

For Property Owners and Managers participating in the Chicago Housing Authority's Housing Choice Voucher Program



MESSAGE FROM THE CEO



I hope that you have enjoyed a relaxing summer full of adventure, outdoor activities and quality time with your loved ones.

As Interim Chief Executive Officer of the Chicago Housing Authority (CHA) and former member of the Board of Commissioners, I am extremely proud of what we have achieved during the past decade since our inception of the CHA's Plan for Transformation. I am

equally excited about our bright and promising future as we continue to serve the public and provide affordable housing to low-income families throughout the city of Chicago. This, combined with our commitment to excellence will ensure that we remain a vibrant and growing agency, even in the most challenging of times.

It is both satisfying and rewarding to help foster positive change in Chicago via the more than 17,000 participating Property Owners/Managers and the 36,000+ families residing in their units. CHA is pleased to continue offering innovative programs, such as the Property Rental Assistance (PRA) Program, and educational events like our upcoming annual *Owner Symposium*, which is being held Saturday, Oct. 1, 2011 at Chicago's fabulous Navy Pier. I encourage you to register today to guarantee your spot at this grand event.

I also invite you to attend our inaugural *Brown Bag Lunch and Round Table* to learn more about this month's current hot topic – Inspections.

As your partner in *Building Stronger Communities...One Neighbor at a Time*, I thank you for your support.

Sincerely,

Carlos Ponce

Interim Chief Executive Officer, CHA

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Inspections Checklist

Pass your annual HQS Inspection the first time!

Not only will you avoid the hassle of re-scheduling your appointment, you'll also save money.

As of September 1, 2011, Owners who are at fault for a 2nd failed inspection will have to **pay \$75** before CHA will schedule a 3rd inspection.

PREVIEW: CHA'S 4TH ANNUAL OWNER SYMPOSIUM

Preparation is ramping up as details are being finalized for *the can't miss event of the year* for Owners, Property Managers and Real Estate Investors alike. There is less than a month before the excitement will converge upon Navy Pier on Saturday, Oct. 1st. This much talked about and anxiously awaited event is sure to sell-out, so reserve your spot today if you haven't done so already at www.CHAOwnerSymposium.org.

Speakers are lined up to conduct several educational sessions throughout the day and dozens of local and national vendors are getting ready to spotlight their products and services to help you protect your investment. Here's a sneak peak at some of what's planned.

Speakers*

Rachel Adams
President, Indoor Environmental Management (I.E.M.)
Mold Growth and Moisture – Both a Health Hazard and a Liability

The Honorable Dorothy Brown
Clerk of the Circuit Court of Cook County, Illinois
Evicting a Tenant: How to Do It and Protect Yourself in the Process

Dale A. Darrow
Senior Enforcement Analyst, HUD's Office of Healthy Homes and Lead Hazard Control
Lead-Based Paint – Are You in Compliance?

Greg LaBerge
Regional Manager, Marcus & Millichap
Market Forecast for 2012 and Beyond

John Meade
Enforcement Branch Chief, HUD's Office of Fair Housing and Equal Opportunity
Fair Housing – Know Your Rights and Responsibilities

Carl Pettigrew
President, New Venture Realty, LLC
How to Be a Great Property Manager

Andrea A. Raila
Founder, President and Senior Tax Consultant for Andrea A. Raila & Associates
Property Taxes 101

Keith Vos
Director, Renovation Services, The Home Depot
Property Renovations – How to Improve the Appeal of Your Property (inside and out)

Taft West
Director, Property Management Training, Community Investment Corporation (CIC)
How to Be a Great Property Manager

Sponsors*

Chicagoland Apartment Assoc. – *Continental Breakfast*
Community Investment Corp. – *Eco-Green Tote Bags*
ista North America – *Symposium Lanyards*
Lowe's Commercial Services – *Floral*
Socialserve.com – *Morning Break*

Exhibitors*

3rd Dimension Performance Group
CAPS
CEDA Weatherization
Chicago Dept. of Housing and Economic Development
Chicago Tobacco Prevention Project
Inspection Reports Online – IROL LLC
Keyway Lock & Security Company
Manage Chicago, Inc.
Marcus & Millichap Real Estate Services
Marvin Windows and Doors
Mold Solutions
PDQ Supply
Rainbow International Restoration and Cleaning
Rents Right
Safer Pest Control Project
Secure Pay One
Smart Elevators Co.
Spanish Coalition for Housing
The Home Depot
Windows of Opportunity

*Confirmed at time of press, subject to change.

Insightful
property
management

4th
annual
owner
symposium

Oct. 1, 2011
navy pier

register today!

www.CHAOwnerSymposium.org

CHANGE.
CHICAGO HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM

NEW EVENT: BROWN BAG LUNCH AND ROUND TABLE

Come join us and be a part of CHA's first-ever informal round table discussion exclusively for Property Owners and Managers. This open and collaborative forum will provide you the opportunity to exchange ideas with your peers and help "spread the wealth" as you share your HCV Program success stories.

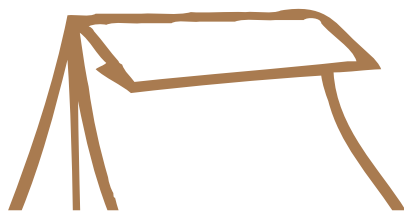
Meetings will be held monthly in a relaxed and comfortable atmosphere and will feature representatives from CHA who will discuss the current month's hot topic. This month's inaugural meeting—held in just a couple of weeks—will highlight Inspections. Representatives from CHA's Inspections Department will present recent changes to the HQS Inspection Guidebook, listen attentively to your feedback and answer any questions that you may have.

When: Wednesday, Sept. 21, 2011
12 to 2 p.m.

Where: CHA's HCVP Central Office
60 E. Van Buren Street
Room 905

Bring: Your lunch and an appetite for new ideas

Take advantage of this educational forum and reserve your seat at the next "round table" today. Contact Owner Services at ownerinfo@thecha.org or call the Owner Hotline at 312-786-3602.



brown bag lunch and round table
for Property Owners/Managers



Seats are limited. To join us at an upcoming Brown Bag Lunch and Round Table, contact Owner Services at ownerinfo@thecha.org or 312-786-3602 and mention the date you'd like to participate. Register Today!

Attention Owners: Direct Deposit Required!

Beginning **Sept. 1, 2011**, all Property Owners and Managers **must** be registered to receive HCV Program payments through direct deposit.

If you have not yet registered, you will be required to pick up your HAP check at CHA's Central Office — 60 E. Van Buren.

If you do not wish to participate in the direct deposit program, your HAP Contract will be terminated within 60 calendar days.

Complete your registration today!
Visit www.thecha.org/forms.

INCREASE YOUR BOTTOM LINE — DECREASE YOUR PROPERTY TAXES

During these tough economic times, Property Owners throughout the country are focusing more and more on decreasing their expenses as a way to increase their bottom line. That's why we are pleased to offer our HCVP participating Property Owners the CHA Tax Savings Program which has already helped countless Owners reduce the annual property taxes associated with their HCVP units. Can we help you save money too?

This year alone, more than 1,300 HCV Program Property Owners in Chicago are eligible for a significant reduction in their property taxes through the CHA Tax Savings Program. To qualify, the property must be located in a census tract with a poverty rate below 10 percent and meet several other criteria.

Find Out if Your Property Qualifies

Is your property one of Chicago's 139,000 properties located in a qualifying census tract? Visit the Federal Financing Institutions Examination Council's (FFIEC's) website at www.ffiec.gov/geocode today to find out. Remember, you must apply for this cost-saving program through CHA by visiting our website at www.thecha.org/forms. Applications must be received by Nov. 1, 2011 to be eligible to receive discounted taxes for the 2012 tax year.

MAKING YOUR PROPERTY SMOKE-FREE IS PROFITABLE, EASY AND LEGAL

More renters than ever before are actively seeking smoke-free housing. As they become increasingly aware of the negative health effects of smoking and secondhand smoke, many health-conscious and eco-friendly renters not only want to live in smoke-free buildings, but a recent poll of Chicago renters found that 32% of them were even willing to pay *more* to live in a smoke-free environment. Get a leg-up on your competition and take advantage of this increased demand by converting your property to a smoke-free residence. Implementing a smoke-free policy will save you money and it's easier to do than ever before—plus it provides numerous benefits to Owners, Property Managers and the families that reside in the smoke-free units.

Going smoke-free doesn't mean that you don't allow tenants who smoke to live in your unit. Simply put, a smoke-free property is one in which smoking is not permitted in any indoor or common areas. And since smoking is the leading cause of residential fires, by implementing a smoke-free policy you are not only encouraging healthy living, but also providing a safer living environment for your tenants.

It's profitable. Smoke-free units cost significantly less to turn over as compared to a unit where smoking is allowed. Reason being, the effects of smoking can be hard on a property and Owners can incur substantial costs to remove tobacco odors and stains—including painting, caulking and general cleaning. Not to mention the costs associated with replacing damaged items such as filters, countertops, carpet and drapes.

It's easy. Once implemented, smoke-free policies are generally self-enforcing and require minimal staff time. By choosing to make your property smoke-free, your tenants breathe easier and you protect your investment from associated hazards and damages.

It's legal. Just like your policies regarding noise and pets, you can create policies to prohibit smoking to create a healthier, safer living environment for your tenants. In Sept. 2010, the U.S. Department of Housing and Urban Development (HUD) confirmed the legality of residential smoke-free policies and encouraged housing providers to consider enacting them.

In response to the demands of their tenants as well as a changing mindset, private Owners and Property Managers are increasingly asking people who smoke to "take it outside". Some Public Housing Authorities and other affordable and subsidized housing providers across the nation have already recognized the need for smoke-free housing by implementing indoor smoking rules and offering services to help families kick the habit.

Find Out More with a Free Toolkit Including Lease Addendums and Other Helpful Materials

The Chicago Tobacco Prevention Project, an alliance between the Chicago Department of Public Health and the Respiratory Health Association of Metropolitan Chicago, provides free tools to help Owners and Property Managers transition their properties to smoke-free. To download a free toolkit, including a sample timeline for implementation, a customizable lease addendum and signage and materials to create resident buy-in, visit www.ChicagoSmokeFreeHousing.org.

ENSURE YOUR RENTAL INCOME WITH CHA'S PRA PROGRAM

Do you own an existing multi-family rental property with vacant units? Are you currently developing a multi-family building or planning to rehabilitate your property? If so, it is in your best interest—*financial interest* that is—to find out about how you can participate in CHA's Property Rental Assistance (PRA) Program.

CHA is pleased to offer Chicago's Property Owners and Developers this innovative program that provides rental assistance to specified units of select properties under a 5- to 30-year contract. "The PRA Program strengthens our partnership with Property Owners and Developers while increasing the housing choices for Chicago's residents on a long-term basis," comments Tim Veenstra, Senior Vice President—Asset Management. "This is truly a win-win situation. We are very excited about this unique program and the benefits it provides to Property Owners and Developers alike."

What differentiates this program from the traditional voucher-based rental income of an HCVP unit is that this rental subsidy is attached to specific units in a development. The program's objective is to ensure the availability of long-term, affordable quality housing in Chicago and typically requires a minimum of eight units in a specific property or portfolio to participate.

If you want to learn more about the PRA Program, e-mail PRA@thecha.org or call 312-786-4056. If you are ready and eager to start receiving the benefits of the PRA Program, apply today by visiting www.thecha.org/pr.

OWNER NEWS

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