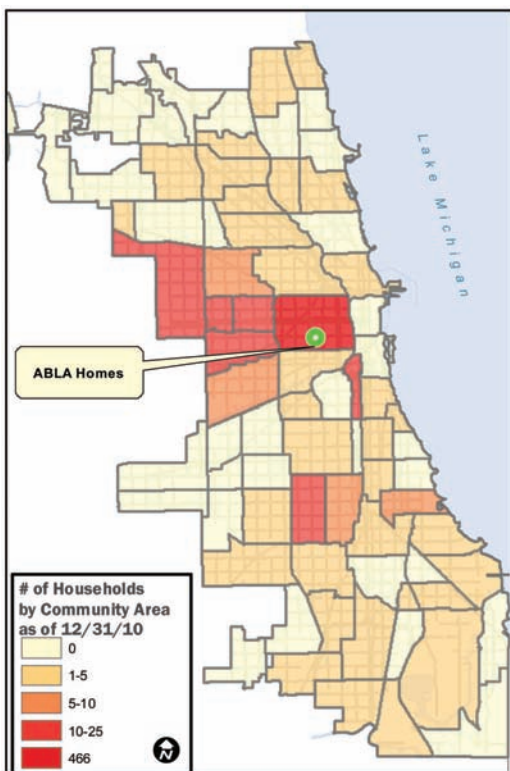
ABLA Residents on 12/31/2005



CAROLYN NANCE

Carolyn Nance is getting closer to a day that she never thought she'd see: retirement. After working for 22 years as a lunchroom cashier at Farragut High School, Ms. Nance is just about ready to slow down the fast pace of life. Originally a resident of ABLA Homes, Ms. Nance raised five children there – four boys and one girl. All are working, and all are doing well. One, Erica, attended college and works as a case manager for Heartland Human Care Services. Ms. Nance originally took a job at Farragut so that her schedule would coincide with that of her school-age children. But now that they are grown, it's time for something different, she said. She lives in Roosevelt Square and loves it. "The community has come up a little bit since the projects were torn down," Ms. Nance said. "There are a lot of restaurants and hospitals and we're closer to downtown. I'm doing pretty good." If she does retire – she is still undecided as to when – she may take a part time job working with children. After 22 years interacting with young people, she doesn't want that to end. "They are the light of my job," she said. "Sometimes they're much easier than grown people."

ABLA Residents on 12/31/2010



Near North Redevelopment Area¹ (Formerly Cabrini-Green)

Where are they Now?

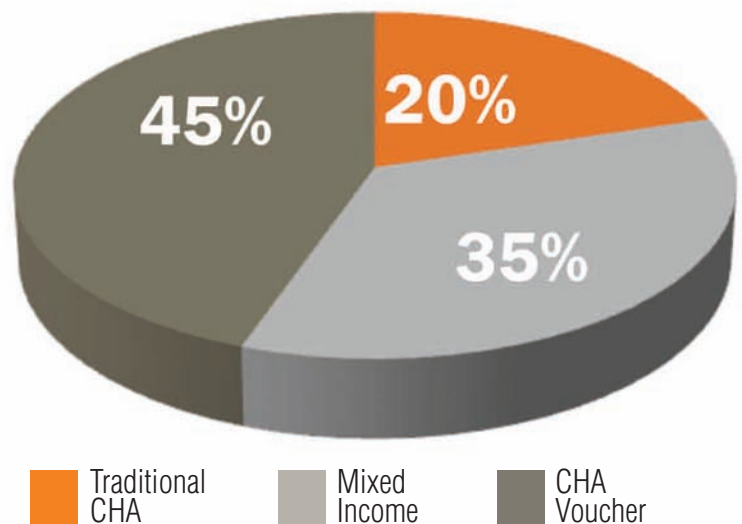
At the start of the Plan for Transformation, there were 2,625 public housing units at Cabrini-Green, of which 1,282 (49%) were occupied. Due to updates since 1999, 1,770 Cabrini-Green families were granted a Right of Return. Of those, 10% (171) of residents have moved to the private market without CHA subsidy but remain in contact with CHA and have yet to make their final housing choice. Another 4% (66) are living in the private market without subsidy and already made their final housing choice. Seven percent (123) have died, 10% (172) have been evicted and 10% (179) have not responded to CHA outreach and thus their location is unknown. Residents who are non-responsive have an option for reinstatement should they ever contact CHA.

At the end of 2010, 1,059 original Cabrini-Green households were still living in CHA housing or renting in the private market with a CHA voucher. Of those remaining households, 35% (372) currently live in mixed-income housing, 20% (215) live in other public housing, and 45% (472) are living in the private market with a voucher. Four hundred forty-four (444) original families are currently living in Frances Cabrini Extension North mixed-income replacement housing or Frances Cabrini Rowhouses.

The largest concentration of former Cabrini-Green households is in the Near North Side community area, indicating that many residents still live near their original development. Today, former Cabrini-Green residents reside in 58 community areas throughout Chicago.



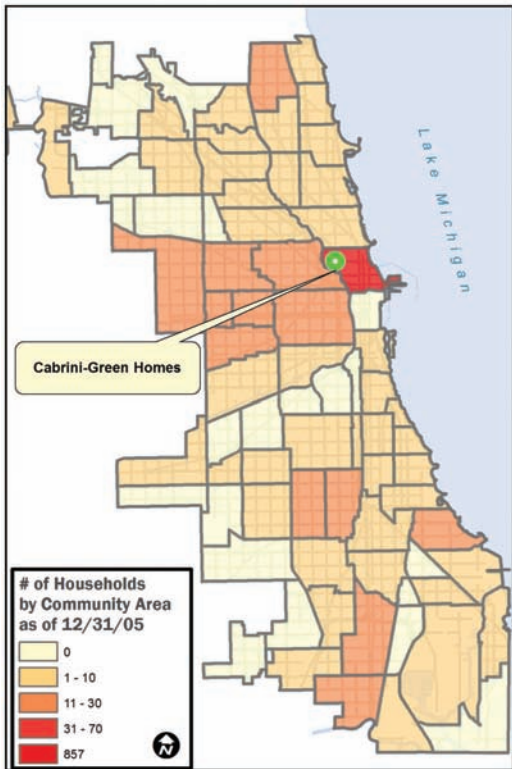
Current Location



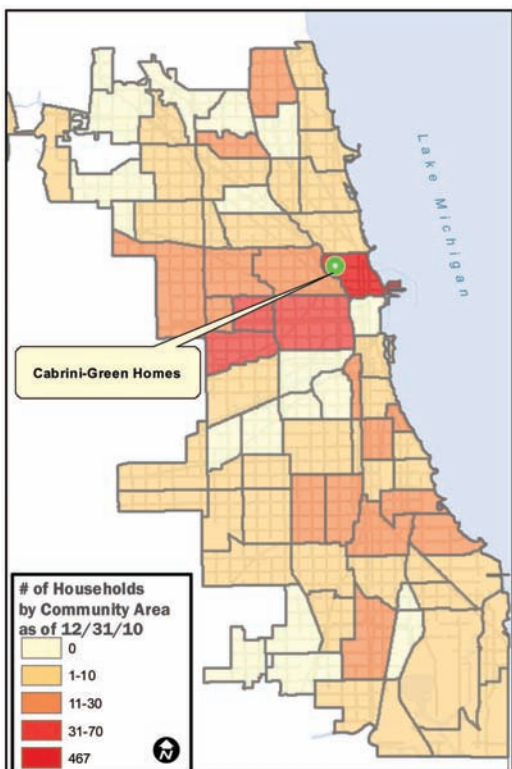
Source: CHA databases as of 12/31/2010

¹ Cabrini Extension North mixed-income replacement housing includes Parkside of Old Town and North Town Village, as well as public housing units acquired by CHA across the following private developments: Mohawk North, Mohawk Partners, Renaissance North, Old Town Square, Orchard Park, Old Town Village East and West, Domain Lofts, River Village North and South, River Village Pointe, and The Larrabee.

Cabrini Residents on 12/31/2005



Cabrini Residents on 12/31/2010



DEIDRE BREWSTER

Deidre Brewster came to Chicago as an 18-year-old from Aurora, and her new surroundings immediately had an effect. “I got off the ‘L’ at Chicago Avenue, and I was able to go to the Water Tower and see everything in the area. And I was fascinated.” That fascination didn’t stop when she saw Cabrini-Green for the first time. “I went to the row houses, and they were like town homes to me. There were neighbors who looked like me. And so I inquired on how to get an apartment within Cabrini.” Eventually, Deidre moved into the row houses. She quickly became active in leadership roles within the community and was someone who residents depended upon. She landed a job as an assistant program director with Cabrini Rowhouse Tenant Management - the property manager at the time - but eventually embarked on the job she really wanted: community organizer. Eighteen years later, Deidre continues to be a vital part of the Cabrini community, even as Cabrini itself disappears into history. Deidre lives in Parkside of Old Town, on the footprint of the former Cabrini development. “I left Cabrini kicking and screaming; that’s why I’m back here.” Deidre has been educating public housing residents and Chicago area subsidized housing residents on their rights for 13 years now, and has been influential in, among other things, helping to lower the senior age requirement for CHA senior developments from 62 to 55. Her life is and always has been Cabrini, and Deidre Brewster will continue to give back to the community that molded her.

Villages of Westhaven and Westhaven Park (Formerly Henry Horner Homes)

Where are they Now?

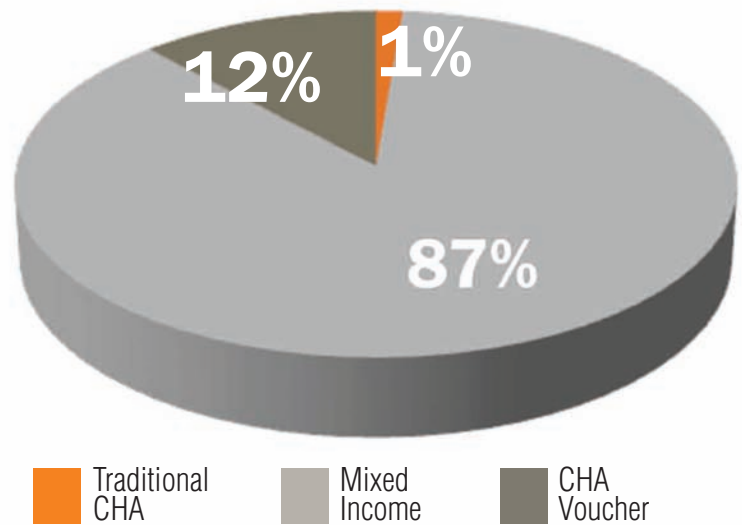
At the start of the Plan for Transformation, there were 1,743 public housing units at Horner, of which 682 (39%) were occupied. Due to updates since 1999, 699 Horner families were granted a Right of Return. Of those, 3% (18) of residents have moved to the private market without CHA subsidy but remain in contact with CHA and have yet to make their final housing choice. Another 8% (56) are living in the private market without subsidy and already made their final housing choice. Five percent (32) have died, 11% (76) have been evicted, and 9% (63) have not responded to CHA outreach and thus their location is unknown. Residents who are non-responsive have an option for reinstatement should they ever contact CHA.

At the end of 2010, 454 former Horner households were still living in CHA housing or renting in the private market with a CHA voucher. Of those remaining households, 87% (394) are currently living in mixed-income housing, 1% (6) live in other public housing, and 12% (54) are living in the private market with a voucher. Three hundred eighty-eight (388) 10/1/99 Horner families are currently living at Villages of Westhaven or Westhaven Park.

By far the largest concentration of former 10/1/99 Horner households is in the Near West Side community area, indicating that the majority still live at or near their original development. Today, former Henry Horner residents reside in 25 community areas throughout Chicago.

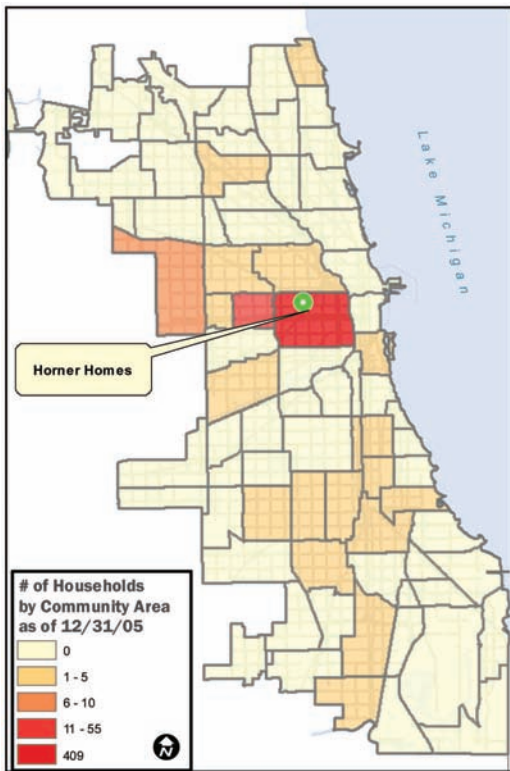


Current Location

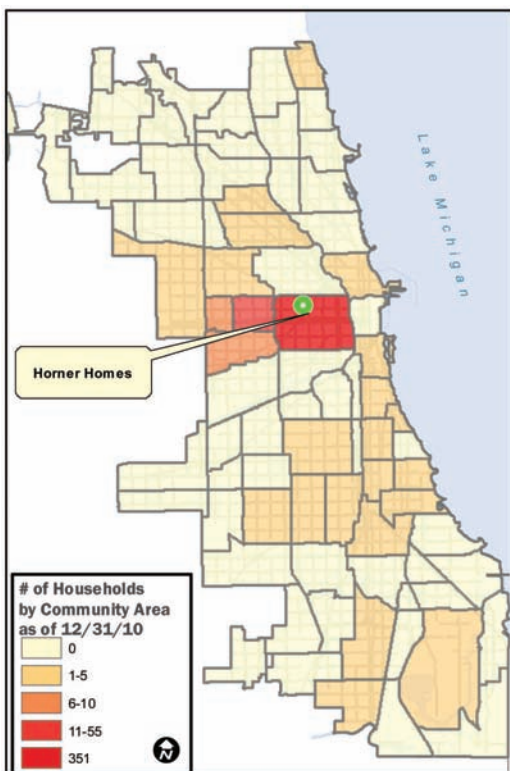


Source: CHA databases as of 12/31/2010

Horner Residents on 12/31/2005



Horner Residents on 12/31/2010



DONALD BANKS

Donald Banks always liked equations. As a youngster growing up at Henry Horner Homes, he says he was a “kid who liked to solve problems.” Banks turned his passion for problem-solving into a personal milestone, as of 2010, he became the first person in his family to earn a degree – in Agricultural and Consumer Economics from the University of Illinois. Banks was presented with an Academic Achievement Award by the Interstate Realty Management Company (IRM) Educational Foundation and the Chicago Housing Authority in 2009 for outstanding academic performance. Since then, Banks has landed a job with Coca-Cola, where he serves as an account manager. Banks is a three-time IRM Educational Foundation Scholar and the 2009 recipient of the IRM Frank Nash Memorial Scholarship. The Lane Tech graduate said his fascination with finance started during a high school internship at the Chicago Board of Trade. Now, he wants to start a community basketball league in his Horner neighborhood – as athletics served to keep him more focused in school. “There were a lot of programs that not only got people jobs, but helped them fix their credit and taught them what to wear to a job interview and how to give a firm handshake and how to use proper etiquette,” he said. “I think CHA is doing a great job and it’s something that I want to be part of.”

Oakwood Shores (Formerly Madden Park, Ida B. Wells and Wells Extension, and Clarence Darrow Homes)

Where are they Now?

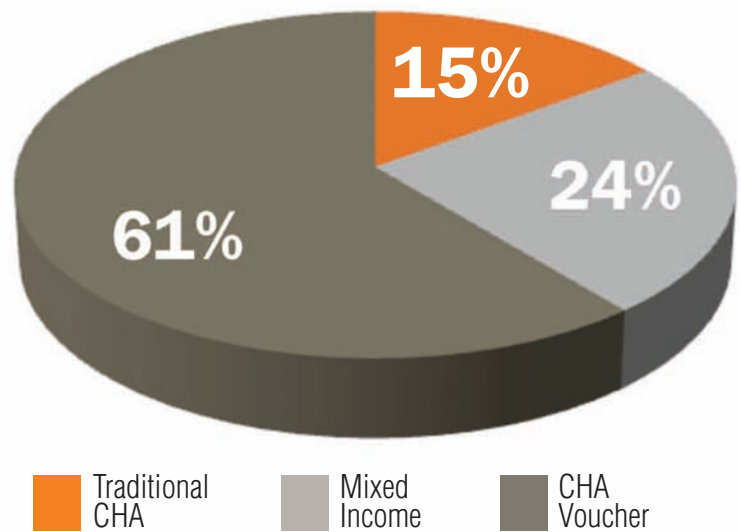
At the start of the Plan for Transformation, 2,891 public housing units remained at Wells and Wells Extension, Clarence Darrow, and Madden Park Homes, of which 1,426 (49%) were occupied. Due to updates since 1999, 1,621 original families from these sites were granted a Right of Return. Of those, 8% (128) of residents have moved to the private market without CHA subsidy but remain in contact with CHA and have yet to make their final housing choice. Another 5% (75) are living in the private market without subsidy and already made their final housing choice. Eleven percent (174) have died, 8% (129) have been evicted and 16% (266) have not responded to CHA outreach and thus their location is unknown. Residents who are non-responsive have an option for reinstatement should they ever contact CHA.

At the end of 2010, 849 original Madden/Wells/Darrow households were still living in CHA housing or renting in the private market with a CHA voucher. Of those remaining households, 24% (205) are living in mixed-income housing, 15% (126) live in other public housing, and 61% (518) live in the private market with a voucher. One hundred fifty-four (154) original Madden/Wells/Darrow families are currently living at the Oakwood Shores mixed-income community.

The largest concentrations of former Madden/Wells/Darrow households are in communities in proximity to their original development, including Douglas, Oakland, and Grand Boulevard. Today, former Madden/Wells/Darrow residents reside in 50 community areas throughout Chicago.

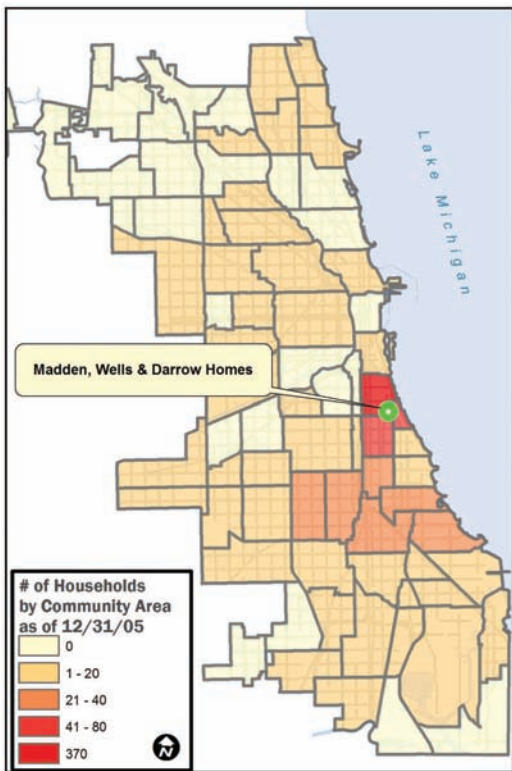


Current Location

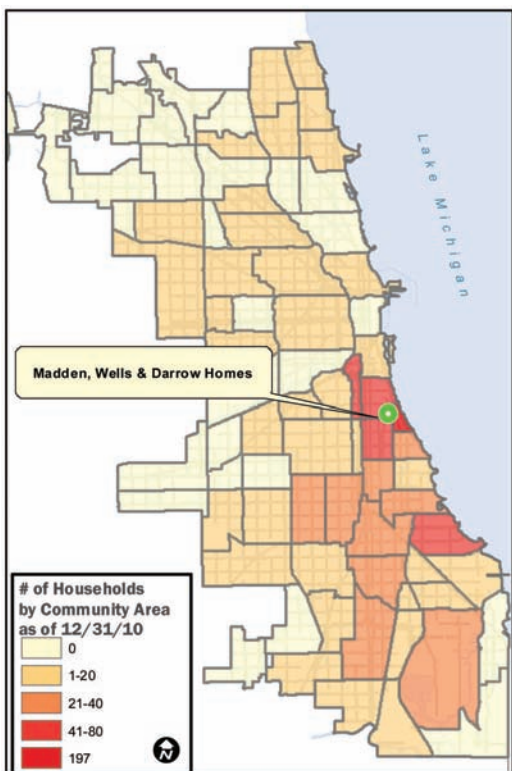


Source: CHA databases as of 12/31/2010

Madden-Wells Residents on 12/31/2005



Madden-Wells Residents on 12/31/2010



VALERIE VINSON

To say Valerie Vinson is a proud mom would be an understatement. The former resident of Madden-Wells has watched as her son, Michael Sullivan, received his second degree from University of Illinois-Chicago and started on the road to law school. And she has watched as her middle child, Javone Vinson, graduated from Dunbar High School and began attending Computer Systems Institute. Her youngest, Javonte, is now a junior in high school and, as she puts it, “he has some big shoes to fill.” Ms. Vinson herself had lived in Madden-Wells since age five before moving to Oakwood Shores two years ago. And while the transition was at times difficult, Ms. Vinson did not let it deter her from her goals – or her children’s goals. Ms. Vinson works at Woodlawn Community Development Corporation, where she has served as a development clerk for 10 ½ years. Not even she can predict where her sons will end up – the sky is the limit. “(Michael) has traveled to places I’ve never been. I told them, don’t set limits...just go!”

West End² (Formerly Rockwell Gardens)

Where are they Now?

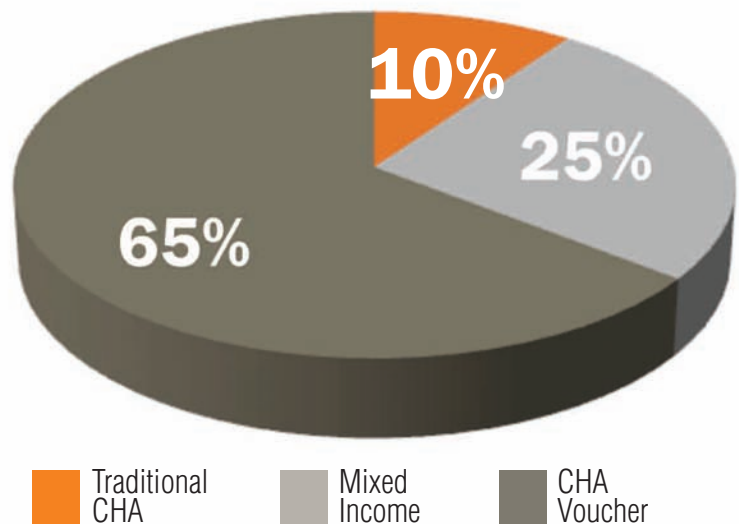
At the start of the Plan for Transformation, 1,136 public housing units remained at Rockwell Gardens, of which 439 (39%) were occupied. Due to updates since 1999, 519 families from Rockwell Gardens were granted a Right of Return. Of those, 10% (50) of residents have moved to the private market without CHA subsidy but remain in contact with CHA and have yet to make their final housing choice. Another 4% (23) are living in the private market without subsidy and already made their final housing choice. Eight percent (40) have died, 9% (45) have been evicted, and 15% (79) have not responded to CHA outreach and thus their location is unknown. Residents who are non-responsive have an option for reinstatement should they ever contact CHA.

At the end of 2010, 282 former Rockwell residents were still living in CHA housing or renting in the private market with a CHA voucher. Of those remaining households, 25% (72) currently live in mixed-income housing, 10% (28) live in other public housing, and 65% (182) live in the private market with a voucher. Forty-three (43) original Rockwell families are currently living at Archer Courts, One South Leavitt, or West End mixed-income replacement sites.

The largest concentrations of former Rockwell households are in communities in proximity to Rockwell Gardens on the west side of Chicago. Today, former Rockwell residents reside in 40 community areas throughout Chicago.



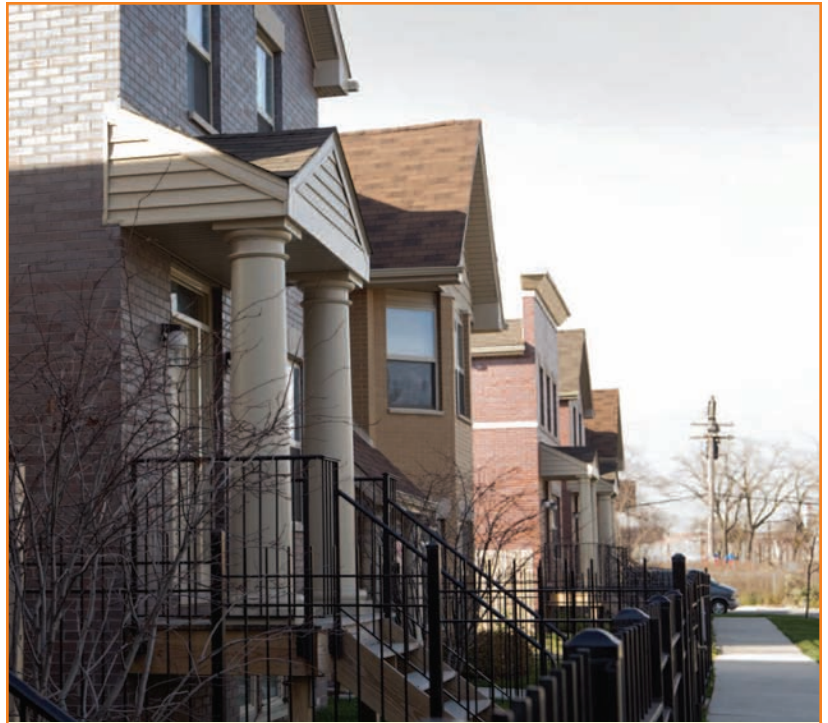
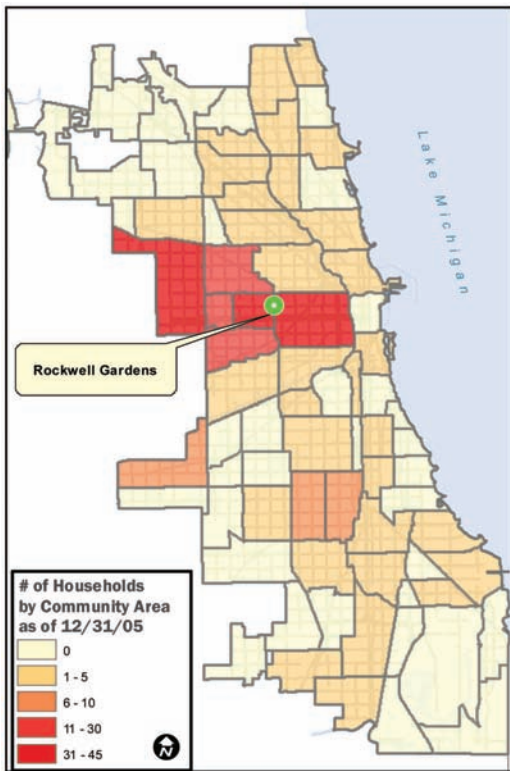
Current Location



Source: CHA databases as of 12/31/2010

² Additional smaller mixed-income Rockwell replacement sites include Archer Courts and One South Leavitt.

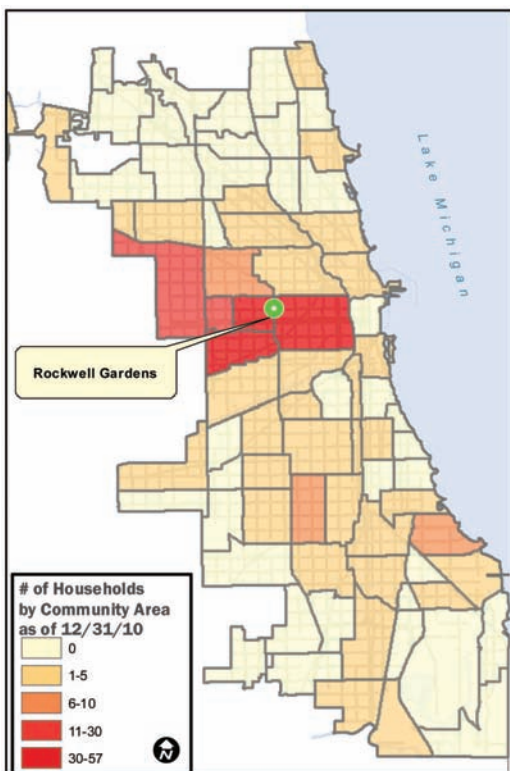
Rockwell Residents on 12/31/2005



DENINE ROCKETT

What started off as a labor of love for Denine Rockett has turned into a career. The mother of three began volunteering in her Rockwell community several years ago – doing whatever was necessary to make the area safer. Whether it was at hospitals, corner stores or schools, Ms. Rockett was there. Eventually, it turned into regular appearances at Grant Community Academy, where she assisted teachers in much the same way she helped the Rockwell community, by doing whatever was needed. Now Ms. Rockett is an employee of the Academy, and she considers herself lucky to have a job that she loves. She said she does it for one reason: the children, whom she has had a passion for her whole life. Meanwhile, her own children are doing well for themselves. Both her daughters attend Malcolm X College and her son is a longtime employee of Costco. Having already earned an Associate's degree, Ms. Rockett wants to eventually return and earn a Bachelor's degree. When not working at a job she loves, Ms. Rockett enjoys the peace and quiet of her West Side mixed-income community.

Rockwell Residents on 12/31/2010



The Pershing and Park Boulevard (Formerly Stateway Gardens)

Where are they Now?

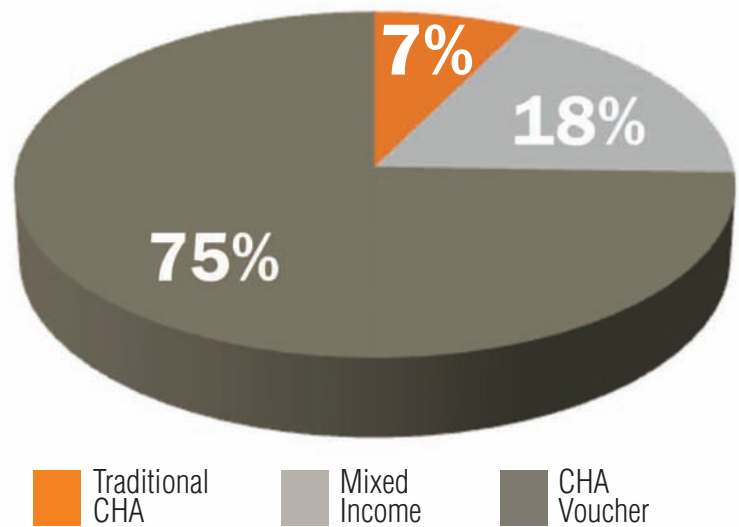
At the start of the Plan for Transformation, there were 1,644 units at Stateway Gardens, of which 689 (42%) were occupied. Due to updates since 1999, 696 families from the development were granted a Right of Return. Of those, 8% (55) of residents have moved to the private market without CHA subsidy but remain in contact with CHA and have yet to make their final housing choice. Another 9% (60) are living in the private market without subsidy and already made their final housing choice. Seven percent (46) have died, 8% (55) have been evicted and 13% (88) have not responded to CHA outreach and thus their location is unknown. Residents who are non-responsive have an option for reinstatement should they ever contact CHA.

At the end of 2010, 392 former Stateway residents were still living in CHA housing or renting in the private market with a CHA voucher. Of those remaining households, 18% (71) currently live in mixed-income housing, 7% (29) live in other public housing, and 75% (292) live in the private market with a voucher. Sixty (60) families are currently living at the Pershing or Park Boulevard mixed-income replacement sites.

The largest concentration of former Stateway households are in Douglas, where Stateway Gardens was formerly located, and in nearby communities. Today, former Stateway residents reside in 41 community areas throughout Chicago.

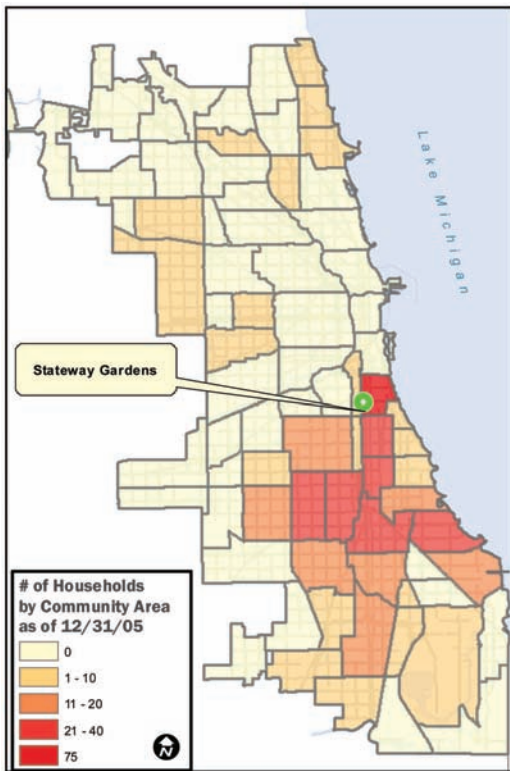


Current Location

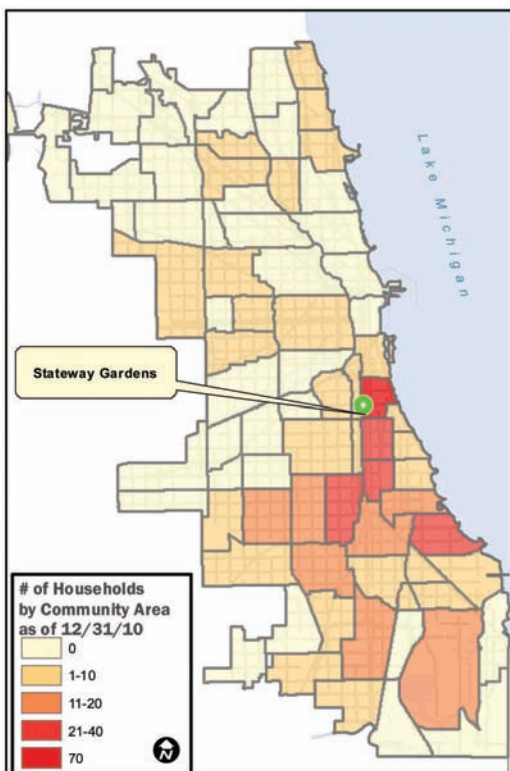


Source: CHA databases as of 12/31/2010

Stateway Residents on 12/31/2005



Stateway Residents on 12/31/2010



CARMEN HART

The Hart Family was one of the first families to move to Stateway Gardens in 1958. Mr. Hart was a maintenance worker for CHA and was very active in the community, volunteering for the baseball league. Inheriting this spirit from her father, Carmen, who is the youngest of 10 children, loved being active in the community as well. As an adult, she served on the Local Advisory Council for five years. When asked to relocate, Carmen said, "I was glad the buildings were torn down because of the crime, but I was very sad to have to leave my neighborhood." When the offer came for Carmen to return to Park Boulevard, she, like many former residents, was hesitant because she was comfortable with her Housing Choice Voucher. Also, she was apprehensive about the 30-hour/week work requirement. With the help of Brandy Phillips, an Employment Coordinator for Stateway Community Partners (SCP), Carmen got a job as a home health aide. Together, Carmen and the SCP Team worked to ensure Carmen met all the criteria to move to Park Boulevard. Now that Carmen has moved in, she and her daughter are thrilled with their new town home.

Legends South³ (Formerly Robert Taylor Homes)

Where are they Now?

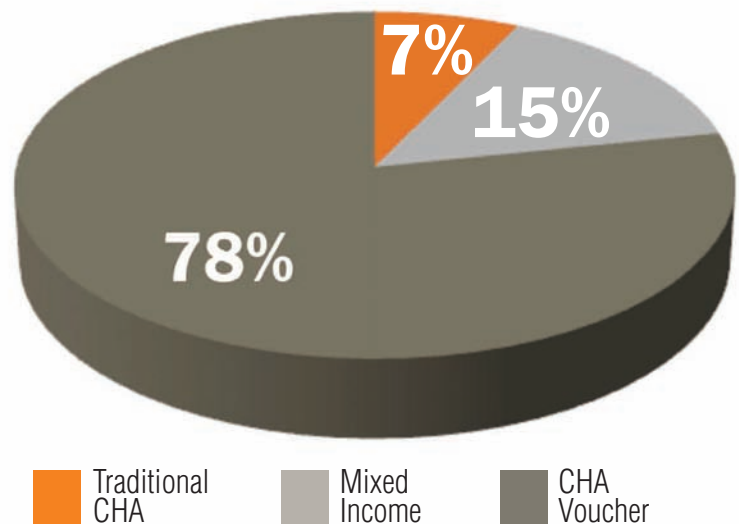
At the start of the Plan for Transformation, 3,784 public housing units remained at Taylor Homes, of which 1,559 (41%) were occupied. Due to updates since 1999, 1,564 families from Taylor Homes were granted a Right of Return. Of those, 8% (132) of residents have moved to the private market without CHA subsidy but remain in contact with CHA and have yet to make their final housing choice. Another 7% (103) are living in the private market without subsidy and already made their final housing choice. Six percent (88) have died, 6% (92) have been evicted and 12% (189) have not responded to CHA outreach and thus their location is unknown. Residents who are non-responsive have an option for reinstatement should they ever contact CHA.

At the end of 2010, 960 former Taylor residents were still living in CHA housing or renting in the private market with a CHA voucher. Of those remaining households, 15% (140) are currently living in mixed-income housing, 7% (69) live in other public housing, and 78% (751) live in the private market with a voucher. One hundred twenty-two (122) original Taylor residents are currently living at Langston, Quincy or Legends South (Coleman Place, Hansberry Square, Mahalia Place, and Savoy Square) mixed-income replacement sites.

The largest concentration of former Robert Taylor households are in Douglas, where Robert Taylor Homes was formerly located, and in nearby communities throughout the near and far south sides. Today, former Robert Taylor families reside in 49 community areas throughout Chicago.



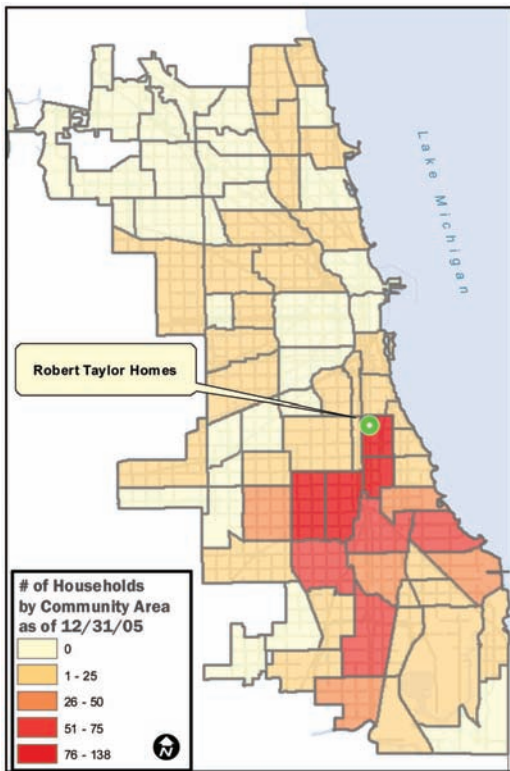
Current Location



Source: CHA databases as of 12/31/2010

³ Additional mixed-income replacement sites for Taylor include Langston and Quincy.

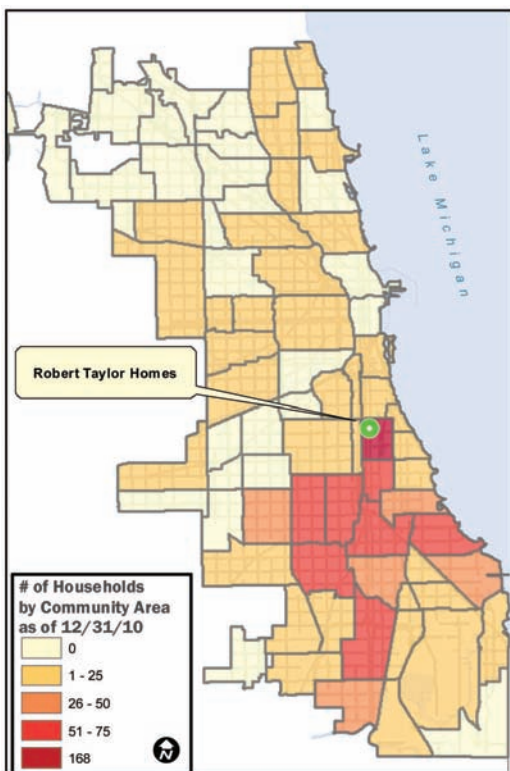
Taylor Residents on 12/31/2005



JUDY JOHNSON

Judy Johnson's mom was clear in what was important in life: pay the rent, pay the bills and feed your children. Ms. Johnson took that credo and ran with it, moving from the Robert Taylor Homes, where she lived for much of her life, to her current residence at Hansbury Square. Today, she works as a law clerk at Davis Fleischman and Associates – a job she loves because it allows her to go out and enjoy the City of Chicago on a daily basis. But her true pride is her daughters, one of whom is a pharmacist at Walgreens and another a nurse in Hoffman Estates. While growing up in Robert Taylor, Ms. Johnson is proud of the fact that her girls never got into trouble, and that they were always good students. "I feel wonderful, because I did my job," just as her mom asked. In a few years, Ms. Johnson sees herself spending more time with her daughters and "living life to the fullest probably with my grandchildren."

Taylor Residents on 12/31/2010



Glossary of Terms

Currently Receiving CHA Subsidy

In the context of original 10/1/99 family housing residents, this includes those who still remain in CHA’s system, either by renting in a CHA development or renting through CHA’s voucher program.

Family Housing

All non-senior CHA housing, which includes “traditional” family and scattered-site housing as well as mixed-income developments. CHA family housing prior to the Plan for Transformation did not include mixed-income developments.

Living Without CHA Subsidy, Final Housing Choice Not Yet Made

This includes original 10/1/99 family housing residents who are currently living in the private market without CHA subsidy but who remain in contact with CHA and have expressed a desire to return to CHA housing and satisfy their Right of Return.

Living Without CHA Subsidy, Final Housing Choice Made

This includes original 10/1/99 family housing residents who made permanent housing choices, thus satisfying their Right of Return, and subsequently moved out of CHA housing or without a CHA voucher and no longer receive CHA subsidy.

Living Without CHA Subsidy, Non-Responsive

This includes original 10/1/99 family housing residents who are living without CHA subsidy and were unresponsive to CHA’s outreach efforts to regain contact. They maintain an option for reinstatement, that is, the right to CHA housing should they ever contact CHA and have a desire to return.

Original 10/1/99 Residents

Households in original CHA family, scattered site, or senior housing who were in good standing as of October 1, 1999 and have been granted a Right of Return.

Original 10/1/99 Family Housing Residents

Households in CHA family or scattered-site housing on October 1, 1999 who were granted a Right of Return. This term does not refer to senior housing leaseholders who were granted a Right of Return. While there were approximately 16,500 households in family or scattered-site housing on 10/1/99, the number of original 10/1/99 family housing residents with a Right of Return has increased slightly over time due to a variety of HUD and CHA rules as well as split households and other updates.



MYTH
Original 10/1/99 residents are concentrated in only a few neighborhoods.

FACT
Today, original 10/1/99 family housing residents live in 75 of 77 community areas, including those in CHA housing or renting in the private market with a CHA voucher.





Glossary of Terms Continued

Relocatee(s)

Original 10/1/99 family housing residents who have relocated to the private market with a CHA voucher, either temporarily or permanently.

Right of Return

As part of the Plan for Transformation, all leaseholders in good standing as of October, 1, 1999 (original 10/1/99 residents), who remain lease-compliant, are guaranteed a “Right of Return” to their choice of permanent housing. These residents are guaranteed first choice of any rehabilitated or redeveloped property and their claims take precedence over any person on the general wait list. These original 10/1/99 residents are obligated to make that choice only once, after which their Right of Return is satisfied under the law.

Permanent Housing/Final Housing Choice

Original 10/1/99 residents are considered to have their Right of Return satisfied when they make a “final” housing choice and “permanently” move into their preferred home in a CHA development or in the private market with a CHA voucher.

Voucher/CHA Voucher

A Housing Choice Voucher (HCV), formerly a Section 8 voucher, issued by CHA.

Working-Age Residents

For the purposes of income and employment analysis, this includes all residents of CHA public housing between the ages of 18 and 61.

Poverty Rates

Poverty thresholds based on family size and composition are established by the U.S. Census Bureau and updated for inflation. If a family’s total income as reported in the decennial census is less than the established income threshold, then that family and every individual in it is considered in poverty. The poverty rate of a community area represents the percentage of families who are in poverty as measured by the poverty thresholds.

Appendix 1

Relocates Outside of Chicago, as of December 31, 2010

Municipality	10/1/99 Relocates
Addison	1
Bellwood	1
Bollingbrook	2
Burbank	1
Calumet City	4
Calumet Park	2
Chicago Heights	1
Cicero	1
Country Club Hills	1
Dolton	9
Downers Grove	1
Evergreen Park	1
Glendale Heights	3
Hanover Park	1
Lagrange	1
Lansing	1
Lisle	2
Merrionette Park	1
Midlothian	1
Morton Grove	1
Oak Park	5
Oswego	1
Riverdale	12
Sauk Village	1
Tinley Park	1
Waukegan	1
Westmont	1
Wheaton	1
Willowbrook	1
Outside Illinois	11
Total Relocates Outside of Chicago	71

Appendix 2

10/1/99 Families By Community Area, as of December 31, 2010

Community Area	Housing Units In Community Area (Per 2000 Census Data)	CHA Household Locations on 10/1/99	HCV Relocates on 12/31/10	Living in new Mixed Income Development 12/31/10	Living in Rehabilitated Public Housing 12/31/10	Total CHA Relocatee Household Locations on 12/31/10	Change Over Time (Of Original 10/1/99 Families)	Poverty Rate (Per 2000 Census Data)	HCV Relocates as % of Total Housing Units in Community Area
Albany Park	17842	53	28		24	52	-1	17.7%	0.2%
Archer Heights	4208	3	1		1	2	-1	6.4%	0.0%
Armour Square	5182	342	0	5	251	256	-86	31.1%	0.0%
Ashburn	13147	14	22		8	30	16	6.9%	0.2%
Auburn Gresham	19955	7	159		4	163	156	20.6%	0.8%
Austin	38253	39	140		29	169	130	24.1%	0.4%
Avalon Park	4246		34			34	34	8.4%	0.8%
Avondale	14552	32	9		23	32	0	17.4%	0.1%
Belmont Cragin	22631	34	18		15	33	-1	11.2%	0.1%
Beverly	8197	1	4		1	5	4	4.0%	0.0%
Bridgeport	13607	123	1		65	66	-57	18.1%	0.0%
Brighton Park	13386	13	5		6	11	-2	17.3%	0.0%
Burnside	1066		15			15	15	29.1%	1.4%
Calumet Heights	6101	6	33		3	36	30	11.9%	0.5%
Chatham	16992	1	117			117	116	17.7%	0.7%
Chicago Lawn	18498	18	153		10	163	145	19.8%	0.8%
Clearing	8917		3			3	3	6.9%	0.0%
Douglas	13604	2544	55	102	174	331	-2213	41.2%	0.4%
Dunning	16031	6	1		4	5	-1	5.2%	0.0%
East Garfield Park	7673	67	137	63	29	229	162	35.2%	1.8%
East Side	7822	13	5		11	16	3	12.4%	0.1%
Edgewater	32716	76	13		41	54	-22	17.1%	0.0%
Edison Park	4910	2	0		1	1	-1	2.4%	0.0%
Englewood	15210	93	228		46	274	181	43.8%	1.5%
Forest Glen	7100		0			0	0	2.6%	0.0%
Fuller Park	1611	77	21		19	40	-37	34.6%	1.3%
Gage Park	10228	16	6		9	15	-1	19.0%	0.1%
Garfield Ridge	13232	403	18		6	24	-379	10.1%	0.1%
Grand Boulevard	13744	1547	180	232	86	498	-1049	46.9%	1.3%
Greater Grand Crossing	16117	5	206			206	201	28.5%	1.3%
Hegewisch	4121		10			10	10	10.6%	0.2%
Hermosa	7612	19	10		9	19	0	16.7%	0.1%
Humboldt Park	19834	120	97		57	154	34	31.1%	0.5%
Hyde Park	15227	12	30		13	43	31	16.5%	0.2%
Irving Park	21878	25	18		12	30	5	11.3%	0.1%
Jefferson Park	10850	12	1		5	6	-6	4.9%	0.0%
Kenwood	9974	35	43	10	22	75	40	24.0%	0.4%
Lake View	59396	51	4		38	42	-9	8.7%	0.0%
Lincoln Park	37398	358	2		101	103	-255	8.6%	0.0%
Lincoln Square	19548	43	5		30	35	-8	11.4%	0.0%

Community Area	Housing Units in Community Area (Per 2000 Census Data)	CHA Household Locations on 10/1/99	HCV Relocates on 12/31/10	Living in new Mixed Income Development 12/31/10	Living in Rehabilitated Public Housing 12/31/10	Total CHA Relocatee Household Locations on 12/31/10	Change Over Time (Of Original 10/1/99 Families)	Poverty Rate (Per 2000 Census Data)	HCV Relocates as % of Total Housing Units in Community Area
Logan Square	31488	152	26		85	111	-41	19.8%	0.1%
Loop	10430		0			0	0	11.9%	0.0%
Lower West Side	14410	41	2		23	25	-16	27.0%	0.0%
Mckinley Park	5507	9	4		6	10	1	13.1%	0.1%
Montclare	4305	5	4		3	7	2	5.6%	0.1%
Morgan Park	8980	3	52		3	55	52	11.5%	0.6%
Mount Greenwood	7108		1			1	1	3.9%	0.0%
Near North Side	51156	1772	19	307	168	494	-1278	15.2%	0.0%
Near South Side	5567	802	17	113		130	-672	32.3%	0.3%
Near West Side	21408	2384	60	742	308	1110	-1274	37.5%	0.3%
New City	15931	50	67		25	92	42	34.5%	0.4%
North Center	15795	404	2		87	89	-315	8.6%	0.0%
North Lawndale	14620	76	158	13	36	207	131	45.2%	1.1%
North Park	6775	2	3		1	4	2	10.5%	0.0%
Norwood Park	15712	5	0		2	2	-3	4.3%	0.0%
Oakland	2849	844	40	263	120	423	-421	52.5%	1.4%
Ohare	6132	8	0		5	5	-3	7.8%	0.0%
Portage Park	24611	20	14		15	29	9	8.0%	0.1%
Pullman	3549		14			14	14	22.4%	0.4%
Riverdale	3226	1717	55		510	565	-1152	56.3%	1.7%
Rogers Park	27358	92	31		42	73	-19	21.3%	0.1%
Roseland	17968	116	200		100	300	184	17.6%	1.1%
South Chicago	14340	88	106		39	145	57	29.7%	0.7%
South Deering	5907	387	65		134	199	-188	19.6%	1.1%
South Lawndale	20991	218	6		92	98	-120	26.5%	0.0%
South Shore	28946	205	259		83	342	137	27.1%	0.9%
Uptown	32440	180	10		100	110	-70	24.9%	0.0%
Washington Heights	10339	2	92		2	94	92	12.4%	0.9%
Washington Park	6153	502	198	12		210	-292	51.6%	3.2%
West Elsdon	5333	6	2		4	6	0	6.9%	0.0%
West Englewood	14063	16	225		7	232	216	32.1%	1.6%
West Garfield Park	7909	3	87		3	90	87	35.9%	1.1%
West Lawn	9252	5	6		1	7	2	7.4%	0.1%
West Pullman	11668	8	133		4	137	129	22.0%	1.1%
West Ridge	26533	45	41		28	69	24	14.3%	0.2%
West Town	39251	444	19		190	209	-235	20.7%	0.0%
Woodlawn	11941	25	176	34	16	226	201	39.4%	1.5%
(Outside Chicago)	NA	NA	71			71		NA	NA
Grand Total	1,152,567	16,846	4,097	1,896	3,395	9,388		NA	0.4%

CHANGE.

Chicago Housing Authority

60 E. Van Buren
Chicago, IL 60605

312.742.8500

www.thecha.org