



Revised FY 2012 Moving to
Work Annual Report
Year 13 | Plan for Transformation

Approved by HUD
June 26, 2013

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CHICAGO HOUSING AUTHORITY

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Message from CEO

I am pleased to present CHA's FY2012 Moving to Work Annual Report which describes the agency's activities during the past fiscal year. The past year marked the 13th year of the Plan for Transformation and CHA's participation in the MTW Demonstration Program. CHA continued to make progress toward the goals of the original Plan and to achieve the objectives of the MTW program. As of the end of FY2012, CHA has delivered 21, 376 housing units or 86% of the overall unit delivery goal.

In addition to the accomplishments laid out in the annual report, CHA began a strategic planning process in FY2012 to look beyond the original Plan and develop new strategies to guide the agency's work in the years to come. Through this process, CHA sought input from our many partners and stakeholders, including the City of Chicago, HUD and the John D. and Catherine T. MacArthur Foundation, for new ideas and opportunities to move the agency forward while fulfilling commitments of the original Plan. The feedback from stakeholders informed the final strategic plan, *Plan Forward: Communities that Work*.

I look forward to the upcoming release of the new strategic plan in FY2013 and to our continued work with ongoing and new partners to implement these new strategies. I am grateful for the strong leadership of Mayor Rahm Emanuel, whose support and guidance are essential in CHA's efforts to contribute to sustainable, vibrant communities in Chicago.

Sincerely,

Charles Woodyard
Chief Executive Officer
Chicago Housing Authority

Table of Contents

Section I: Introduction.....	5
Section II: General Housing Authority Information.....	13
Section III: Non-MTW Related Housing Authority Information.....	51
Section IV: Long-Term MTW Plan- Optional	55
Section V: Proposed MTW Activities.....	57
Section VI: Ongoing MTW Activities.....	59
Section VII: Sources and Uses of Funding.....	83
Section VIII: Administrative.....	91
Appendices	105
Appendix 1: Overall Unit Delivery Progress toward 25,000 Goal through FY2012	106
Appendix 2: Public Housing Demographics.....	110
Appendix 3: HCV Demographics.....	112
Appendix 4: CHA Local Asset Management Plan	113
Appendix 5: CHA Board Resolution.....	115

SECTION I

INTRODUCTION

Section I: Introduction

Throughout FY2012, CHA continued to make progress toward the goals of the Plan for Transformation and the objectives of the Moving to Work (MTW) Demonstration Program. The Plan for Transformation was first authorized when CHA and HUD signed the original Moving To Work (MTW) Agreement on February 6, 2000. HUD executed the Amended and Restated MTW Agreement on June 26, 2008 extending CHA's participation in the MTW Demonstration Program until FY2018.

In FY2012, thirteen years into the Plan for Transformation and with new mayoral and agency leadership, CHA initiated the process of working with numerous stakeholders, including the City of Chicago, HUD and the John D. and Catherine T. MacArthur Foundation, to develop a new strategic plan. The final strategic plan, *Plan Forward: Communities that Work*, lays out CHA's newly articulated mission and goals that will guide the agency's current and future work.¹ Plan Forward takes into account the need to fulfill existing commitments under the Plan for Transformation and the need to adjust to new economic realities. CHA continues to pursue the three statutory objectives of the MTW Demonstration Program in accomplishing the goals of the original Plan for Transformation and, moving forward, through the new strategic plan.

CHA's MTW Annual Plans and Reports describe ongoing and proposed activities that either require special approval or allow utilization of authorizations granted to CHA through the Amended and Restated MTW Agreement. These activities must assist CHA in achieving at least one of the three MTW Statutory Objectives:

- MTW Statutory Objective I: Increase housing choices for low-income families;
- MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
- MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

CHA's FY2012 MTW Annual Report highlights MTW activities that were ongoing or proposed in the approved FY2012 MTW Annual Plan. The MTW Annual Report provides a status on these activities as of December 31, 2012.

Overview of CHA's MTW Goals and Objectives

Since 2000, CHA has been engaged in achieving the goals of the Plan for Transformation: rehabilitate or redevelop 25,000 housing units in Chicago; reintegrate low-income families and housing into the larger physical, social and economic fabric of the city; provide opportunities and services to help residents improve their lives; and spur the revitalization of communities once dominated by CHA developments. In FY2012, CHA engaged in the below MTW activities to pursue these original goals and the MTW program objectives to provide more housing options for families, assist residents in achieving self-sufficiency, and increase the cost-effectiveness of public housing and Housing Choice Voucher program administration.

¹ More information on Plan Forward will be released in FY2013 and available on CHA's website: www.thecha.org

Proposed (Not Implemented)

Property Rental Assistance/Project-Based Voucher Program

- **Funding Supportive Services for Project-Based Voucher Program (p. 58):** CHA is authorized to approve rents that include both the cost of the rental subsidy and the cost of support services to enhance opportunities for families when no other such funding is available for supportive housing properties in the PRA program. CHA has not implemented this activity and will make a determination regarding implementation in the FY2014 MTW Annual Plan.

Ongoing

Overall

- **Revitalization of 25,000 Housing Units (p. 60):** CHA continues to make progress toward the goal of 25,000 housing units and providing additional housing opportunities for residents. At the end of FY2012, CHA had completed 86% completion of this goal.
- **Comprehensive Low-Income Home Ownership Program (p. 61):** CHA has expanded of its HCV Choose to Own (CTO) Home Ownership Program to current CHA public housing residents.

Public Housing

- **Public Housing Work Requirement (p. 61):** Through the implementation of a work requirement across CHA's public housing portfolio, more residents are engaged in employment, education, job training, and community service in order to achieve goals for self-sufficiency. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement.
- **Office of the Ombudsman (p. 63):** The Office of the Ombudsman provides designated staff to address the concerns of public housing residents living in mixed-income communities and serves as a liaison between residents and CHA leadership. The office promotes self-sufficiency by assisting residents in resolving issues and adapting to their new community as well as staffing efficiency by directing resident inquiries to a single office.
- **\$75 Minimum Rent (p. 63):** CHA increased the minimum rent from \$50 to \$75 in FY2009, taking into account cost of living adjustments which had not been previously considered or incorporated. The impact of the revised minimum rent level is an increase in rent collection revenue from residents paying the minimum rent.

- **Establishment of a Reasonable Cost Formula for Rehabilitation (p. 64):** CHA established reasonable cost limitations for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits. The reasonable cost formula enables CHA to minimize cost overages in construction and rehabilitation activities.
- **Establishment of a Reasonable Cost Formula for Redevelopment (p. 65):** HUD approved the reasonable cost formula for redevelopment in FY2010. The reasonable cost formula helps CHA cover the full cost of public housing units in mixed-income developments and increase public housing opportunities on an annual basis.

Housing Choice Voucher Program

- **Biennial Re-examinations of HCV Program Participants (p. 65):** CHA conducts biennial, rather than annual, re-examinations for HCV Program participants to review and establish continued eligibility for the HCV program, resulting in reduced staff time and administrative cost savings.
- **Exception Payment Standards (p. 66):** CHA established criteria for the agency to self-certify exception rents that may be up to 300% of the established payment standard. Exception rents will help to increase housing opportunities in lower poverty, opportunity areas throughout Chicago.
- **Owner Excellence –Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval within 90 Days of Passed Date (p. 68):** As part of the HCV Owner Excellence Program, CHA will approve tenancy for a unit that passed an inspection within the previous 90 days for owners participating in the Owner Excellence Program.
- **Owner Excellence – Vacancy Payments (p. 68):** As part of the HCV Owner Excellence Program, CHA may provide a modest vacancy payment to owners participating in the Owner Excellence Program who re-lease a unit currently in the HCV program to another HCV participant.
- **Owner Excellence – Biennial Inspections (p. 69):** As another component to the Owner Excellence Program, CHA will conduct biennial inspections on qualifying units, as defined by CHA, of owners participating in the Owner Excellence Program. Qualifying units must be owned by landlords who meet strict eligibility criteria and also exceed more stringent inspection standards.
- **Elimination of Assets in Income Calculation (p. 70):** CHA no longer includes income earned from assets as part of the HCV rent calculation after verification of initial income eligibility for the HCV program.

Property Rental Assistance/Project-Based Voucher Program

- **Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties (p. 71):** CHA may increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building. CHA uses this flexibility to create innovative funding structures for PBV developments and enhance its Property Rental Assistance program.

- **Authorization of Qualified Owners/Property Managers to Perform Initial Eligibility Determinations and Re-examinations (p. 71):** CHA authorizes qualified owners, as defined by CHA, to perform initial eligibility determinations and re-examinations of participants in the PRA Program. The purpose of this activity is to reduce costs, minimize the duplication of effort, and to administer the PRA program using a best practices model for privately-managed mixed-income and public housing developments.
- **Authorization of Qualified Owners/Property Managers to Perform Annual Inspections (p. 72) (previously referred to as Ensure Excellent Maintenance of Quality Housing):** CHA is authorized to perform quality control inspections of PRA units and developments consistent with best practices in subsidized property management. Under this approach, CHA requires owners, through their property managers or contract inspectors that have demonstrated successful property management knowledge and/or experience, to inspect all PBV units annually.
- **30-Year PBV Contract Commitments (p. 73):** To facilitate the expansion of affordable housing opportunities through the use of PBVs, CHA uses MTW authority to enter into HAP contracts for initial terms between 16 and 30 years.
- **PRA Inspections (p. 74):** CHA has reduced the number of inspections required prior to lease-up of PBV developments that are new construction or substantial rehabilitation. In cases involving such properties, CHA considers the issuance of a Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards.
- **Two-Year Requirement for PBV Participant Transition to Housing Choice Voucher (p. 74):** CHA reduces turnover in PBV developments by requiring families to occupy the unit for two years, unless a supportive housing unit, before they are eligible for a Tenant-Based Voucher.
- **Payments During Initial Occupancy – New Construction and Substantially Rehabilitated Properties (p. 75):** CHA provides vacancy payments, as determined necessary on a project by project basis, during the initial operating lease-up period in order to provide an incentive for owner participation and to ensure the long-term viability of newly constructed and substantially rehabilitated properties.

CHA also utilizes the single-fund budget provided through MTW participation for expanded and flexible resources for overall administration of housing assistance, capital activities, and special services and programs for residents such as case management and workforce development. Beyond participation in the MTW Demonstration Program, CHA strives to maintain and build sustainable partnerships with a variety of stakeholders, organizations, and agencies to fulfill the overall goals of the Plan for Transformation.

Highlights of FY2012 Report

Section Two: General Housing Authority Operating Information

Overall Unit Delivery Progress

- In FY2012, CHA delivered 173 housing units through mixed-income redevelopment and scattered sites, acquisition/rehabilitation through the Property Investment Initiative and new project-based voucher units through the Property Rental Assistance program.
- As of the end of FY2012, CHA has completed 21,376 housing units or 86% of the overall unit delivery goal for the Plan.

Housing Stock Information

- As of the end of FY2012, CHA had 21,179 total public housing units including units under lease, available for occupancy or offline for HUD approved reasons.
- As of the end of FY2012, 38,525 total Housing Choice Vouchers were authorized for CHA and made available to eligible families, including 36,679 MTW and 1,846 non-MTW vouchers.
- CHA utilized a total of 2,445 PBVs, including 2,238 under Housing Assistance Payment (HAP) contracts and 207 PBV units under an Agreement to Enter into a Housing Assistance Payment (AHAP) in FY2012.

Leasing Information

- In FY2012, a total of 17,691 public housing units were under lease/occupied.
- CHA decreased the number of vacant units in 2012, resulting in a 98.7% overall occupancy rate and exceeding HUD's benchmark for high performance in occupancy.
- CHA leased a total of 38,002 HCVs by the end of FY2012, including 36,245 MTW and 1,757 non-MTW vouchers.

Wait List Information

- Prior to completion of the wait list survey update which began in December 2012, CHA's public housing wait lists (Community-Wide/Family, Community Area/Scattered Site, and Senior Site-Based Wait Lists) consisted of 57,415 total applicants.
- At the end of FY2012, CHA's HCV Wait List was composed of 34,176 total applicants.

Section Three: Non-MTW Related Housing Authority Information

- In FY2012 CHA piloted an adjusted resident services model focusing on employment, clinical, youth and senior services with less emphasis on outreach to unengaged families. Results from the pilot show that not all families require intensive outreach, and that in addition to residents looking for employment, many of those currently working are also interested in employment services.
- In FY2012, CHA launched the first two self-service HCV participant kiosks to assist participants in completing standard administrative tasks and requests without an appointment. Applicants are able to get waitlist information while HCV participants are able to process biennial re-

certifications, interims, and moves. In addition, HCV will disseminate program news, initiatives and educational workshops, and a customer service survey through the kiosks.

- As of December 2012, 289 HCV owners are participating in the HCV Owner Excellence Program which recognizes and rewards outstanding property owners and/or property managers through incentives to encourage their continued participation in CHA's HCV Program.

Section Four: Long Term MTW Plan (Optional)

- In FY2012, CHA initiated the process of working with numerous stakeholders to develop a new strategic plan. The final strategic plan, *Plan Forward: Communities that Work*, takes into account the need to fulfill existing commitments under the Plan for Transformation and the need to reconsider policies and programs to adjust to new economic realities and to use the platform of affordable housing to improve residents' lives and surrounding communities. More information on Plan Forward will be released in FY2013.

Section Five: Proposed MTW Activities

- CHA has no applicable activities for this section.

Section Six: Ongoing MTW Activities

- As of the end of FY2012, 4,149 (49%) public housing residents subject to the work requirement were compliant.
- Through the use of the reasonable cost formula in FY2012, CHA closed and started construction at three developments, Oakwood Shores 2C, Lakefront Phase II, and Oakwood Shores 2D. Use of the CHA reasonable cost formula for these three developments will provide an additional 19 public housing units.
- In FY2012, CHA conducted 16,238 biennial re-examinations for a savings of 48,714 staff hours as a result of performing reexaminations for approximately half of HCV households.
- In FY2012, CHA approved eight developments through the PRA Program that exceeded the 25% PBV assistance limit.
- In FY2012, CHA entered into 5 HAP Contracts of 30 years and 1 HAP Contract of 20 years, representing 31 units, through the PRA program.

Section Seven: Sources and Uses of Funding

- In FY2012, the impact of the single-fund flexibility on CHA's resources continued to be seen through the redevelopment, rehabilitation, and acquisition of public housing units and CHA upgrades to family and senior units to comply with ADA accessibility requirements, and through promoting family self-sufficiency through a variety of supportive services.
- In FY2012, 5,122 families took advantage of CHA's All Clear utility assistance program, clearing more than \$425,000 in debt.

SECTION II

GENERAL HOUSING AUTHORITY OPERATING INFORMATION

Section II: General Housing Authority Information

This section contains General Housing Authority Operating Information for CHA's public housing portfolio and Housing Choice Voucher (HCV) Program, including Housing Stock, Leasing, and Wait List information.

Overall Progress toward Goal of 25,000 Housing Units

During FY2012, CHA continued to make progress toward the Plan for Transformation goal of rehabilitating or replacing 25,000 units of affordable housing in Chicago. In FY2012, CHA delivered 173 housing units through mixed-income redevelopment and scattered sites, acquisition/rehabilitation through the Property Investment Initiative and new project-based voucher units through the Property Rental Assistance program. As of the end of FY2012, CHA has completed 21,376 housing units or 86% of the overall unit delivery goal for the Plan.² (Please refer to Appendix 1 for Overall Unit Delivery by Year through FY2012.)

FY2012 Overall Unit Delivery

PIC Number	Type/Program	Development	Projected FY2012 Unit Delivery	Actual FY2012 Unit Delivery
IL002147000	Mixed-Income Family Housing Redevelopment	Parkside of Old Town Phase 2A	23	23
IL002149000		Park Douglas	32	29
IL002159000		Park Boulevard Phase IIA	46	46
IL002033000	Scattered Site Housing Rehabilitation	Wentworth Annex (Scattered Sites-Southeast)	14	14
N/A	Public Housing Acquisition/Rehabilitation	Property Investment Initiative	85	9
N/A	Project-Based Vouchers	Property Rental Assistance Program	645	52
Total Housing Units			845	173

² CHA's progress toward the 25,000 unit delivery goal is not the same as the total number of CHA public housing units.

Housing Stock Information: Public Housing

Number of Public Housing Units at the end of FY2012

As of the end of FY2012, CHA had 21,179 public housing units including those offline and unavailable for occupancy. This number includes all standing public housing units and is not the same as CHA's progress toward the 25,000 unit delivery goal. CHA public housing units are categorized in two ways:

- *Online/Leasable Units*: 18,163 units - All occupied units plus those that are vacant but available for occupancy/leasing. CHA's vacancy rate is calculated based on online, leasable units.
- *Offline Units*: 3,016 units - Units unavailable for occupancy and offline for HUD-approved reasons such as pending demolition/disposition, ADA modification, routine or major capital maintenance, non-dwelling use, on-site employee use, relocation resources, and those public housing units currently offline as CHA undertakes redevelopment planning at sites across the city through the Plan for Transformation.

The following table shows the breakdown of CHA's public housing units.

CHA Public Housing/ACC Units as FY2012		
	Total Units	Explanation
Online/Leasable Units	18,163	Includes occupied and vacant units. CHA's vacancy rate is calculated based on online units.
<i>Occupied Units</i>	17,691	Includes online units which are currently occupied/leased.
<i>Vacant Units</i>	472	Includes online units which are currently vacant and available for occupancy.
Offline Units	3,016	Includes units offline and unavailable for occupancy for HUD-approved reasons described below.
Total Public Housing (ACC) Units*	21,179	Includes all CHA standing public housing units (offline and online).

*Does not include 339 units at city/state PBV sites (Lathrop Elderly, Harrison Courts, and Loomis Courts) which are not public housing units.

Offline Unit Summary

A total of 3,016 public housing units in CHA's portfolio are currently offline and unavailable for HUD-approved reasons. The following summary and table describes these units in detail.

CHA Offline Unit Summary as of FY2012

Category	Total Units	% of Offline Units
Pending Redevelopment/Planning	2,122	70.36%
Major or Routine Capital Maintenance	524	17.37%
Pending Demolition or Disposition Activity	41	1.36%
Non-Dwelling Use	329	10.91%
Total Offline Units	3,016	100.00%

Offline Unit Category Definitions

- **Pending Redevelopment/Planning:** Includes sites with redevelopment planning underway; specific timelines for bringing new units online are pending finalization of plans.
- **Major or Routine Capital Maintenance:** Includes sites undergoing routine repairs or maintenance, updates to align with building requirements, ADA modifications and major capital maintenance projects.
- **Pending Demolition or Disposition Activity:** Units currently pending demolition or disposition; these units will not come back online.
- **Non-Dwelling Use:** Includes units in Family, Senior, Scattered and Mixed-Income Sites used for service provider offices, property management offices and on-site employees.

More information on the status of offline units is available and updated quarterly on CHA's website (www.thecha.org).

Unit Delivery Progress vs. Total Public Housing Units

CHA's progress toward the 25,000 unit delivery goal is not the same as the *total* number of CHA public housing units or the number of *online/leasable* public housing units. Public housing units renovated or redeveloped through the Plan ten to twelve years ago, though counted toward unit delivery progress, may now temporarily be offline for reasons described in the previous section. Moreover, project-based vouchers (PBVs) administered through

CHA's HCV Program are not public housing units, but do provide needed affordable housing opportunities and are counted toward the overall goal of 25,000 revitalized housing units. The following table shows the breakdown of public housing and PBV units counted toward overall unit delivery progress.

Units Counted in Overall Progress toward 25,000 Goal as of 12/31/12		
	Total Units	Explanation
Public Housing*	19,221	Includes rehabilitated family, scattered site, and senior units; redeveloped mixed-income units; acquired units through Property Investment Initiative
Project-Based Vouchers	2,155	Includes PBV units under HAP contracts in Chicago prior to and through the Property Rental Assistance Program
Total Units Counted toward 25,000 Goal	21,376	Includes public housing and PBV units

*Public housing units renovated or redeveloped in the earlier years of the Plan and counted toward overall progress may temporarily be offline for reasons described in the above section.

Description of Significant Capital Expenditures by Development

CHA's ability to both maintain and restore assets while continuing to improve public housing for residents throughout Chicago is fundamental to the success of the Plan for Transformation. In FY2012, CHA continued to meet financial commitments entered into before CHA's participation in the MTW Demonstration Program as well as finance additional capital expenditures and revitalization efforts. CHA invested \$105,266,484 in public housing via CHA's Capital Program in FY2012.

AMP CATEGORY	AMP & AMP DESCRIPTION	FY2012 BUDGET	YTD ACTUAL	VARIANCE	% SPENT
FAMILY	1010-ABLA	\$594,857	\$302,286	\$292,571	50.82%
	1020-ALTGELD-MURRAY	\$10,502,213	\$167,096	\$10,335,117	1.59%
	1030-BRIDGEPORT	\$15,957,501	\$659,164	\$15,298,337	4.13%
	1130-DEARBORN HOMES	\$7,561,422	\$2,410,514	\$5,150,908	31.88%
	1160-ICKES	\$413,923	\$169,839	\$244,084	41.03%
	1170-IDA B. WELLS	\$153,000	\$58,461	\$94,539	38.21%
	1181-LAKE PARC PLACE	\$13,939,864	\$6,465,537	\$7,474,327	46.38%
	1220-LATHROP	\$1,471,701	\$853,480	\$618,221	57.99%
	1240-LECLAIRE COURTS EXT.	\$0	\$51,195	(\$51,195)	-
	1250-LOWDEN	\$2,198,180	\$293,771	\$1,904,409	13.36%
	1310-SS-NORTH CENTRAL	\$2,036,917	\$1,665,822	\$371,095	81.78%
	1312-SS NORTH WEST	\$1,187,000	\$55,839	\$1,131,161	4.70%
	1320-SS NORTH EAST	\$1,851,532	\$1,306,746	\$544,786	70.58%
	1330-SS SOUTH EAST	\$2,473,086	\$2,068,548	\$404,538	83.64%
	1340-SS SOUTH WEST	\$1,800,000	\$101,679	\$1,698,321	5.65%
	1350-SS WEST	\$1,755,522	\$289,968	\$1,465,554	16.52%
	1380-TRUMBULL PARK	\$494,000	\$598,423	(\$104,423)	121.14%
	1390-WASHINGTON PARK	\$5,572,227	\$452,744	\$5,119,483	8.13%
	1400-WENTHWORTH GARDENS	\$250,000	(\$4,045)	\$254,045	-1.62%
	1890-CABRINI EXT.	\$0	\$2,949	(\$2,949)	-
	1910-CABRINI ROWHOUSE	\$46,000	\$32,350	\$13,650	70.33%
	1920-CABRINI GREEN	\$18,000	\$17,897	\$103	99.43%
	1930-HORNER-WEST HAVEN	\$2,289,667	\$127,812	\$2,161,855	5.58%
	1950-LAWNDALE GARDENS MOHAWK PARTNERS	\$10,770,295	\$71,929	\$10,698,366	0.67%

	2490-PARK DOUGLAS/OGDEN NORTH	\$1,110,856	\$990,939	\$119,917	89.20%
	2570/2580 - PII NORTH & PII SOUTH	\$4,950,000	\$2,960,981	\$1,989,019	59.82%
FAMILY Total		\$89,397,763	\$22,171,924	\$67,225,839	24.80%
SENIOR	1370-Administrative - 47thSt/Taylor	\$0	\$4,015	(\$4,015)	-
	1410-9131-77 S. CHICAGO	\$205,000	\$171,255	\$33,746	83.54%
	1420-150 S. CAMPBELL	\$112,000	\$87,179	\$24,821	77.84%
	1430-ECKHART	\$3,616,615	\$3,464,963	\$151,652	95.81%
	1440-FLANNERY	\$205,000	\$237,680	(\$32,680)	115.94%
	1460-ARMOUR SQUARE	\$413,495	\$398,320	\$15,175	96.33%
	1480-855 W. ALDINE AVENUE	\$110,000	\$107,405	\$2,595	97.64%
	1490-116 W. ELM	\$1,828,518	\$328,944	\$1,499,574	17.99%
	1500-440 N. DRAKE	\$98,500	\$85,712	\$12,788	87.02%
	1520-LINCOLN PERRY APTS. I	\$30,000	\$29,565	\$435	98.55%
	1521-LINCOLN PERRY APTS. II	\$1,946,863	\$497,552	\$1,449,311	25.56%
	1540-4945 N. SHERIDAN	\$146,000	\$155,416	(\$9,416)	106.45%
	1550-CLARK & IRVING APTS.	\$335,000	\$321,787	\$13,213	96.06%
	1570-5821 N. BROADWAY	\$5,125,878	\$263,071	\$4,862,807	5.13%
	1590-1750 W. PETERSON	\$162,081	\$92,844	\$69,237	57.28%
	1600-4645 N. SHERIDAN	\$107,500	\$127,327	(\$19,827)	118.44%
	1610-3030 W. 21ST PLACE	\$104,000	\$134,971	(\$30,971)	129.78%
	1620-3700 W. CONGRESS PKY.	\$124,000	\$152,895	(\$28,895)	123.30%
	1630-1611 S. RACINE	\$135,000	\$123,207	\$11,793	91.26%
	1640-5670 W. LAKE	\$115,000	\$85,712	\$29,288	74.53%
	1650-3916 W. WASHINGTON	\$1,900,934	\$88,596	\$1,812,338	4.66%
	1660-344 W. 28TH PLACE	\$537,222	\$213,082	\$324,140	39.66%
	1670-1633 W. MADISON	\$10,420,018	\$8,900,161	\$1,519,857	85.41%
	1680-WICKER PARK	\$1,310,000	\$1,151,572	\$158,428	87.91%
	1700-1447 S. ASHLAND	\$104,500	\$147,247	(\$42,747)	140.91%

	1710-2140 N. CLARK STREET	\$265,000	\$48,385	\$216,615	18.26%
	1720-2111 N HALSTED	\$95,000	\$70,057	\$24,943	73.74%
	1730-1845 N LARRABEE	\$50,000		\$50,000	0.00%
	1740-LINCOLN & SHEFFIELD	\$245,000	\$213,811	\$31,189	87.27%
	1750-1930 W. LOYOLA AVE.	\$2,622,820	\$1,853,428	\$769,392	70.67%
	1760-6400 N. SHERIDAN	\$94,081	\$15,029	\$79,052	15.97%
	1770-4227 S. OAKENWALD	\$103,000	\$157,589	(\$54,589)	153.00%
	1780-4250 S. PRINCETON	\$128,000	\$124,783	\$3,217	97.49%
	1790-4930 S. LANGLEY	\$103,000	\$122,264	(\$19,264)	118.70%
	1800-6401 S. YALE AVE.	\$116,500	\$109,497	\$7,003	93.99%
	1810-661 E. 69TH STREET	\$277,000	\$154,106	\$122,894	55.63%
	1820-6360 S. MINERVA	\$110,000	\$102,974	\$7,026	93.61%
	1830-4030 S. LAKE PARK AVE.	\$106,950	\$114,646	(\$7,696)	107.20%
	1840-JUDGE SLATER APTS.	\$6,983,109	\$5,992,029	\$991,080	85.81%
	1860-6455 W. 65TH STREET	\$780,919	\$66,809	\$714,110	8.56%
	1870-4949 S. COTTAGE GROVE	\$103,000	\$125,244	(\$22,244)	121.60%
SENIOR Total		\$41,376,503	\$26,641,129	\$14,735,374	64.39%
MIXED INCOME	2050-LAKE PARK CRESCENT	\$11,919,153	\$2,713,574	\$9,205,579	22.77%
	2140-OAKWOOD SHORES 2D	\$1,354,627	\$205,079	\$1,149,548	15.14%
	2160-ROOSEVELT SQUARE		\$422,417	(\$422,417)	-
	2200-Rockwell/West End 1B		\$34,977	(\$34,977)	-
	2250-PARK BLVD 1B	\$1,979,675	\$522,239	\$1,457,436	26.38%
	2260-PARKSIDE CONDO		\$487,788	(\$487,788)	-
	2270-Hansberry Square	\$10,000	(\$2,319,963)	\$2,329,963	-23199.63%
	2330-ROOSEVELT SQUARE IIB	\$1,260,000	\$16,109	\$1,243,891	1.28%
	2390-COLEMAN PLACE		\$2,319,963	(\$2,319,963)	-
	2410-WEST HAVEN PARK IIC	\$335,000		\$335,000	0.00%
	2450-OAKWOOD SHORES 2B	\$1,191,045	\$384,115	\$806,930	32.25%

	2470-PARKSIDE 2A	\$1,659,590	\$466,967	\$1,192,623	28.14%
	2480-WEST END PHASE 2	\$566,327	(\$367,427)	\$933,754	-64.88%
	2510-KENMORE APTS (MIXED FINANCE)	\$1,897,076		\$1,897,076	0.00%
	2520-POMEROY APTS (MIXED FINANCE)	\$2,078,489	(\$183,229)	\$2,261,718	-8.82%
	2530-OAKWOOD SHORES 2C	\$1,874,984	\$2,010,785	(\$135,801)	107.24%
	6000-HOPE VI	\$18,656,220	\$15,330,523	\$3,325,697	82.17%
	6001-HABITAT	\$5,334,242	\$1,307,597	\$4,026,645	24.51%
	6002-HABITAT	\$4,002,630	\$3,169,107	\$833,523	79.18%
	MIXED INCOME Total	\$54,119,058	\$26,520,622	\$27,598,436	49.00%
OTHER	0000-ORDINARY MAINTENANCE	\$11,992,140	\$11,433,795	\$558,345	95.34%
	0001-DEBT SERVICE	\$19,708,647	\$10,052,934	\$9,655,713	51.01%
	0002-FISCAL AGENT FEES	\$50,000	\$19,016	\$30,984	38.03%
	0003-SURVEILLANCE CAMERAS	\$1,272,393	\$1,155,003	\$117,390	90.77%
	5000-CITY/STATE	\$9,085,220	\$3,059,711	\$6,025,510	33.68%
	7000-OTHER	\$440,121	\$513,808	(\$73,687)	116.74%
	OTHER Total	\$42,548,521	\$26,234,267	\$16,314,254	61.66%
COCC	1000-AMP SERVICE CENTER	\$7,199,334	\$3,697,528	\$3,501,806	51.36%
	9000-CENTRAL OFFICE (COCC)	\$100,000	\$1,015	\$98,985	1.01%
	COCC Total	\$7,299,334	\$3,698,543	\$3,600,791	50.67%
	Grand Total	\$234,741,179	\$105,266,484	\$129,474,695	44.84%

Capital Expenditures Analysis

The overall budget for the Capital Program as of December 31, 2012 is \$234.7 million versus actual expenses of \$105.6 million. The year-end positive variance for the Capital Program is \$129.1 million. Total FY2012 expenditures for the capital Program is 45.0% of the annual budget.

Family Properties - The year-end expenditures for the family properties are \$22.2 million (24.8%) under the annual budget. Key elements of this variance are as follows:

(AMP 1020-) Altgeld Murray - The \$10.3 million positive variance is primarily due to the postponement of Altgeld Town Center prime design costs which were planned to incur during 2012. Altgeld Town Center construction costs are planned and budgeted for 2013.

(AMP 1030) Bridgeport – The \$15.3 million positive variance is primarily due to the cancellation of the Community Center at Bridgeport (\$3.0M). The Bridgeport AMP was a placeholder for the following projects budget shifted from 2012 to 2013: ABLA (\$1.3M), FIC \$1.2M), Scattered Sites – North Central (\$175K), Trumbull Park Management Office (\$2.7M), Abraham Lincoln Center (\$1.0M), Dearborn Management Office (\$1.1M), Margaret Day Blake Center (\$1.2M), Senior Development Lidia Pucinka (\$1.1M), 925 N. California (\$700K) and ADA Dennison (\$1.5M).

(AMP 1130) Dearborn Homes – The \$5.1 million positive variance is primarily due to the cancellation of the Dearborn Site Security project.

(AMP 1181) Lake Parc Place – The \$7.5 million positive variance is due to the contractor's build out of (ADA Retrofit and Renovation at Lake Parc Apartments being behind scheduled plan per contractor's cash flow. Construction for this project is ongoing and extends through 2013.

(AMP 1220) Lathrop –The \$0.6 million positive variance is primarily due to not processing the 3rd quarter budget revision for the Office of Development Management. In addition, the developer had been drawing on the predevelopment loan slower than originally projected.

(AMP 1250) Lowden Homes – The \$1.9 million positive variance is primarily due to a budget shift from 2012 to 2013. ADA Retrofit Family Lowden Homes project is budgeted for 2013. Prime design costs were incurred during 2012. The project is currently being solicited.

(AMP 1312) SS North West– The \$1.1 million positive variance is primarily due to a budget shift from 2012 to 2013 for Scattered Sites build out. Prime design costs were incurred during 2012.

(AMP 1320) – SS North East –The \$0.5 million positive variance is primarily due to a budget shift from 2012 to 2013 for Scattered Sites build out. Prime design costs were incurred during 2012.

(AMP 1340) – SS South West – The \$1.7 million positive is primarily due to not processing the 3rd quarter budget revision for Capital Construction and anticipated spending was less than planned.

(AMP 1350) SS West – The \$1.5 million positive variance is primarily due to a budget shift from 2012 to 2013 for Scattered Sites build out. Prime design costs were incurred during 2012.

(AMP 1390) Washington Park – The \$5.1 million positive variance is primarily due to Shops & Lofts project not closing in 2012. Construction is anticipated to start in 2013.

(AMP 1930) Horner West Haven – The \$2.2 million positive variance is primarily due to a budget shift from 2012 to 2013. ADA Retrofit Family at Henry Horner project is budgeted for 2013. Prime design costs were incurred during 2012. Construction is scheduled for third quarter of 2013.

(AMP 1950) Lawndale Gardens/Mohawk Partner – The \$10.7 million positive variance is due to not proceeding with the 3rd quarter budget revision. The \$10.7 million represents budgeted contingency dollars for the Office of Development and Management for 2012 projects.

(AMP 2570 & 2580) PII NORTH & SOUTH – The \$1.9 million positive variance is primarily due to the suspension of the Property Investment Initiative program earlier in 2012. As a result, the PII year to date costs are under budget.

Senior Properties (AMPs 1410-1870) – The year-end expenditures for senior properties are \$26.6 million (64.4%) of the annual budget. Key elements of this variance are as follows:

(AMP 1490) 116 W. Elm – The \$1.5 million positive variance is primarily due to a budget shift from 2012 to 2013. Capital maintenance for lift safety and windows replacement at 116 W. elm St. Prime design costs were incurred during 2012. Construction is scheduled for third quarter of 2013.

(AMP 1521) Lincoln Perry Apts. II – The \$1.5 million positive variance is primarily due to a budget shift from 2012 to 2013. Life Safety and Mechanical project at Lincoln Perry Senior Housing project is budgeted for 2013. Prime design costs were incurred during 2012. Project is currently being solicited.

(AMP 1570) 5821 N. Broadway – The \$4.8 million positive variance is primarily due to a budget shift from 2012 to 2013. Capital maintenance for life safety and windows replacement at Judge Fisher. Prime design costs were incurred during 2012. Construction is scheduled for third quarter of 2013.

(AMP 1650-3916) W. Washington – The \$1.8 million positive variance is primarily due to the cancellation of renovation work at Fannie Emanuel Apts.

(AMP 1670-1633) W. Madison – The \$1.5 million positive variance is primarily due to contractor's build out (Façade replacement at Patrick Sullivan) behind that of initial scheduled plan (per contractor's cash flow). Construction for this is ongoing and extends through 2013.

(AMP 1750-1930) W. Loyola Ave. – The \$0.7 million positive variance is primarily due to a budget shift from 2012 to 2013 for Life Safety work at the Daniel Burnham property. Prime design costs were incurred in 2012. Construction is scheduled to begin in 2013.

(AMP 1840) Judge Slater – The \$1.0 million positive variance is primarily due to contractor's build out (Envelope and interior improvements projects at Judge Slater Apts.) being behind the initial scheduled plan (per contractor's cash flow). Construction for this project is ongoing and extends through 2013.

(AMP 1860-6455) W 65th Street – The \$0.7 million positive variance is primarily due to a budget shift from 2012 to 2013 for Life Safety Work at the Major Lawrence Apts. Prime Design costs were incurred in 2012. Construction set to begin in 2013.

Mixed Income Properties (AMPs 2140-6002) – The year-end expenditures for mixed income properties are 27.2 million (49.0%) of the annual budget. Key elements of this variance are as follows:

(AMP 2050) Lake Park Crescent - The \$9.2 million positive variance is primarily due to Lakefront II closing later than projected. In addition, remediation draws started being processed in October. All CHA Capital loan funds will be disbursed in 2013.

(AMP 2140) Oakwood Shores 2D - The \$1.1 million positive variance is primarily due to not proceeding with the 3rd quarter budget revision for a reduction in land acquisition and unspent predevelopment loan funds for Oakwood Shores 2D.

(AMP 2250) Park Boulevard 2B - The \$1.5 million positive variance is due to Park Boulevard 2B did not close at projected so there were no remediation expenses for Phase 2B in 2012.

(AMP 2270) Hansberry Square - The \$2.3 million positive variance is due to a reclassification of 2008 capital expenditures to the correct AMP (Coleman Place) which impacted the year to date expenditures. The expenditures were reclassified from AMP 2270 (Hansberry Square) to AMP 2390-Coleman Place.

(AMP 2330) Roosevelt Square IIB - The \$0.9 million positive variance is primarily due to a scheduled payment of \$900,000 for FOSCO remediation that was delayed. This payment is scheduled to be made in 2013.

(AMP 2390) Coleman Place - The \$2.3 million negative variance is due to a reclassification of 2008 capital expenditures from AMP 2270 (Hansberry Square) to AMP 2390 (Coleman Place) which impacted the year to date expenditures.

(AMP 2450) Oakwood Shores 2D - The \$0.8 million positive variance is primarily due to the closing dates being later than planned. Construction loan funds will be disbursed in 2013.

(AMP 2470) Parkside 2A - The \$1.2 million positive variance is primarily due to no additional land was acquired at Cabrini during 2012.

(AMP 2480) West End Phase 2 - The \$0.9 million positive variance is primarily due to year-end accrual reversals which impacted the year to date expenses.

(AMP 2510) Kenmore Apts. (Mixed Finance) - The \$1.9 million positive variance is primarily program income which should have been removed from the budget. There were no 2012 costs associated with this development.

(AMP 2520) Pomeroy Apts. (Mixed Finance) - The \$2.6 million positive variance is primarily program income which should have been removed from the budget. There were no 2012 costs associated with this development.

(AMP 6000) HOPE VI - The \$3.3 million positive variance is primarily due to HOPE VI funds were not disbursed in 2012 because Park Boulevard Phase 2B did not close as projected.

(AMP 6001) Habitat - The \$4.0 million positive variance is primarily due to the entry recording the pay back of the pre development loan for Lake Park Crescent-Phase II and the adjustment of Habitat expenses for the Lake Park Crescent loan through Habitat reporting. These adjustments impacted the year to date expenditures.

(AMP 6002) Habitat - The \$0.8 million positive variance is primarily due to not processing the 3rd quarter budget revision which impacted the year to date Habitat expenditures for the Office of Development and Management.

Other - The year-end expenditures for other are \$26.2 million (61.7%) under the annual budget. Key elements of this variance are as follows:

Ordinary Maintenance - The \$0.5 million positive variance is primarily due to the expenditures being less than planned. These are the capital grants dollars budgeted to assist with maintain activities at the senior and family properties during the year.

Debt Service -The \$9.6 million positive variance represents principal payments. The budgeted amount includes both principal and interest. The annual report includes only interest expense with the \$9.6 million principal portion being applied to the loan payable on the Balance Sheet.

(AMP 5000) City/State - The \$6.0 million positive variance is primarily due to shift in the budget from 2012 to 2013.

COCC -The \$3.7 million positive variance for COCC is primarily due to a shift in the budget from 2012 to 2013 for the Office of Development Management and Capital Construction.

Public Housing Units Added in FY2012

CHA delivered a total of 123 new public housing units in FY2012 in mixed-income and scattered site developments, and through the Property Investment Initiative.

FY2012 Public Housing Unit Delivery by Bedroom Size							
PIC Number		Development	Bedroom Size				Total FY2012 Units Delivered
			1	2	3	4	
IL002147000	Mixed-Income Family Housing Redevelopment	Parkside of Old Town Phase 2A	4	19	0	0	23
IL002149000		Park Douglas	5	12	12	0	29
IL002159000		Park Boulevard Phase IIA	25	18	3	0	46
IL002033000	Scattered Site Housing Rehabilitation	Wentworth Annex (Scattered Sites-Southeast)	0	6	4	4	14
IL0021570001 IL0021580001	Public Housing Acquisition/Rehabilitation	Property Investment Initiative	0	3	3	3	9
Total Housing Units			34	58	22	7	123

Mixed-Income Family Housing Redevelopment

CHA delivered a total of 101 public housing units in mixed-income family developments in FY2012. Units were completed in phases at Parkside of Old Town Phase 2A (IL002147000), Park Douglas (IL002149000), and Park Boulevard Phase IIA (IL002159000).

Parkside of Old Town Phase 2A (IL002147000)

In FY2012, as part of the second phase of mixed-income replacement housing for the former Cabrini Extension North, CHA delivered the final 23 public housing units in Parkside of Old Town Phase 2A. The 39 total public housing units at Parkside of Old Town 2A are dispersed throughout an eight-story mid-rise building with two-story attached townhomes. Of the final 23 public housing units delivered in FY2012, two units are accessible and one unit is adaptable. In addition to the public housing units, 34 affordable and 15 market-rate units were delivered in FY2012.

Park Douglas (IL002149000)

In FY2012, as part of the first phase of mixed-income replacement housing for the former Lawndale Complex, CHA delivered the final 29 public housing units at Park Douglas. Three of the 32 projected for delivery in FY2012 were delivered earlier in FY2011, so only 29 units actually remained for delivery in

FY2012. Park Douglas contains a total of 60 public housing units in two-, three-, five-, six-, and nine-flat buildings and two courtyard structures. Of the final 29 public housing units, three units are accessible, eleven units are adaptable, and one additional unit is sensory accessible. In addition to the public housing units, 28 affordable and 13 market-rate units were delivered in FY2012.

Park Boulevard IIA (IL002159000)

Park Boulevard Phase IIA represents the second phase of development on the former site of Stateway Gardens. Phase IIA provides a total of 128 rental housing opportunities, including 46 public housing, 53 affordable, and 29 market-rate units. The Phase IIA transaction, which closed on June 30, 2011, completed construction in September 2012 and delivered all units in FY2012. The mix is evenly distributed across four different building types that include 5 story elevator and 3 story walk-up buildings. Of the total 46 public housing units in this phase, three are accessible, ten are adaptable, and one is sensory accessible.

Scattered Site Housing Rehabilitation

CHA's scattered site housing portfolio consists of five regions: North Central (IL002031000), Northeast (IL002032000), Southeast (IL002033000), Southwest (IL002034000), and West (IL002035000). CHA achieved the Plan goal of rehabilitating 2,543 scattered site units in FY2006; however, CHA surpassed this goal with the rehabilitation of 38 scattered site housing units at Wentworth Annex (IL002033000/Southeast).

Wentworth Annex (IL002033000/Southeast)

CHA completed the rehabilitation of the final 14 public housing units at Wentworth Annex in FY2012 as part of Phase II at this site. A total of 38 public housing units incorporated in a community of privately owned homes, were rehabilitated at Wentworth Annex. The renovation included new windows, drywall, mechanical, electrical and plumbing systems, doors, VCT tile, new kitchen cabinets and appliances in addition to exterior site work improvements, site lighting, and sidewalks.

Property Investment Initiative

CHA launched the Property Investment Initiative (PII) in January 2009 as a strategy for offsite housing acquisition. CHA targeted properties for sale in neighborhoods with low percentages of CHA-subsidized housing that were accessible to jobs and public transportation using traditional real estate acquisition processes. These properties are made available for rent as public housing units in CHA's portfolio. This program was conceived to address the need for units with a larger number of bedrooms. As part of CHA's overall strategic planning process in FY2012, CHA decided to phase out the Property Investment Initiative and consider new acquisition strategies to provide additional housing opportunities for low-income families in Chicago.

As of FY2012, CHA had acquired 30 units through this initiative. Units acquired through PII are counted toward the overall unit delivery progress once they are rehabilitated and/or become available for occupancy. In FY2012, nine new PII units were made available for occupancy across seven single family homes and one two-flat building and counted toward unit delivery, for a total of 23 PII units counted to date. The final acquired PII units will be made available for occupancy in FY2013.

Additional Redevelopment and Planning Activity in FY2012

Altgeld Gardens/Phillip Murray Homes (IL002002000/IL002002100/IL002023000)

CHA initiated a planning process in December 2012 and held a resident meeting on December 5, 2012 to discuss the process for developing a plan for Altgeld/Murray Homes. The community planning process will include residents, neighbors and other stakeholders for input in the revitalization plan for the property.

Dorchester Artist Housing (Dante/Harper Scattered Sites/IL2-102C)

As of the end of FY2012, CHA and the developer have completed designs for the creation of an innovative artist housing mixed income development. CHA anticipates closing the transaction and the beginning of construction in FY2013.

Frances Cabrini Rowhouses, Cabrini Extension South and William Green Homes (IL002039000, IL002089000, IL00203000)

In FY2012, CHA continued to work with the Near North Working Group to incorporate Frances Cabrini Rowhouses into the broader redevelopment plans for the former Cabrini-Green sites. In FY2013, CHA will engage in a robust planning process that will include CHA resident and surrounding community input. A solicitation for redevelopment will be released in FY2013.

Fannie Emanuel/Parkview Senior Apartments (IL002065000)

In FY2012, CHA released an RFP to solicit senior housing development proposals for this site. CHA has determined it will act as the master developer through a mixed-finance approach.

Harold Ickes Homes (IL002016000)

In FY2011, CHA worked with the Harold Ickes Working Group to prepare an initial draft of a Request for Qualifications (RFQ) for the hiring of a community development team for redevelopment. In FY2013, CHA will restart the planning process with residents and stakeholders, informed by CHA's new strategic plan.

Lakefront Phase IIA (IL002128000)

Lakefront Phase II Rental closed on June 29, 2012 and started construction on a total of 137 rental units, including 47 public housing, 51 affordable, and 34 market-rate units. Phase II will consist of one eight-story midrise building and twelve three- and six-flat structures offered throughout four building types.

Lathrop Homes (IL002022000)

In FY2012, CHA and Lathrop Community Partners (LCP) continued the robust community planning process. CHA and LCP convened numerous Lathrop Working Group meetings and CHA resident meetings to obtain input on various development concepts. On November 15 and 17, 2012, CHA presented the first iteration of proposed redevelopment concepts to the public in Community Open Houses. More than 350 Lathrop Homes and community residents attended. Over 200 completed surveys and comment cards were received. CHA and LCP are working to finalize a master plan by March 2013.

LeClaire Courts Extension (IL002024000)

In FY2011, CHA worked with the LeClaire Courts Working Group to prepare an initial draft of a Request for Qualifications (RFQ) for the hiring of a community development team for redevelopment. In FY2013, CHA will restart the planning process with residents and stakeholders, informed by CHA's new strategic plan.

Norfolk Transaction/Scattered Sites-SW (IL002034000)

In FY2012, CHA negotiated the sale of 72 scattered site units and underlying land in the Washington Park community to the Norfolk Southern Railroad in support of a regional economic development project for the City of Chicago. HUD approved the disposition of the property in FY2012. The sale proceeds will be used to support CHA's unit acquisition initiatives, and the Railroad executed a hiring agreement for the employment of CHA residents. CHA completed the relocation of 57 public housing families to other CHA housing options in September 2012.

Oakwood Shores 2C (IL002153000)

Oakwood Shores 2C closed on March 9, 2012 and started construction on a total of 48 rental units, including 19 public housing, 17 affordable, and 12 market-rate units. Phase 2C, also known as Oakwood Shores Terraces and Medical Center, will consist of one six-story masonry pre-cast midrise building and 28,000 square feet of commercial space which will include the first medical facility in a CHA mixed-income community.

Oakwood Shores 2D (IL002114000)

Oakwood Shores 2D closed on October 26, 2012 and started construction on a total of 66 rental units, including 22 public housing, 22 affordable, and 22 market-rate units. Phase 2D will consist of seven structures including: two six-flat walk-ups, three row houses with 14-units, one 12-unit walk-up, as well as a community building.

Other Rehabilitation and Capital Maintenance Activity in FY2012

- In accordance with changes to the City of Chicago building code requirements, CHA initiated the design of approximately 35 projects to incorporate mandatory life safety upgrades in FY2012 that are expected to be completed by Q1 FY2014.
- In an effort to increase security services and improve collaboration with the Chicago Police Department, CHA started the process of installing additional security cameras in FY2012 and estimates that 1,900 security cameras will be installed on CHA properties by FY2014.
- In FY2012, CHA completed various construction projects including:
 - Construction of computer lab space at Lake Parc Place / 3983 South Lake Park (IL002018100) and Lawndale Gardens / 2527 S. California (IL002095000)
 - Mechanical and plumbing upgrades at Lidia Pucinska Apts. / 838 N. Noble (IL002043000)
 - Interior renovations of 10 units at Bridgeport Homes / 3100 S. Lituanica (IL002003000)
 - Rehabilitation and mechanical, electrical, and plumbing upgrades at 5045 N. Ashland/SS Northeast (IL002032000)
- In FY2012, CHA initiated various construction projects that are currently in progress including:
 - Renovation of fire lanes at Dearborn Homes / 2960 S. Federal Street (IL002013000)

- o Envelope improvements and mechanical and plumbing upgrades at Patrick Sullivan Apts. / 1633 W. Madison St. (IL002067000)
- o Facade replacement and interior improvements at Judge Slater Apts. / 740 E. 43rd (IL002084000)
- o ADA retrofit and envelope improvements at Lake Parc Place Apts. / 3939 S. Lake Park (IL002018100)

Public Housing Units Removed from Inventory in FY2012

Dwelling Demolition in FY2012

No dwelling demolition occurred in FY2012.

Non-Dwelling Demolition in FY2012

No non-dwelling demolition occurred in FY2012.

Disposition Activity in FY2012

CHA removes property through disposition activity for the purpose of mixed-income redevelopment and other broader community planning. The following table shows disposition activity in FY2012.

Property Removed through Disposition Activity in FY2012

PIC Number	Development	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition	Type of Property/Purpose of Disposition
IL002114000	Madden/Wells/ Darrow (Oakwood Shores Phase 2D)	37th Place	Pershing Road	Lake Park	Vincennes	Subpart F Mixed income development Ground lease	On October 9, 2012, HUD approved the disposition of vacant land at the former Madden/Wells/Darrow site (with no standing public housing units). This disposition is for the next phase of mixed-income development at Oakwood Shores; CHA closed the transaction on 10/26/2012 and construction is underway.
IL002034000	Scattered Sites - Southwest (Norfolk Transaction)	56 th Place	59 th Street	Stewart	Metra Southwest Service line	Sale in fee simple	In FY2012, CHA negotiated the sale of 72 scattered site public housing units to the Norfolk Southern Railroad in support of a regional economic development project for the City of Chicago. HUD approved the disposition of the property on November 28, 2012.

Smart Growth Initiative

In FY2011, CHA introduced a new initiative in which portions of open space within senior properties, not including senior designated buildings, may be disposed for revenue generating ideas such as commercial or additional housing opportunities in order to enhance communities. As part of this initiative in FY2012, CHA continued to explore development opportunities to provide improvements for the residents and retail amenities at Caroline Hedger

Apartments (IL002076000). In addition, at Patrick Sullivan Apartments (IL002067000), CHA will continue to explore development opportunities for 35 S. Paulina and adjacent CHA land for mixed use development. CHA will work with local resident leadership to develop plans.

Housing Stock Information: Housing Choice Voucher Program

HCVs Authorized at the End of FY2012

In FY2012, CHA planned to allocate 36,290 HCVs for lease, including 1,699 non-MTW vouchers. By the end of FY2012, 38,525 total HCVs were authorized, of which 1,846 were non-MTW.³ The non-MTW authorized vouchers included 1,276 Moderate Rehabilitation, 520 VASH and 50 Mainstream Five-Year HCVs. The increase in the planned number of VASH HCVs is due to two new awards, 100 in April 2012 and 35 in July 2012. In addition, CHA received 55 replacement vouchers for Mod Rehab HAP contract expirations.

HCVs Authorized for FY2012		
	Planned	Actual
MTW Total	36,290	36,679
Non-MTW		
VASH	310	520
Mainstream 5-Yr.	50	50
Mod. Rehab	1,339	1,276
Non-MTW Total	1,699	1,846
MTW/Non-MTW Total	37,989	38,525

Project-Based Voucher Utilization in FY2012

CHA has continued to expand the use of project-based vouchers (PBV) since FY2004 to increase housing options for low-income families in the region. PBVs are issued directly to property owners, unlike tenant-based vouchers, and remain with the unit if a tenant moves out. CHA launched the Property Rental Assistance (PRA) program in FY2010 and announced its ongoing annual application process. The purpose of PRA is to expand the PBV program across Chicago neighborhoods to owners of rental housing and developers of newly constructed or rehabilitated housing properties. As of the end of FY2012, CHA is utilizing a total of 2,445 PBVs in properties with units under either Housing Assistance Payment (HAP) contracts or an Agreement to Enter into a Housing Assistance Payment (AHAP). This includes 2,238 total PBV units under HAP and 207 PBV units under AHAP.

The following sections and tables describe CHA's use of PBVs in more detail.

³ In FY2012, of the total CHA voucher allocation, 38,525 were designated for leasing and the remaining 13,524 were designated as MTW Block grant vouchers.

Certificates converted to PBVs

CHA continues to administer 478 PBVs that were converted from Project-Based Certificates when HUD revamped the program in FY2003. These 478 PBVs are located in Chicago and counted toward overall unit delivery progress.

City/State PBVs

CHA continues to administer 339 PBVs across three city-state sites: Harrison Courts, Loomis Courts, and Lathrop Elderly. These 339 PBVs are located in Chicago and counted toward overall unit delivery progress.

PRA Supportive Housing

In FY2012, four new supportive housing developments were placed under HAP contracts and amendments to existing HAP contracts were made for a total of 29 new PBV supportive housing units counted toward unit delivery. In addition, New Moms Transformation Project (40 units) and Harvest Commons (89 units, formerly known as The Viceroy), totaling 129 PBV units, are currently under construction and will be placed under HAP contracts upon completion in March 2013. Also, an additional 152 PBV units in four supportive housing developments approved by CHA's Board in FY2012 are anticipated to be placed under HAP or AHAP contacts by the first quarter of FY2013.

In FY2012, CHA worked with the Corporation for Supportive Housing (CSH) to finalize an expedited referral process for leasing project based units to those in need of supportive services. (See *HCV Wait List in Section II for more information.*)

Regional Housing Initiative

The Regional Housing Initiative (RHI), formed in 2002, is a consortium of eight regional housing authorities (CHA, Housing Authority of Cook County, Housing Authority of Joliet, McHenry County Housing Authority, Lake County Housing Authority, Waukegan Housing Authority, DuPage Housing Authority and Oak Park Housing Authority) that have pooled project-based vouchers to allocate to competitively selected developments in each housing authority's jurisdiction. Through RHI, property rental assistance is awarded to developers committed to preserving and/or increasing the supply of affordable rental housing and expanding affordable housing options located near employment centers and/or public transportation providing easy access to employment opportunities. RHI is staffed by the Metropolitan Planning Council (MPC) and works closely with the Illinois Housing Development Authority (IHDA) when reviewing applications that are being considered by IHDA for Low Income Housing Tax Credits.⁴

In FY2012, CHA participated in a pilot program to expand RHI's efforts and efficiency in providing more affordable housing options. To accomplish this, a centralized regional waiting list was created comprised of applicants from each of the participating housing authorities' waiting lists who expressed an interest in moving to other jurisdictions. Chicago Housing Partners was selected to manage the referral process and provide credit counseling for applicants. To create the regional waiting list, notices were sent out to the first 500 names on each of the participating housing authorities' waiting lists inviting them to apply. A total of 753 applicants responded and were placed on the regional waiting list, including 75 applicants from CHA's waiting list. In FY2012, 310 families were referred to 7 RHI developments in 4 jurisdictions through this process.

⁴ For more information on RHI, see MPC's website at www.metroplanning.org.

Through the end of FY2012, 144 CHA PBV units are under HAP contracts through RHI. Of these, only 61 are located in Chicago and count toward the overall unit delivery goal. The remaining 83 are located outside of Chicago and will not be counted toward the unit delivery goal. No new PBV units were delivered through RHI in FY2012. Moreover, due to construction delays, North & Talman III (currently under AHAP), did not deliver 8 PBV units as projected for FY2012.

Other Non-Supportive PRA Housing

A total of 52 non-supportive housing PBV units in seven developments, including amendments to existing HAP contracts, were approved by CHA's Board of Commissioners in FY2012. Of these, 23 PBV units were counted toward unit delivery in FY2012. The remaining PBV units will be placed under HAP or AHAP contracts by the first quarter of FY2013.

Summary of PBV Units Counted Toward Overall Unit Delivery Progress

CHA initially projected a total of 645 new PBV units under HAP contract through PRA in FY2012. By mid-year, CHA anticipated a significant shortfall of this goal due to the tight housing market and a decline in the receipt of family housing applications to the program in a diverse and balanced proportion across the city. CHA was only able to deliver a total of 52 new PBV units in FY2012, including 29 units through PRA Supportive Housing and 23 through other PRA activity. As of the end of FY2012, a total of 2,155 PBV units under HAP contracts in Chicago are counted toward unit delivery progress. This includes 583 units through PRA Supportive Housing, 61 units through the Regional Housing Initiative, and 694 units through other PRA activity.

Project-Based Voucher Utilization through FY2012

PBVs under HAP Contracts through FY2010

PBV Category*	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
City/State	Harrison Courts	123	123	2910, 2930 & 2950 West Harrison Street; original HAP was signed in 2005; Elevator Building for low income families
City/State	Loomis Courts	124	124	1314 - 1342 West 15th Street, original HAP was signed in 2005; Elevator Building for low income families
City/State	Lathrop Elderly	92	92	2717 N. Leavitt Avenue, original HAP was signed in 2005; Elevator Building for seniors
Certificates converted to PBVs	Major Jenkins Apartments	160	80	5016 N. Winthrop; original HAP was signed in 1995; Elevator building for homeless individuals.
Certificates converted to PBVs	Deborah's Place II	39	39	1530 N. Sedgwick; original HAP was signed in 1995; Elevator building for homeless women
Certificates converted to PBVs	Humboldt Park Residence	68	20	1152 N. Christiana; original HAP was signed in 1996; elevator building for homeless individuals
Certificates converted to PBVs	East Park Apartments	152	150	3300 W. Maypole; original HAP was signed in 1995; Elevator building for homeless individuals
Certificates converted to PBVs	Diversey Manor (Formerly Diversey Court)	51	50	3721 W. Diversey; original HAP was signed in 1994; 3-story walk-up for low income families
Certificates converted to PBVs	Wabash Apartments	24	24	6100 S Wabash; original HAP was signed in 1995; 3-story walk-up for low income families
Certificates converted to PBVs	Anchor House	115	115	1230 W. 76th Street; original HAP was signed in 1997; 3-story walk-up for low income families.

PBVs under HAP Contracts through FY2010 (Continued)				
PBV Category*	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
Other PBV Activity prior to PRA	Roosevelt Tower	126	126	3440 W. Roosevelt in the Lawndale Community Area; New construction of an 8-story building for seniors
PRA Supportive Housing (Chicago Supportive Housing Initiative)	600 S. Wabash Apartments	169	77	618 S. Wabash in the South Loop Community Area; New construction of an 8-story SRO for homeless individuals
Other PBV Activity prior to PRA	Evergreen Tower II	101	10	1343 N. Cleveland in the Near North Side Community Area; An existing building midrise 11-stories for seniors
Regional Housing Initiative	Wentworth Commons	51	10	11045 S. Wentworth in the Roseland Community Area; New construction of a 4-story building for families
Regional Housing Initiative	Leland Apartments	137	14	1207 W. Leland in the Uptown Community Area; Rehabilitation of a 6-story, primarily SRO building for individuals in need of supportive services
Other PBV Activity prior to PRA	Leotyne Apartments	53	14	City Owned scattered sites around 42nd & Cottage Grove in the Grand Boulevard Community Area; New construction of seven 2-flats for families
Other PBV Activity prior to PRA	Liberty Square	66	16	3608-3715 W Flournoy & 705-723 S Independence Blvd. in the East Garfield Park Community Area; New construction of twelve 3-flats for families
Other PBV Activity prior to PRA	South Park Plaza	134	34	2600 S King Drive in the Near South Side Community Area; New construction of a 4-story elevator building and 46 townhomes for families
PRA Supportive Housing (Chicago Supportive Housing Initiative) PBV/VASH	St. Leo's Residence for Veterans	141	50	7750 S. Emerald in the Auburn- Gresham Community Area; New construction of a 4-story building for homeless veterans
PRA Supportive Housing (Chicago Supportive Housing Initiative) PBV/VASH	St. Leo's Residence for Veterans	141	40	Amendment Contract for 7750 S. Emerald in the Auburn- Gresham Community Area; New construction of a 4-story building for homeless veterans. St. Leo's Residence signed an amendment contract in FY2010 for 40 VASH PBV units. With the 50 PBVs under HAP prior to FY2010, the site now has a total of 90 PBV/VASH units.

PBVs under HAP Contracts through FY2010 (Continued)

PBV Category*	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
PRA Supportive Housing (Chicago Supportive Housing Initiative)	Near North SRO	96	46	1244 N. Clybourn in the Near North Community Area; New construction of a 5-story SRO for homeless individuals
Other PBV Activity prior to PRA	Senior Suites of Auburn-Gresham	85	17	1050 W. 79th Street in the Auburn Gresham Community Area. New construction of a 6-story building for seniors
Regional Housing Initiative	G & A Residence at Spaulding	36	9	1750 N. Spaulding in the Logan Square Community Area; Existing Building containing 5-stories for families
Regional Housing Initiative/Other PBV Activity prior to PRA	North Avenue Apartments	24	16	2634-54 W. North Ave. in the West Town Community Area; Rehabilitation of a brick walk-up building for families. This development received 6 RHI PBVs and 10 non-RHI PBVs.
PRA Supportive Housing (Chicago Supportive Housing Initiative)	Harriet Tubman Apartments	28	14	5751 S. Michigan in the Washington Park Community Area; Rehabilitation of a walk-up building for families needing supportive services
PRA Supportive Housing (Chicago Supportive Housing Initiative)	Trumbull Apt	25	13	1310 S. Spaulding (8 PBVs) and 1424 S. Trumbull (5 PBVs) in the North Lawndale Community Area; Rehabilitation of two walk-up buildings for families needing supportive services
PRA Supportive Housing (Chicago Supportive Housing Initiative)	Washington Park SRO	63	32	5000 S. Indiana in the Washington Park Community Area; Rehabilitation of a former YMCA 5-story building for homeless individuals.
Regional Housing Initiative	Casa Kirk	29	5	3242-60 W. 92nd in the South Chicago Community Area; New construction of a brick walk-up for families
Other PBV Activity prior to PRA	G & A Residence a Eastgate Village	117	35	300 E. 26th Street in the Bronzeville Community Area; New construction of a 9-story building for seniors
Other PBV Activity prior to PRA	Rosa Parks Apartments	94	26	9 city owned Parcels in the Humboldt Park Community Area; New construction of 6 scattered buildings for families Rosa Parks Apartments was a phased-in HAP with one effective date of 7-1-09. In FY2009, 13 units were phased in; in FY2010 the remaining 13 units were phased in as they were completed. In FY2012, 1 unit was swap from Contract.

PBVs under HAP Contracts through FY2010 (Continued)				
PBV Category*	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
Regional Housing Initiative	Casa Morelos	45	9	2013-19 S. Morgan in the Pilsen Community Area; New construction of a 7-story building for families
PRA Activity	Wilson Yards Family	80	16	1026 W. Montrose in the Uptown Community Area; New construction of a 7-story building for families
PRA Activity	Wilson Yards Senior	98	20	1036 W. Montrose in the Uptown Community Area; New construction of a 7-story building for seniors
PRA Supportive Housing (Chicago Supportive Housing Initiative)	Englewood Supportive Housing	99	50	901 W. 63rd Street in the Englewood Community Area; New construction of a 6-story SRO for homeless individuals
PRA Activity	Wrightwood Senior Apartments	85	17	2815 W 79th in the Ashburn Community Area; New construction of a 6-story building for seniors
PRA Activity	Casa Maravilla	73	15	2021 S. Morgan in the Pilsen Community Area; New construction of a 5-story midrise building for seniors
PRA Activity	Archer Avenue Senior Residence	55	12	2928 S Archer Ave in the Bridgeport Community Area; Existing Housing of a 5-story Elevator building for seniors
PRA Activity	Hollywood House	197	51	5700 N Sheridan Road in the Edgewater Community Area; Rehabilitation of a 12-story Elevator building for seniors
Regional Housing Initiative	Nuestro Hogar	31	8	Scattered Site in Humboldt Park community area. Existing Housing of a 4-story walk-up building for families
Sub-Total: PBVs under HAP Contracts through FY2010		3427	1619	
*PRA Activity category includes HAPs executed in FY2010 for PBV deals in progress prior to the launch of the Property Rental Assistance Program.				

PBVs under HAP Contracts in FY2011

PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
PRA Activity Working Families	Dr. King Legacy Apartments (MLK)	45	10	3800-24 W. 16th Street in the North Lawndale Community Area; New construction of a 3-story building for working families
PRA Activity Senior Housing	Hancock House	89	18	12045 S. Emerald in the West Pullman community area; New construction of a 7-story building for seniors
PRA Activity Senior Housing	Victory Center of South Chicago Senior Apartments	72	18	3251 E 92nd in the South Chicago Community Area; New construction of a 5-story building for seniors
Chicago Supportive Housing Initiative	Bettendorf Place	24	19	8500 S. Sangamon in the South Chicago community area; Rehabilitation of an old convent into a studio building for homeless individuals with HIV/AIDS
PRA Supportive Housing (Chicago Supportive Housing Initiative)	Hope Manor	50	30	3455-67 W. Madison in the East Garfield Park community area; New construction of a 4-story building for homeless veterans
PRA Activity Working Families	Independence Apartments	42	9	Scattered Site on Independence & Arthington Avenues in the North Lawndale community area. New construction of seven 3-story 6-flats for working families
PRA Activity Senior Housing	The Suites of Autumn Green at Wright Campus	36	8	4255 N. Oak Park in the Dunning community area; New construction of a 4-story building for seniors
PRA Activity Working Families	Greenwood Courts	48	7	4431-37 S Greenwood Ave in the Kenwood community; Existing Housing of 4-story building for working families
PRA Activity	Nuestro Hogar	3 units were added through an amendment. Total units counted previously.	3	Scattered Site in Humboldt Park community area. Existing Housing of a 4-story walk-up building for families
PRA Activity Supportive Housing	Branch of Hope	100	58	5628-30 S Halsted Street in the Englewood community; Existing Housing of 3-story building for formerly homeless individuals and veterans

PBVs under HAP Contracts in FY2011 (Continued)				
PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
PRA Activity Supportive Housing	Sankofa House	58	36	4041 W Roosevelt Road in the North Lawndale community; Existing Housing of 5-story building for individuals and intergenerational families that need supportive services
PRA Activity Working Families	Barnes Real Estate	16	6	Scattered Site in the Little Village, West Town, South Lawndale, Logan Square, East Garfield Park and Hermosa community areas. Existing Housing of four 2-story, one 3-flat and one 4-story building(s) for working families
PRA Activity Senior Housing	G&A Senior Residence at West Ridge	99	19	6142 N California Ave in the West Rogers Park community area, Existing Housing with one 5-story building for seniors
PRA Activity Supportive Housing	Karibuni Place	72	11	8200 S. Ellis Ave in the Chatham community area; Existing Housing with 3-story building for working families and individuals who need supportive services
PRA Activity Supportive Housing	Los Vecinos Apartments	62	11	4250 W North Ave in the Humboldt Park community area; Existing Housing with 4-story building for formerly homeless individuals
PRA Activity Working Families	San Miguel Apartments	71	14	907 W Argyle Street in the Uptown community area; Existing Housing with 4-story building for working families
PRA Activity Working Families	Sunnyside Kenmore Apartments	26	2	Scattered Site in the Uptown community area; Existing Housing with two 3-story buildings for working families
PRA Activity Supportive Housing	Thresholds Humboldt Park & Kiley House	48	33	Scattered Site in the Humboldt Park and Kenwood community area; Existing Housing with one 4-story and one 3-story building for individuals with mental health/developmental disabilities
PRA Activity Working Families	Boulevard Apartments	70	12	Two sites: 929-35 N. Sacramento in the West Town Community Area. 2212-14 N. Sacramento in the Logan Square Community Area. Both existing 3-story brick walk-up buildings.
PRA Activity Senior Housing	G&A Senior Residence at Ravenswood	187	37	1818 W Peterson Ave in the West Ridge area, Existing Housing with 9-story building for seniors

PBVs under HAP Contracts in FY2011 (Continued)				
PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
Regional Housing Initiative	Woodstock Commons*	160	23	Scattered Site in Woodstock, IL; Existing Housing with eight 3-story buildings for working families
PRA Activity Working Families	Park Apartments	120	30	Scattered Sites in the Washington Park Community Area; Rehab of two 3-story buildings and two 4-story buildings for working families
PRA Activity Working Families	Ironwood Courts	46	14	3800-24 W. 16th Street in the North Lawndale Community Area; Rehab of a 3-story brick building for working families
PRA Activity Senior Housing	H.O.M.E. Portfolio	62	4	Two sites: 7320 N. Sheridan in the East Rogers Park Community Area. This is a 5-story brick elevator building with 54 senior units. 4959 W. Medill is in the Belmont-Cragin Community Area. It is a 2-story brick walk-up.
PRA Activity Working Families	Reba Place Fellowship	67	8	1528 and 1545 W Pratt Blvd in Rogers Park community; Existing Housing consisting of two 4-story brick buildings for working families
PRA Activity Working Families	Howard Apartments	49	10	1569 N Hoyne Ave in West Town community; Existing Housing consisting of one 4-story building for working families
PRA Activity Working Families	St Edmund's Court	36	10	5921-39 S. Wabash in the Washington Park Community Area. Substantial Rehab of 3-story building for working families.
Regional Housing Initiative	Colonial Apartments*	240	60	748 Sharon Ave, in Park City, IL; New construction of a three-story building for Working Families, Senior, Person with Disability. AHAP Signed by Lake County Housing Authority
PRA Activity Supportive Housing for Families	Wrightwood Apartments	13	6	3821 W. Wrightwood in the Logan Square Community Area. 3-story building with supportive housing for families.
PRA Activity Supportive Housing for Families	Jarvis Apartments	26	8	2049-57 W. Jarvis in the Rogers Park Community Area. 3-story building with supportive housing for families.

PBVs under HAP Contracts in FY2011 (Continued)				
PRA Activity Working Individuals	Bryn Mawr	231	10	5550 N. Kenmore in the Edgewater Community Area. This is a high-rise building that will have PRA SRO units.
PRA Activity Supportive Housing for Families	Sojourner Truth Apartments	24	20	103-115 E. 58th Street in the Washington Park Community Area; Existing 3-story walk-up building with supportive housing for families.
PRA Activity Working Families	Resurrection Homes	5	3	1910 S. Albany and 2124 W. 19th Street in the South Lawndale and Lower West Side Community Areas, respectively; Existing newly constructed two-and three-flat for working families.
Sub-Total: New PBVs Under HAP Contracts in FY2011		2325	567	

*Woodstock Commons and Colonial Apartments are not located in Chicago and are not counted toward overall unit delivery progress.

PBVs under New HAP Contracts in FY2012				
PBV Category*	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
PRA Activity	Nuestro Hogar	1 unit was added through an amendment. Total units counted previously.	1	Scattered Site in Humboldt Park community area. Existing Housing of a 4-story walk-up building for families
PRA Activity	SoJourney Truth Apartments	3 units were added through an amendment. Total units counted previously.	3	103-115 E. 58th Street in the Washington Park Community Area; Existing 3-story walk-up building with supportive housing for families.
PRA Activity	H.O.M.E Portfolio	1 unit was added through an amendment. Total units counted previously.	1	Two sites: 7320 N. Sheridan in the East Rogers Park Community Area. This is a 5-story brick elevator building with 54 senior units. 4959 W. Medill is in the Belmont-Cragin Community Area. It is a 2-story brick walk-up.
PRA Activity	Sunnyside Kenmore Apartments	2 units were added through an amendment. Total units counted previously.	2	5353 W. Chicago Avenue in the Austin Community Area. New Construction of a 4-story building.

PBVs under New HAP Contracts in FY2012 (Continued)				
PBV Category*	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
PRA Activity	Bettendorf Place	Total units counted previously.	-1	8500 S. Sangamon in the South Chicago community area; Rehabilitation of an old convent into a studio building for homeless individuals with HIV/AIDS
PRA Activity	Greenwood Courts	2 units were added through an amendment. Total units counted previously.	2	4431-37 S Greenwood Ave in the Kenwood community; Existing Housing of 4-story building for working families
PRA Activity	1531-39 W. 90th	10	4	1531-39 W 90th Street in the Washington Heights Community Area. 2-story building for working individual.
PRA Activity Supportive Housing	Los Vecinos Apartments	Total units counted previously.	-1	4250 W North Ave in the Humboldt Park community area; Existing Housing with 4-story building for formerly homeless individuals
PRA Activity Working Families	The Resurrection Homes	2 units were added through an amendment. Total units counted previously.	2	1910 S. Albany and 2124 W. 19th Street in the South Lawndale and Lower West Side Community Areas, respectively; Existing newly constructed two-and three-flat for working families.
PRA Activity Working Families	Howard Apartments	2 units were added through an amendment. Total units counted previously.	2	1569 N Hoyne Ave in West Town community; Existing Housing consisting of one 4-story building for working families
PRA Activity Supportive Housing	Thresholds at Casa de Troy	16	12	Existing Housing located in Edgewater. The development will serve individuals in need of mental health services.
PRA Activity Working Families	Zapata Apartments	61	5	New construction of four buildings located in Logan Square within 1/4 mile of each other. The development will serve working families.
PRA Activity Supportive Housing	Edgewater Shores	73	5	Existing Housing located in Edgewater. The development will serve individuals in need of mental health services.
PRA Activity Supportive Housing	Boxelder Court	18	6	Substantial Rehabilitation building located in Woodlawn. The development will serve formerly homeless individuals with need of supportive services

PBVs under New HAP Contracts in FY2012 (Continued)				
PBV Category*	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
PRA Activity Supportive Housing	5840 S Martin Luther King Dr	8	4	5838-5840 S Dr Martin Luther King Drive in the Washington Park Community Area. 3-story building for Grand Families who need supportive services
PRA Activity Supportive Housing	Los Vecinos Apartments	1 unit was added through an amendment. Total units counted previously.	1	4250 W North Ave in the Humboldt Park community area; Existing Housing with 4-story building for formerly homeless individuals
PRA Activity	Hollywood House	1 unit was added through an amendment. Total units counted previously.	1	5700 N Sheridan Road in the Edgewater Community Area; Rehabilitation of a 12-story Elevator building for seniors
PRA Activity	Hollywood House	Total units counted previously.	-1	5700 N Sheridan Road in the Edgewater Community Area; Rehabilitation of a 12-story Elevator building for seniors
PRA Activity Supportive Housing	Mt. Greenwood Estates	2 units were added through an amendment. Total units counted previously.	2	Existing Housing located in Mt. Greenwood. The development will serve individuals in need of mental health services.
PRA Activity Working Families	Laramie Coutyard Apartments	2 units were added through an amendment. Total units counted previously.	2	Existing Housing located in Belmont-Cragin. The development will serve working individuals and small families.
Sub-Total: New PBVs under HAP Contract in FY2012 as of December 2012		186	52	
Total: All PBVs under HAP Contract through FY2012		5938	2238	

PBVs under AHAP Contracts in FY2012				
PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs Under AHAP	Site Description
PRA Activity Working Families	Zapata Apartments	61	13	New construction of four buildings located in Logan Square within 1/4 mile of each other. The development will serve working families.
PRA Activity Supportive Housing	New Moms Transformation Project	40	40	5353 W. Chicago Avenue in the Austin Community Area. New Construction of a 4-story building.
PRA Activity Supportive Housing	Harvest Commons AKA Viceroy Apartments	89	89	1519 W. Warren Boulevard in the Near West Side Community Area. Historic façade preservation and Substantial Rehabilitation of the interior of a 6-story brick building that was constructed in the 1920's as a hotel.
Regional Housing Initiative	North & Tallman III LP	33	8	Three scattered sites located in the West Town Community Area. Substantial Rehabilitation of a 4-story building and New Construction of (3) two-flats.
PRA Activity Supportive Housing	3208 N Sheffield Apartments	51	51	Substantial Rehab located in Lake View Area. The development will serve individuals in need of mental health services.
PRA Activity Working Families	Winterberry Place	21	6	Substantial Rehab located in Washington Park. The development will serve working families.
Total PBVs under AHAP Contract in FY2012		295	207	

Overview of Other Housing Managed by CHA

This is not applicable to CHA in FY2012.

Leasing Information: Public Housing

Number of Public Housing Units Leased in FY2012

At the end of FY2012, a total of 17,691 CHA MTW public housing units were leased/occupied. In FY2012, 313 MTW public housing units were newly leased which exceeded the planned number of 200 newly leased units. (CHA does not have non-MTW public housing units.)

FY2012 Public Housing Leasing

CHA Portfolio	FY2012 Total
Family	4,470
Scattered Sites	2,482
Senior	8,151
Mixed-Income/PII	2,588
Total	17,691

CHA's overall goal for occupancy throughout the public housing portfolio is 98%. In FY2012, CHA maintained 98% occupancy in the mixed-income portfolio, 94.8% in the scattered site portfolio, 99% in senior designated housing, and 97.5% in the traditional family portfolio.

HUD Vacancy Reduction Initiative Update

Last year, HUD issued a challenge to various public housing authorities throughout the nation to increase leasing goals. HUD established this vacancy reduction initiative to encourage housing authorities across the county to increase occupancy and serve more families in need. CHA's challenge was to lease 500 additional units during HUD's fiscal year, October 2011 through September 2012. CHA worked diligently to meet the goal, and according to HUD's data system, CHA increased the number of occupied units from 17,148 to 17,742 – a net increase of 558 units, which was the largest single increase in occupancy rates in HUD Region V. Over this 12-month period, CHA moved in 2,677 new families from public housing wait lists. CHA also decreased the number of vacant leasable units to 236 out of 17,978 total leasable units – which represented a 98.7% overall occupancy rate for that time period, exceeding HUD's benchmark for high performance in occupancy.

Description of Issues Related to Public Housing Leasing

CHA's highest priority is to provide affordable, decent, and safe housing to Chicago's low-income families and remains firmly committed to keeping leasable units occupied. As outlined in previous sections of this report, at times, public housing units may be unavailable for occupancy and offline for a variety of HUD-approved reasons. Recently, CHA has streamlined internal processes in determining which units go offline and expediting the timelines for making these units available for leasing in the future. CHA provides regular updates on the status of the offline units on its website.

CHA continues to find that applicant information is outdated, and CHA must outreach to a large number of applicants in order to find an eligible applicant for a public housing unit. As a result, CHA moved forward in FY2012 to conduct a wait list update survey in an effort to reduce the administrative effort and costs of outreaching to applicants who do not respond. More details on the wait list update survey are available in the Wait List Information section of this report.

Leasing Information: Housing Choice Voucher Program

HCV Program Leasing in FY2012

During FY2012, CHA planned to lease a total of 37,229 MTW and Non-MTW vouchers. CHA actually leased a total of 38,002 HCVs by the end of FY2012. Of these, 1,757 were non-MTW HCVs, including 475 VASH, 45 Mainstream Five-Year and 1,237 Moderate Rehabilitation vouchers. CHA exceeded anticipated leasing due to a sustained need and interest from low-income families and, as previously noted, more VASH vouchers were available for leasing in FY2012 than originally planned.

HCVs Leased as of 12/31/12		
	Planned Leased	Actual Leased
MTW HCVs	35,564	36,245
Non-MTW HCVs		
VASH	304	475
Mainstream 5-Yr.	49	45
Mod. Rehab	1,312	1,237
Non-MTW HCVs SubTotal	1,665	1,757
All HCVs Total	37,229	38,002

Description of Issues Related to HCV Leasing

Chicago is presently a tight rental market, and some families are challenged to lease in the first 90 days if they have special needs such as disability or large families. CHA grants extensions on time to work with owners and families as needed. CHA partnered with local agencies to assist elderly and disabled families to find housing to meet their needs.

Wait List Information

CHA maintains several public housing wait lists including the Community-Wide (Family Housing) Wait List, Community Area (Scattered Sites) Wait Lists, and Senior Site-Based Wait Lists. In addition, CHA maintains an overall wait list for the HCV Program, which includes a preference for a PBV unit.

In FY2012 CHA began conducting a Wait List Update survey for applicants on the Community-Wide (Family Housing), Community-Area (Scattered Sites), and Housing Choice Voucher Wait Lists. The update period began December 3, 2012 and ran through January 18, 2013. Applicants were able to complete the 20-question (15-minute) survey update in several ways: online from any computer at www.chawaitlistupdate.org; by phone during normal business hours (888-223-7039) or at nine CHA computer labs located across the city. All current applicants received U.S. mail, email, and phone call notices about the update process. A bilingual (English/Spanish) call center was available for handling all questions and issues. CHA also provided translation services for applicants whose primary language is not English or Spanish. Applicants who did not respond by the January 18 deadline were notified through a final 30-day notification /mitigation process in February. Applicants who do not respond to the multiple notifications for the waitlist update (during the initial 7 week period or the 30-day mitigation period) will be removed from the wait list.

Public Housing Wait Lists

During FY2012, CHA continued to facilitate leasing activity through the management and maintenance of the Community-Wide (Family Housing), Community Area (Scattered Sites), and Senior Site-Based public housing wait lists. In FY2012, a total of 13,773 applicants from public housing wait lists were pulled to undergo screening for a unit.

FY2012 Public Housing Wait List Activity

	Community Wide Wait List	Community Area Wait List	Senior Site-Based Wait Lists
Applicants Added	0	5,633	7,037
Applicants Screened	6,438	2,672	4,663

Community-Wide (Family Housing) Wait List

The Community-Wide (Family Housing) Wait List contains applicants who are interested in units within CHA's family housing portfolio. This wait list remained closed to new applicants in FY2012. At the end of FY2012, there were 32,647 applicants remaining on the Community-Wide Wait list prior to the completion of the wait list survey update which began in December 2012.

Community Area (Scattered Sites) Wait Lists

The Community Area Wait Lists contain applicants interested in housing opportunities in CHA's scattered site portfolio. CHA has a Community Area Wait List for each of the 77 community areas in the City of Chicago. In general, these wait lists are opened periodically (for approximately 15-30 days) in order to maintain an adequate list of applicants. During the open period, applications are collected and placed on these wait lists with the same application date (effective the date the open period ends), and an electronic system randomly assigns each application a ranking on the list. CHA opens Community Area Wait Lists when they are near depletion, and the wait lists are maintained in accordance with the Gautreaux Consent Decree.

In FY2012, a total of 18 Community Area Wait Lists were opened. CHA added a total of 5,633 applicants to Community Area Wait Lists in FY2012. As of the end of FY2012, there were 17,824 applicants on the Community Area Wait Lists prior to the completion of the wait list survey update which began in December 2012.

Senior-Site Based Wait Lists

The Senior-Site Based Wait Lists are for applicants requesting studio and one-bedroom apartments in senior designated housing developments. In FY2012, 7,037 seniors were added to Senior Site-Based Wait Lists, and 4,663 were screened for housing. As of the end of FY2012, there were 6,944 applicants on Senior Site-Based Wait Lists.

Public Housing Wait List Demographics

As of FY2012, prior to completion of the wait list survey update which began in December 2012, there were a total of 57,415 applicants on CHA's public housing wait lists. Applicants who did not respond by the January 18 deadline were notified through a final 30-day notification /mitigation process in February. Applicants who do not respond to the multiple notifications for the waitlist update (during the initial 7 week period or the 30-day mitigation period) will be removed from the wait list. The table below depicts demographic information about applicants on CHA's public housing wait lists prior to the wait list update, including total number of applicants, number of applicants on family and senior wait lists, as well as information regarding the number of applicants, race, ethnicity, disability status, and area median income.

	Community-Wide (Family Housing) Wait List	Community Area (Scattered Sites) Wait Lists	Senior Site-Based Wait Lists	Total Public Housing Wait Lists
Applicants Added in FY2012	0	5,633	7,037	12,670
Total Applicants/Families	32,647	17,824	6,944	57,415
Total Family Members	85,363	49,123	22,470	156,956
AMI <30%	26,604	7,235	6,367	40,206
AMI 30-50%	4,305	488	368	5,161
AMI 51-80%	1,135	70	63	1,268
AMI 80% +	486	3	4	493
AMI Unknown/ Under- Reported	117	10,028	142	10,287
White	2,343	1,834	54	4,231
Black	21,667	10,366	125	32,158
American Indian	135	5	1	141
Asian/Pacific Islander	280	97	26	403
Other/Unknown Race	8,222	5,522	6,738	20,482
Hispanic*	3,957	1,383	153	5,493
Disabled	118	559	422	1,099

*Hispanic is categorized as an ethnic code and may be listed in several race categories as well.

Housing Choice Voucher Program Wait List

By the end of FY2012, CHA's HCV Wait List was composed of 34,176 applicants, prior to completion of the wait list survey update which began in December 2012. Applicants for the HCV Wait List were afforded the opportunity to concurrently select a preference for a PBV unit. Selecting the PBV application preference does not affect an applicant's place on the HCV Wait List, or exclude an applicant from receiving a tenant-based subsidy.

In FY2012, CHA worked with the Corporation for Supportive Housing (CSH) to finalize an expedited referral process for leasing PBV units to those in need of supportive services from CHA’s waiting list and a centralized citywide wait list. For each vacant unit where there are supportive services, a combination of ten applicants will be sent to property owners for screening, including five from CHA’s waiting list and five from the centralized referral system. CHA continues to monitor and track this initiative and communicate progress and changes to its partners and stakeholders.

HCV Wait List Demographics

The table below provides demographic information for applicants on the HCV Wait List at the end of FY2012, prior to completion of the wait list survey update which began in December 2012. Applicants who did not respond by the January 18 deadline were notified through a final 30-day notification /mitigation process in February. Applicants who do not respond to the multiple notifications for the waitlist update (during the initial 7 week period or the 30-day mitigation period) will be removed from the wait list.

FY2012 HCV Program Wait List Demographics		HCV Waitlist List
Total Applicants/Families		34,176
Age	Under 62	30,202
	Age 62+	3,825
	Unknown Age	149
Race	Black/African American	26,734
	White	1,404
	American Indian	65
	Asian/Pacific Islander	352
	Multi-Race	329
	Unknown Race	5,292
Disabled		7,469

*Hispanic is categorized as an ethnic code. The HCV program does not currently collect ethnicity data, though this information will be accessible following completion of the waitlist update.

SECTION III

NON-MTW RELATED HOUSING AUTHORITY INFORMATION

Section III: Non-MTW Related Housing Authority Information

This section includes information on Non-MTW activities, initiatives and programs in FY2012.

Planned/Actual Sources and Uses of Other HUD or Federal Funds (excluding HOPE VI)

American Recovery and Reinvestment Act (ARRA)

Formula Grant

CHA expended the remaining formula grant ARRA funds in the first quarter of FY2012. CHA utilized ARRA formula grant funds for projects that fell into three categories; rehabilitation, safety and security, and fees and administration costs. The \$8.6 million in ARRA funds expended in FY2012 were primarily related to retention associated with the rehabilitation projects and final costs associated with the safety and security projects.

Competitive Grants

CHA expended the remaining \$326,908 of ARRA competitive grant funds in FY2012. These expenditures were related to administrative costs.

Housing Choice Voucher Program Initiatives

Self-Service Kiosk - HCV Participant Portal

In FY2012, CHA launched the first two self-service kiosks in two (out of four) regional offices to assist participants while saving time and costs. Using the kiosks, participants are able to bypass the waiting room and complete standard administrative tasks and requests without an appointment. The user-friendly interface of the kiosks accepts the participant's ID and head of household's Social Security Number to verify identity. Applicants are able to get waitlist information while HCV participants are able to process biennial re-certifications, interims, and moves. In addition, HCV will disseminate program news, initiatives and educational workshops, and a customer service survey through the kiosks.

HCV Peer-to-Peer Participant Forums

In FY2012, CHA launched the first Peer-to-Peer Forums, which were branded as Moving 101 Workshops. CHA hosted 8 sessions to educate participating families on how to properly move from one unit to another in the HCV Program, how to be a great neighbor in their new community, and how to work with property owners and landlords. Over 471 participants attended these sessions in FY2012.

Property Management Workshops

In FY2012, CHA partnered with Community Investment Corporation (CIC) to offer property management training to property owners. CHA hosted 11 workshops, reaching 257 property owners. Attendees of the workshops were educated on general property management including tax savings, energy efficiency, and evictions. They were also briefed on the HCV Program new move process, the Property Rental Assistance Program and the Owner Excellence Program.

CAPS Landlord Workshops

CHA continued its partnership with the Chicago Alternative Policing Strategy (CAPS) implementation office by participating in their landlord workshops. These workshops are offered free of charge to property owners in Chicago's various communities who have expressed an interest in wanting to learn more about how to manage their rental properties in accordance with local law. CHA participates in these workshops by educating on the benefits of the HCV program. In FY2012, CHA participated in 10 workshops, reaching approximately 283 owners.

HCV Owner Informational Briefings

Owner Informational Briefings are held weekly for property owners/managers currently participating in the HCV Program as well as those interested in participating. The presentations consist of information regarding the step-by-step process from receipt of the Request for Tenancy Approval (RTA) to receipt of payment, as well as many other aspects of the HCV Program. In FY2012, CHA conducted 39 owner informational briefings, training approximately 1,000 owners, most of whom were new to the program.

HCV Owner Excellence Program

CHA launched the Owner Excellence Program [OEP] in September 2011. The purpose of the OEP is to recognize and reward outstanding property owners and/or property managers who participate in the HCV Program. OEP inspires other participating owners to strive for that same level of dedication to both their properties and tenants. OEP members meeting program criteria receive many benefits as a reward for their exceptional property management skills. These incentives not only serve to encourage their continued participation in CHA's HCV Program, but also to increase the number of high-quality HCV units. Some of OEP's benefits include a designated team of "Owner Ambassadors" to serve its members, a business center, preferred inspections scheduling and special events. OEP members with high-quality units are also eligible to apply for the Unit Excellence Program (UEP). CHA began to grant UEP designations in May 2012. UEP units receive additional unit-based benefits, such as acceptance of passed inspections for new tenancy approvals, vacancy payments, and biennial inspections. As of December 2012, 289 owners are participating in the OEP which represents 3,048 occupied units, and 319 units obtained UEP status.

HCV Owner Symposium

In September 2012, CHA hosted its 5th Annual Owner Symposium at Navy Pier. Nearly 930 property owners, managers and real estate investors attended to gain a better understanding of property management from CHA and other distinguished guests. The event featured recognized housing industry experts, including Commissioner Larry R. Rogers, Jr. from the Cook County Board of Review who delivered the keynote address. Speakers provided valuable information and led educational sessions on a range of topics including tax assessments, bed bug prevention and treatment, the eviction process, Chicago's Residential Landlord and Tenant Ordinance (RLTO). Representatives from Wintrust Financial Corporation, Chicago Association of REALTORS, Lowe's Commercial Services, The Home Depot, CNT Energy and Energy Alliances also provided information to help attendees increase the value of their property and grow their businesses.

Resident Services Program Updates

Case Management and Workforce Development Initiatives

CHA currently offers case management services to public housing families living in CHA properties or temporarily utilizing HCVs. After three years of administering this model and gaining a better understanding of the resident population, in FY2012 CHA piloted an adjusted model focusing on employment, clinical, youth and senior services with less emphasis on outreach to unengaged families. Results from the pilot show that not all families require intensive outreach, and that in addition to residents looking for employment, many of those currently working are also interested in employment services. As a result of ongoing employment services from case management providers, 1,923 residents found employment in FY2012, resulting in an employment rate of 57.6% among work-eligible heads of household in public housing. This count includes only permanent, unsubsidized employment, and accounts for 37% of 18-54 year olds who were not working at the end of 2011. Additionally, 1,000 residents enrolled in college or other post-secondary education.

Based on these results and new strategic planning efforts, CHA continued to evolve the resident services model and make plans to move toward a more targeted model in FY2013 in order to better tailor services to resident needs. This will include transition services for those ready to move off of a housing subsidy, enhanced workforce services and an increased focus on early childhood and youth services.

SECTION IV

LONG-TERM MTW PLAN (OPTIONAL)

Section IV: Long-Term MTW Plan- Optional

This section describes CHA's long-term vision for using the flexibilities afforded by the MTW Demonstration Program to not only meet the statutory objectives of the program, but also as a platform to creatively achieve its goals.

CHA's New Strategic Plan

In FY2012, under new mayoral and agency leadership, CHA initiated the process of working with numerous stakeholders, including the City of Chicago, HUD and the John D. and Catherine T. MacArthur Foundation, to develop a new strategic plan. To ensure broad input, CHA engaged residents, employees, developers, bankers, advocates, service providers, foundation partners, local civic and community leaders, and other interested stakeholders for their insights and ideas through a series of input sessions and via a public web portal. The final strategic plan, *Plan Forward: Communities that Work*, takes into account the need to fulfill existing commitments under the Plan for Transformation and the need to reconsider policies and programs to adjust to new economic realities and to use the platform of affordable housing to improve residents' lives and surrounding communities.

Plan Forward lays out the following newly articulated mission and goals that will guide CHA's current and future work.

CHA Mission: *To leverage the power of affordable, decent, safe, and stable housing to help communities thrive and low-income families increase their potential for long-term economic success and a sustained high quality of life.*

Plan Forward Goals:

Goal 1: Reimagine the final phase of the Plan for Transformation, coordinating public and private investments to develop healthy, vibrant communities.

This goal addresses the need to fulfill the commitments of the Plan for Transformation, while helping to provide the amenities and services required for healthy communities.

Goal 2: Ensure that CHA's housing portfolio is safe, decent and sustainable.

This goal addresses the need to ensure that all housing supported by federal and local subsidy adheres to relevant standards of quality in order to secure the legacy of the Plan for Transformation and provide the housing that residents deserve.

Goal 3: Expand services to more residents, targeted to their needs, and at critical milestones in their lives.

This goal addresses the need to provide more effective services to residents at important points in their lives.

CHA will continue to pursue the three statutory objectives of the MTW Demonstration Program in fulfilling the commitments of the original Plan for Transformation and achieving the goals of Plan Forward.

More information on Plan Forward will be released in FY2013 and available on CHA's website: www.thecha.org.

SECTION V

PROPOSED MTW ACTIVITIES

Section V: Proposed MTW Activities

This section applies to proposed FY2012 MTW activities approved by HUD that were not implemented.

Funding Supportive Services for Project-Based Voucher Program

Description and Impact: CHA is authorized to approve rents that include both the cost of the rental subsidy and the cost of support services. Such rents would be limited to supportive housing developments where an owner providing supportive services loses or is unable to obtain the funding to provide the supportive services, and has exhausted all other options. The costs of the supportive services will be included in the rent payment to the owner. CHA estimated a monthly cost of \$500 per voucher for single households and \$667 per voucher for family households to contribute toward supportive services. Such funding will enhance housing opportunities for families that without such services will not be able to sustain lease compliance and therefore run the risk of becoming homeless. This activity was approved in FY2012 and is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Baseline:** Zero funding for supportive services for project-based voucher units prior to implementation.
- **Benchmark:** In FY2012, provide 15 PBV units with the cost of supportive services.
- **FY2012 Outcomes:** This activity was not implemented in FY2012. CHA continues to explore options for this activity and will make a final determination regarding implementation in the FY2014 MTW Annual Plan.
- **Data Collection and Measurement:** CHA will track the number of applicable PBV units as well as the cost of supportive services absorbed into rent subsidy.
- **Authorization:** Amendment No. 6 to CHA's Amended and Restated MTW Agreement which amended Attachment D, Section 23.

SECTION VI

ONGOING MTW ACTIVITIES

Section VI: Ongoing MTW Activities

This section contains information on CHA's ongoing MTW activities as outlined in the approved FY2012 MTW Annual Plan. CHA continues to work with HUD for technical guidance and feedback on MTW activity reporting requirements and to refine metrics in order to better track outcomes related to these activities. As indicated where applicable, CHA has revised baselines, benchmarks, and metrics for some activities since the FY2012 Annual Plan. There have been no changes to authorizations for the following ongoing MTW activities since the FY2012 Annual Plan. To date, outside evaluators have not been used to further assess CHA's MTW activities. A summary table of FY2012 Ongoing MTW Activities is included on p. 77.

Overall

Revitalization of 25,000 Units

Description and Impact: CHA is committed to the goal of revitalizing 25,000 housing units by the end of the Plan. Each year CHA continues to make progress toward the goal by completing additional housing units and creating more housing options for CHA's residents. The impact of this activity is that more affordable housing opportunities are available to low-income residents in Chicago neighborhoods through rehabilitation, redevelopment, acquisition and the use of project-based vouchers. This activity was implemented in FY2000 and is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Baseline:** CHA committed to redeveloping and/or rehabilitating 25,000 housing units when CHA joined the MTW Demonstration Program.
- **Benchmark:** In FY2012, CHA will add 845 units to the overall housing stock, including public housing and project-based vouchers, bringing the total number of revitalized housing units to 22,088, which represents 88% of the 25,000 unit goal.
- **FY2012 Outcomes:** In FY2012, CHA delivered 173 additional units, including 98 public housing units in mixed-income developments, 14 rehabilitated scattered site units, nine public housing units delivered through the Property Investment Initiative (PII), and 52 new PBV units under HAP contracts in Chicago through the Property Rental Assistance (PRA) Program. This brings the total number of revitalized units to 21,376, which represents 86% completion of the 25,000 unit goal.

CHA did not achieve the FY2012 unit delivery goal of 845 new units due to shortfalls in unit delivery for PII and PRA programs. In FY2012, CHA determined the PII program was inefficient and decided to phase it out. As stated in Section II, CHA has only delivered 23 units out of the total 30 units acquired through the PII program by the end of FY2012. Currently, CHA is considering more efficient acquisition strategies. The PRA program unit delivery shortfall in FY2012 is due to the tight housing market and a decline in the receipt of family housing applications to the program in a diverse and balanced proportion across the city.

- **Data Collection and Measurement:** CHA tracks the number of units delivered based on the City of Chicago's certificates of occupancy and as well as project-based units under HAP contracts in Chicago.
- **Authorization:** Attachment D, Paragraph 1 and Amendment 3 of CHA's Amended and Restated MTW Agreement in which the 25,000 unit goal addresses the requirement of Section 204(c) (3) (c) of the 1996 Appropriations Act.

Comprehensive Low-Income Home Ownership Program

Description and Impact: CHA has expanded its HCV Choose to Own (CTO) Home Ownership Program to current CHA public housing residents. As a MTW agency, CHA is using regulatory flexibilities in order to expand the CTO Program by eliminating the HCV Program participation prerequisite. As a result of this activity, CHA anticipates meeting home ownership interests for a greater number of low-income families while also expanding the pathways to become and remain a home owner. The impact of this program is to increase both the avenues that lead to home ownership and types of housing options for low-income families. Participants of this program receive a subsidy to be used toward the payment of their monthly mortgage obligation. Pre- and post-home ownership education and counseling requirements are an integral component to remain an eligible participant. Public housing families who do not meet HCV program income limits may still take advantage of counseling and other private incentives that may be available. This activity was proposed in FY2011 and is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Baseline:** Zero public housing residents purchased homes through CHA's home ownership program.
- **Benchmark:** Five public housing residents will purchase homes through CHA's Comprehensive Low-Income Home Ownership Program in FY2012.
- **FY2012 Outcomes:** In 2012, there were 26 total closings – 23 HCV families and 3 PH families. In addition, 11 families who had previously purchased through Choose to Own were able to assume their full mortgage payment and transition off of subsidy completely.
- **Data Collection and Measurement:** CHA tracks the number of homes purchased by both public housing residents and HCV Program participants.
- **Authorization:** Attachment C, Section B, Paragraph 1(b)(iii), and Attachment C, Section D, Paragraph 8 (a-b), which waives certain provisions of Sections 8 (o)(15) and 8(y) of the 1937 Act and 24 C.F.R 982.625 through 982.643.

Public Housing Work Requirement

Description and Impact: CHA implemented a work requirement in FY2009 as a condition of occupancy across its public housing portfolio. Applicable adult members of public housing households are required to be engaged in employment or employment related activities for, at least, 20 hours per week, unless the resident is eligible for an exemption or granted Safe Harbor. With the BOC approval of the FY2011 ACOP, CHA changed the age range of the work requirement to apply to adult members of public housing households age 18 to age 54, or age 17 and not attending school full time.⁵ In addition, upon a third request for Safe Harbor and subsequent requests, CHA now requires residents who seek Safe Harbor for reason of failure to obtain employment to work with their service provider to obtain a workforce assessment and to develop an action plan prior to returning to a property manager. If a resident is seeking Safe Harbor for any other reason (e.g. waiting on SSI determination); this process does not apply. Residents who are approved for Safe Harbor are re-examined every 90 days to determine their compliance. If a resident is denied Safe Harbor, the resident has the right to grieve CHA's decision through the grievance process outlined in CHA's Resident's Grievance Procedure.

CHA provides resources to aid residents in fulfilling the work requirement through case management services and workforce development programs. The impact of the public housing work requirement is a greater number of residents engaged in employment, education, job training, and community service in

⁵ The original work requirement applied to every adult member of a public housing household, age 18 to age 61 (or age 17 and not attending school full time).

order to achieve self-sufficiency. This activity is related to MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.

- **Baseline:** The number of residents in compliance as of the end of FY2011.
- **Benchmark:** Upon implementation of the FY2011 ACOP, move 3% of those with a Safe Harbor designation to compliance in FY2012.
- **FY2012 Outcomes:** As of the end of FY2012, 4,149 residents were compliant. The benchmark for FY2012 was to move 3% (50) of the 1,670 residents with a Safe Harbor designation in FY2011 to compliance. Of the 1,670 residents in Safe Harbor in FY2011, 24% (or 395 residents) moved to compliance in FY2012, far exceeding the benchmark. In addition, 10% (166) residents became exempt from the work requirement. Only 46% (762) remained in Safe Harbor, while 4% (72 residents) of those in Safe Harbor became non-compliant or under legal. An additional 275 residents under Safe Harbor in FY2011 were no longer residents in FY2012.

Public Housing Work Requirement Status*				
Work Requirement Status	2011 (Residents Age 17-54)		2012 (Residents Age 17-54)	
	Number	Percent	Number	Percent
Compliant	4,298	50%	4,149	49%
Exempted	2,229	26%	2,292	27%
Safe Harbor	1,670	20%	1,724	20%
Non Compliant	0	0%	71	1%
Under Legal**	326	4%	297	3%
Grand Total	8,523	100%	8,533	100%

*Work requirement tracking does not include residents in mixed-income developments with site-specific work requirements.
 **Household was under legal review for reasons unrelated to work requirement status.

- **Data Collection and Measurement:** CHA tracks work requirement compliance at the time of re-examination using CHA’s YARDI database. CHA tracks the changes in compliance status each year compared to the previous year’s baseline.
- **Authorization:** Attachment D, Paragraph 21 of CHA’s Amended and Restated MTW Agreement which gives CHA authority to implement a work requirement as a condition of tenant occupancy.

Office of the Ombudsman

Description and Impact: CHA established the Office of the Ombudsman in FY2008 to address the concerns of public housing residents in mixed-income communities. The Ombudsman serves as a liaison between residents and CHA leadership, while providing a forum for residents to learn about the benefits and offerings in the mixed-income communities. The Ombudsman holds meetings for public housing residents renting in mixed-income developments by region. Residents and other community members are provided an opportunity to share comments and concerns at these meetings, and comments are collected, responded to, and posted on CHA's website. The impact of this activity is that, by providing designated CHA staff to assist public housing residents in mixed-income communities in resolving any public housing related issues that may arise, residents are able to adapt to their new communities. Having designated staff for this purpose also promotes efficiency by avoiding the duplication of efforts by various departments in response to inquiries directed to multiple departments. This activity is related to MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient. It is also related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Baseline:** Zero meetings and resident participation prior to the creation of the Office of the Ombudsman in FY2008.
- **Benchmark:** Minimum of six meetings for mixed-income residents each year. Meetings will be semi-annual in at least three geographic regions – North, South, and West/Central.
- **2012 Outcomes:** In FY2012, CHA held six Ombudsman meetings in three geographic regions. Total attendance for the six meetings was 186 residents. In addition to the meetings, the Office of the Ombudsman partnered with property managers and community groups to organize site-specific events such as senior mixers, neighborhood walks and community safety meetings.
- **Data Collection and Measurement:** CHA tracks the number of meetings and resident participants, and posts the meeting notes and responses on CHA's website.
- **Authorization:** Attachment D, Paragraph 20 of CHA's Amended and Restated MTW Agreement, which waives provisions of 24 CFR 964.18 as well as 24 CFR 964 Subpart B for mixed-finance developments.

\$75 Minimum Rent

Description and Impact: Through the approval of the FY2007 ACOP, CHA's BOC approved an increase in the minimum rent^[4] from \$50 to \$75. The \$75 minimum rent was first implemented in FY2009, as resident re-examinations took place. The impact of the revised minimum rent level is an increase in rent collection revenue from residents paying the minimum rent. This activity is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Baseline:** Amount of revenue generated from using the previous \$50 minimum rent.

^[4] Upon re-examination, each resident is given a choice to pay income-based rent (the higher of 30% of monthly adjusted income or 10% of monthly gross income) or a flat rent, which is based on the market rent for a comparable unit. The minimum rent is the minimum total tenant payment in the income-based rent calculation. Eligible residents may request a hardship exemption from the \$75 minimum rent.

- **Benchmark:** CHA collects \$25 more in rent revenue for each eligible resident who pays the \$75 minimum rent each year.
- **FY2012 Outcomes:** In FY2012, 1,568 residents were charged the \$75 minimum rent, which yields \$1,411,200 in annual rent revenue. This is an increase of \$470,400 in additional rent revenue in FY2012 compared to revenue under a \$50 minimum rent without this MTW activity.
- **Data Collection and Measurement:** CHA revised the tracking of this activity in FY2012 to provide more accurate reporting. CHA tracks the amount of rent billed each month at the \$75 minimum rent. CHA compares revenue from the \$75 minimum rent to revenue that would have resulted from the \$50 minimum rent.
- **Authorization:** Attachment C, Section C(11) of CHA's Amended and Restated MTW agreement, which waives certain provisions of Section 3(a)(2), 3(a)(3)(A) and Section 6(l) of the 1937 Act and 24 C.F.R.5.603, 5.611, 5.628, 5.630, 5.632, 5.634 and 960.255 and 966 Subpart A. This allows CHA to determine the minimum rent amount.

Reasonable Cost Formula and Methodologies for Rehabilitation

Description and Impact: Beginning in FY2008, CHA established reasonable cost limitations for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits. The reasonable cost formula converts CHA's historical construction costs and market conditions into a table of limitations by unit bedroom size and building structure type. CHA updates the database with market data based upon the latest market conditions in Chicago. To establish reasonable cost limitations, data is extracted from the latest construction bids for rehabilitation activity and from evaluations of current market conditions, which are determined by conducting market research of escalation factors in industry publications. The impact of the use of the reasonable cost formula for rehabilitation is that CHA can move forward with rehabilitation activity in alignment with established construction schedules in order to meet unit delivery goals while minimizing cost overages resulting from construction delays. This activity is related to MTW Statutory Objective I: Increase housing choices for low-income families, and MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Baseline:** The reasonable cost limitations established by HUD and approved in FY2008. The baseline is also the number of units CHA is able to rehabilitate without the reasonable cost limitations in a given year. However, CHA does not anticipate using this flexibility for rehabilitation projects in FY2012 pending changes to rehabilitation schedules for the year.
- **Benchmark:** The benchmark is the number of additional units CHA delivers through utilization of the reasonable cost formula. However, CHA does not anticipate using this flexibility for rehabilitation projects in FY2012 pending changes to rehabilitation schedules for the year.
- **FY2012 Outcomes:** CHA did not use the reasonable cost formula for rehabilitation in FY2012.
- **Data Collection and Measurement:** CHA tracks the additional number of units that can be rehabilitated and delivered using the reasonable cost formula.
- **Authorization:** Attachment C, Section C(16) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 6(b) of the 1937 Act and 24 C.F.R. 941.306. This allows CHA to establish an alternative reasonable cost formula reflecting CHA's actual costs experienced for construction activity in the local market as the cost control measure for quality construction work.

Reasonable Cost Formula and Methodologies for Redevelopment

Description and Impact: In FY2010, CHA proposed reasonable cost limitations for its redevelopment activities to replace HUD's current Total Development Cost (TDC) limits. Rising construction costs, reduced low-income housing tax credit equity prices, and reduced soft loan funds had combined to significantly reduce the number of new public housing units that CHA was able to deliver annually over the past few years at its mixed-income development sites. The proposed reasonable cost formula was approved by HUD in July 2010. The increased reasonable cost limits cover the full cost of public housing units, as originally intended, and increase public housing opportunities on an annual basis. The impact of the increased reasonable cost limits is that CHA is able to finance the full cost of its public housing units in mixed-income redevelopments which allows the tax equity and soft loan funds to be directed toward the construction of the accompanying affordable housing units at these mixed-income developments. This activity is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Baseline:** Without the use of the reasonable cost formula for mixed-income redevelopment in FY2012, CHA would only be able to provide 94 public housing units across the phases projected to be under construction at Oakwood Shores 2C, Lakefront Phase II, and Park Boulevard (phases 2A/2B).
- **Benchmark:** Through the use of the reasonable cost formula in FY2012, CHA will provide an additional 52 public housing units across phases projected to be under construction at Oakwood Shores 2C, Lakefront Phase II, and Park Boulevard (phases 2A/2B), for a combined total of 146 public housing units in these deals.
- **FY2012 Outcomes:** Through the use of the reasonable cost formula in FY2012, CHA closed and started construction at three developments, Oakwood Shores 2C, Lakefront Phase II, and Oakwood Shores 2D. Use of the CHA reasonable cost formula for these three developments will provide an additional 19 public housing units. (Park Boulevard 2A closed in FY2011, and phase 2B did not close in FY2012).
- **Data Collection and Measurement:** CHA tracks the additional number of public housing units that can be constructed and delivered using the alternate reasonable cost formula.
- **Authorization:** Attachment C, Section C (16) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 6(b) of the 1937 Act and 24 C.F.R. 941.306. This allows CHA to establish an alternative reasonable cost formula reflecting CHA's actual costs experienced for construction activity in the local market for mixed-income communities as the cost control measure for quality construction work.

Housing Choice Voucher Program

Biennial Re-examinations of HCV Participants

Description and Impact: CHA conducts biennial re-examinations for HCV Program participants to review family circumstances, income, assets, expenses, and family composition to establish continued eligibility for the HCV Program. CHA will continue to recertify all HCV participants biennially as it has since 2004 for elderly/disabled participants and for all participants since 2006.⁶ The impact of this activity is reduced staff time and administrative cost savings

⁶ HCV participants participating in the Family Self Sufficiency Program are recertified annually.

related to HCV re-examinations. CHA is able to redirect time savings associated with biennial re-examinations toward improved customer service initiatives. This activity is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Baseline:** In FY2005, 35,339 re-examinations based on required re-examinations for 35,339 HCV households, for a total of 70,678 hours conducting re-examinations.
- **Benchmark:** Conduct re-examinations on half of HCV households each year. In FY2012, conduct 17,782 re-examinations for a savings of 35,564 staff hours. As stated in the FY2012 Annual Plan, CHA anticipated being able to provide cost savings associated with this activity in FY2012.
- **FY2012 Outcomes:** In FY2012, CHA conducted 16,238 biennial re-examinations for a savings of 48,714 staff hours as a result of performing reexaminations for approximately half of HCV households.

CHA is unable to provide cost savings associated with this activity for FY2012. The current fixed-fee contracts with program administrators were extended thru the end of June FY2013. CHA anticipates another possible extension. However, the new contract, expected to be executed by FY2015, will include a section for MTW activities to reflect cost savings associated with ongoing activities, which will be based on staff hours saved per activity. In addition, CHA will include a clause to guarantee a deduction in actual payment for every new MTW activity implemented.

- **Data Collection and Measurement:** CHA tracks the number of hours it takes staff to complete reexaminations. In FY2012, time to process re-examinations increased to approximately 3.0 hours due to additional process of criminal screening, re-verification of reasonable accommodations and increase in the rescheduling of in-person interviews where all adult members of the household must be present.
- **Authorization:** Attachment C, Section D (1) (c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o) (5) of the 1937 Act and 24 C.F.R. 982.516.

Exception Payment Standards (Previously Exception Rents)

Description and Impact: In FY2010, CHA established criteria for the agency to self-certify exception payment standards that may be up to 300% of the established payment standard. Based on historical data, CHA does not expect to approve exception payment standards higher than 218%. Exception payment standards are part of CHA's strategy to expand housing choices for HCV participants through access to opportunity areas throughout Chicago with low poverty, quality schools, transportation access, and community amenities. Beginning in FY2011, families in CHA's Mobility Counseling Program who move into designated opportunity areas are eligible for exception payment standards, although participation in this program is not required to take advantage of this opportunity. The impact of this activity is that exception rents will increase the housing opportunities in neighborhoods that typically have higher rents in cases where rent may be an obstacle. This activity is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Revised Baseline:** The tracking of this activity has changed since the FY2012 Annual Plan. The revised baseline for this activity follows. Prior to the implementation of this activity, zero applications for exception payment standards were submitted or granted. By the end of FY2011, 6 HCV participants moved into Opportunity Areas with exception payment standards.

- **Revised Benchmark:** The tracking of this activity has changed since the FY2012 Annual Plan. A specific FY2012 goal was not defined based on new tracking. CHA's overall goal remains an increase the number of HCV participants living in newly designated opportunity areas using exception payment standards.
- **FY2012 Outcomes:** At the end of FY2012, a total of 56 HCV participants were using Exception Payment to live in opportunity areas. In FY2012, 44 HCV participants moved into Opportunity Areas using exception payments standards. As of August 1, 2012, CHA began to use newly defined Opportunity Areas.⁷ As a result, eight (14%) of the 56 HCV participants using Exception Payment Standards to live in opportunity areas no longer reside in an opportunity area. CHA is working to develop a policy to properly serve this population.
- **Data Collection and Measurement:** In FY2011, CHA began to track exception payment standards using 50058 field 2q. By the end of FY2012, CHA was able to identify the number of HCV participants living in Opportunity Areas with and without exception payment standards. In addition, CHA will identify HCV participants who may no longer live in Opportunity Areas, due to the newly designated Opportunity Areas, and, if necessary, develop a policy to properly serve this population.
- **Authorization:** Attachment C (D)(2)(a-c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(1-3), 8(o)(7), and 8(o)(10) of the 1937 Act and 24 C.F.R. 982.308, 982.503, 982.507, 982.508, 982.518, and 982.451.

HCV Owner Excellence Program MTW Activities

CHA implemented the Owner Excellence Program (OEP) on September 1, 2011. Prior to membership, an owner must be accepted into the program and fulfill certain requirements, such as completing courses in HQS, HCV, and property management. In FY2012, CHA received 356 applications and enrolled 282 OEP members for a total of 10,788 occupied units. Since implementation, CHA has received a total 548 applications and enrolled 289 OEP members, including seven in FY2011.

As part of the OEP Program, owners may be eligible for a Unit Excellence Program (UEP) designation. The first UEP designations took place in May 2012. In FY2012, CHA enrolled a total of 61 (26%) OEP members in the Unit Excellence Program for a total of 1,078 (10%) occupied UEP units. The following three MTW activities are related to the HCV Owner Excellence Program.

As indicated in the following section, the tracking of these activities has been revised since the FY2012 Annual Plan and after the OEP was fully implemented in FY2012. CHA has revised the tracking in order to compare the outcomes of the OEP to standard CHA HCV Program outcomes. Baselines, benchmarks and data collection/measurement have been updated accordingly. FY2012 outcomes are based on the new tracking methods.

⁷ A CHA Opportunity Area is a census tract with less than 20% of its individuals with income below the poverty level and a low concentration of subsidized housing. Some census tracts with low poverty, moderate subsidized housing, and improving community economic characteristics are also designated as Opportunity Areas. More information is available on CHA's website (www.thecha.org) in the Resident Services/Mobility Counseling page.

Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval within 90 Days of Passed Date

Description and Impact: Currently, CHA conducts an HQS inspection for each Request for Tenancy Approval [RTA] received. As part of the HCV Owner Excellence Program, CHA is authorized to approve tenancy for a unit that passed inspection within the previous 90 calendar days without a new inspection. This would reduce the amount of annual or initial HQS inspections conducted. Only units designated through the Unit Excellence Program (UEP) are eligible for this activity. The purpose of this activity is to provide incentives to retain high quality owners and units, to continue to provide viable housing options for HCV participants, and retain high quality units. This activity was approved in FY2011 and implemented in FY2012 and is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Revised Baseline:** Based on historical data, 14.92% of HCV participants move in a calendar year.
- **Revised Benchmark:** In FY2012, CHA anticipates a reduction of the move rate for HCV participants residing in UEP units. CHA estimates that the moves of HCV participants living in UEP units will be less than 14.92%
- **FY2012 Outcomes:** In FY2012, CHA had a total of 1,078 UEP units, of those seven (7) were new move-ins, which did not have a passed inspection on file within the last 90 days. There were only two (2) move-outs resulting in a 0.0018% move rate.
- **Revised Data Collection and Measurement:** As part of the overall OEP, CHA will monitor various performance indicators related to this activity including the number of move-outs from UEP and non-UEP units, re-leasing of UEP and non-UEP units within 90 days of the unit's passed annual or initial inspection, and inspection outcomes.
- **Authorization:** Attachment C (D) (5) of the MTW Agreement which waives certain provisions of Section 8(o) (8) of the 1937 Act and 24 CFR 982 Subpart I.

Owner Excellence - Vacancy Payments

Description and Impact: As part of CHA's Owner Excellence Program, CHA is authorized to provide a modest vacancy payment to participating owners who re-lease a Unit Excellence Program [UEP] unit currently on the HCV Program to another HCV participant. The purpose of this activity is to provide incentives to retain high quality owners and units in the program, and to continue to provide viable housing options for families. CHA will provide vacancy payments to eligible owners upon the execution of a new HAP contract for a re-leased UEP unit. One-hundred percent of the previous family's HAP amount will be paid to participating owners for the vacant period not to exceed 60 days. The unit shall be deemed vacant (A) commencing on the first day for which HAP is not paid for the unit following completion of a move out or termination of the lease, and (B) ending on the day preceding the first day for which HAP is paid for such unit based on the execution of a new Housing Assistance Payment Contract with the Chicago Housing Authority. This activity was approved in FY2011 and implemented in FY2012 and is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Revised Baseline:** Based on historical data, 14.92% of HCV participants move in a calendar year. CHA estimates that in FY2012 CHA will re-lease 3.04% of HCV units to HCV participants within 60 days.

- **Revised Benchmark:** In FY2012, CHA anticipates a reduction of the move rate for HCV participants living in UEP units. CHA estimates that the moves of HCV participants living in UEP units will be less than 14.92%.
- **FY2012 Outcomes:** In FY2012, CHA's Unit Excellence Program (UEP) received nine vacancy payment requests and approved four for a total of \$3,365.00. CHA did re-lease these 4 UEP units (1.25% out of 319 total UEP units) to HCV participants. HCV participants moved out of two UEP units (0.63% of 319 total UEP units) in FY2012, thus meeting the benchmark of move-outs less than 14.92% for UEP units.
- **Revised Data Collection and Measurement:** As part of the overall OEP, CHA will monitor various performance indicators related to this activity including the number of move-outs from UEP and non-UEP units, re-leasing of UEP and non-UEP units, and vacancy payments requested, approved, denied and the total amount of vacancy payments issued to owners for UEP units.
- **Authorization:** Attachment C (D) (1) (d) of the MTW Agreement which waives certain provisions of Sections 8(o) (9) of the 1937 Act and 24 CFR 982.311.

Owner Excellence - Biennial Inspections

Description and Impact: As part of CHA's Owner Excellence Program, the HCV Program is proposing to conduct biennial inspections on qualifying units, as defined by CHA, for participating owners. Qualifying units will meet strict eligibility criteria and exceed more stringent inspection standards. Only units designated through the Unit Excellence Program (UEP) are eligible for this activity. The impact of this activity is a reduction in staff hours spent on conducting inspections, which subsequently will result in administrative cost savings. This activity was approved in FY2011 and implemented in FY2012 and is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Revised Baseline:** In FY2011, CHA conducted 36,608 annual or initial inspections for a total of 146,432 staff hours.
- **Revised Benchmark:** In FY2012, CHA estimates a savings of at least 880 staff hours by conducting biennial inspections for eligible UEP units.
- **FY2012 Outcomes:** In FY2012, CHA's OEP passed 52 UEP units (16% of 319 total UEP units) based on biennial inspection criteria. This was a savings of 208 staff hours. CHA was unable to meet revised benchmark because 84% of the total 319 UEP units did not qualify for the biennial inspection in 2012 because an annual inspection was already on file. These units will receive the benefit in FY2013.

CHA is unable to provide cost savings associated with this activity for FY2012. The current fixed-fee contracts with program administrators were extended thru the end of June FY2013. CHA anticipates another possible extension. However, the new contract, expected to be executed by FY2015, will include a section for MTW activities to reflect cost savings associated with ongoing activities, which will be based on staff hours saved per activity. In addition, CHA will include a clause to guarantee a deduction in actual payment for every new MTW activity implemented.

- **Revised Data Collection and Measurement:** Based on a time study conducted by HCV, CHA estimates that it takes four hours to conduct and process an annual inspection series, including scheduling, routing, notification, travel, the actual inspection, and related clerical tasks.

CHA will track annual or initial inspections for non-UEP units and biennial inspections for UEP units and the associated staff time and cost savings. In addition, as part of the overall OEP, CHA will monitor various performance indicators for participating owners/units.

- **Authorization:** Attachment C (D) (5) of the MTW Agreement which waives certain provisions of Section 8(o) (8) of the 1937 Act and 24 CFR 982 Subpart I.

Elimination of Assets in Income Calculation

Description and Impact: CHA no longer includes income earned from assets as part of the HCV rent calculation after verification of initial income eligibility for the HCV program. This activity is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures. CHA's HCV Program is authorized to no longer include income earned from assets as part of income calculations for participants after initial admission. CHA continues to verify assets for the purposes of initial income eligibility for the HCV Program. The impact of this activity is a reduction in staff resources associated with verifying assets which will be redirected to ensure improved and more accurate rent calculations. This activity was fully implemented in FY2011 and is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Revised Baseline:** By the end of FY2009, approximately 35% of HCV participants had assets. In FY2009, CHA spent 2000 staff hours annually on asset calculation for 35% of participants (6,061 out of 17,317) who had assets at re-examination (6,061 X 0.33).
- **Revised Benchmark:** In FY2012, CHA will spend zero hours processing income from assets of 35% of participants expected to have re-examination (6,188 out of 17,681) at a savings of 2,042 staff hours annually (6,188 X 0.33)
- **FY2012 Outcomes:** In FY2012, CHA fully eliminated income earned from assets for each re-certified HCV household upon the second year of implementation through biennial re-examinations. In FY2012, CHA saved approximately 1,875 staff hours by eliminating the asset calculation for 35% of participants (5,683 out of 16,238) who had assets at re-examination (5,683 X 0.33) Less staff hours were saved than projected in FY2012 due to fewer re-exams being conducted resulting from terminations and/or participants porting out.

CHA is unable to provide cost savings associated with this activity for FY2012. The current fixed-fee contracts with program administrators were extended thru the end of June FY2013. CHA anticipates another possible extension. However, the new contract, expected to be executed by FY2015, will include a section for MTW activities to reflect cost savings associated with ongoing activities, which will be based on staff hours saved per activity. In addition, CHA will include a clause to guarantee a deduction in actual payment for every new MTW activity implemented.

- **Data Collection and Measurement:** Based on CHA historical data (FY2009-FY2011), CHA estimates approximately 35% of HCV participants admitted to the program have assets. CHA also estimates that it takes 20 minutes (0.33 hours) to process an asset calculation. CHA tracks the number of new admissions with assets and the hours spent on asset calculations.
- **Authorization:** Attachment C, Section D (2)(a) and Attachment C, Section D, (3)(b), which waives certain provisions of 24 C.F.R. 982.516 and 24 C.F.R. 982.518.

Property Rental Assistance/Project-Based Voucher Program

Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties

Description and Impact: CHA may increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building. CHA uses this flexibility to create innovative funding structures for PBV developments and enhance its Property Rental Assistance Program. The impact of making PBVs available in excess of the 25% limit is that more developers are enticed to preserve or create affordable housing, increasing the availability of quality housing options throughout Chicago's communities for low-income individuals and families. This activity was first implemented in FY2008 and is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Baseline:** Prior to FY2008, zero PBV family properties exceeded the 25% limit for PBV units.
- **Benchmark:** In FY2012, CHA plans to increase the number of PBV units to 30-40% of total units at Zapata Apartments (30%/61 total/18 PBV).
- **FY2012 Outcomes:** In FY2012, CHA used this flexibility for two new sites, including Zapata Apartments (30% PBV/61 total/18 PBV) and 1531-1539 W. 90th Street (40%/10 total/4 PBV), for a total of eight family PBV properties. The remaining six sites include North Avenue Apartments (67% PBV/24 total/16 PBV), Rosa Parks Apartments (28% PBV/94 units/26 PBV), Nuestro Hogar (31% PBV/35 total/11 PBV), Ironwood Courts (30%/46 total/14 PBV), Resurrection Homes (100%/5 total/5 PBV), St. Edmunds Court (28% PBV/36 total/10 PBV).
- **Data Collection and Measurement:** CHA measures the number of executed AHAP and HAP contracts in family properties with PBV units that exceed 25% of total units.
- **Authorization:** Attachment D, Paragraph 6 of CHA's Amended and Restated MTW Agreement which waives Section 8(o)(13)(D)(i) of the 1937 Act and 24 CFR 983.56. This waiver provides CHA with the ability to supply more affordable housing units in family PBV buildings.

Authorization of Qualified Owners/Property Managers to Perform Initial Eligibility Determinations and Re-examinations

Description and Impact: CHA has authority to train and certify qualified owners, as defined by CHA, in the Property Rental Assistance (PRA) Program to perform initial tenant eligibility determinations and re-examinations of PBV participants. CHA will require the owners to enter re-examination and initial eligibility data into CHA's systems of record for transmission to HUD PIC, will monitor owner performance monthly, and will perform comprehensive quality control reviews. However, CHA will continue to monitor EIV for income verification and participating owners will not be granted access to this function. The anticipated impact of this activity is to reduce costs, to minimize the duplication of effort, and to administer the PRA program using a best practices model for privately-managed mixed-income and public housing developments. This activity was first approved in FY2011 and is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Baseline:** In FY2011 and FY2012, CHA's costs were approximately \$558 per waitlist and admission services and \$37.16 per occupied unit per month. Of the \$558, CHA estimates that 50%, or \$279, pertains to initial eligibility determination activities. (CHA may adjust the baseline in the future as necessary due to contract amendments or the use of a new contractor.)

- **Benchmark:** The second stage of implementation will include nine properties totaling 144 PRA units. Eight of these PRA properties executed a one-year HUD form HAP with CHA in FY2011 [G&A Senior Residence at West Ridge (18 PRA Units), San Miguel Apartments (14 PRA Units), G&A Senior Residence at Ravenswood (37 PRA Units), Sunnyside Kenmore Apartments (10 PRA Units), Howard Apartments (10 PRA Units), The Suites of Autumn Green at Wrightwood Campus (8 PRA Units), Victory Center of South Chicago Senior Apartments (18 PRA Units), Dr. King Legacy Apartments (10 PRA Units)]. These contracts will be renewed in FY2012 using the new CHA HAP agreement and an estimated 126 PRA re-exams will be performed and documented as required by the new HAP agreement. Zapata Apartments (18 PRA Units) is anticipated to reach construction completion in FY2012; this development will also execute the CHA HAP agreement and complete eligibility determination and documentation.
- **FY2012 Outcomes:** This activity has not yet been fully implemented. In FY2012, CHA completed the following activities to plan for the implementation of authorizing qualified owners/property managers to perform initial eligibility determinations and reexaminations: (1) Performed Asset Management Reviews and developed risk ratings for all PRA properties to determine which owners/property managers are qualified to do initial eligibility determinations and reexaminations; (2) Began creating process flows and developing policy and procedures to be followed by qualified owners/property managers to ensure initial eligibility and reexamination screenings are done correctly. (3) Set up security groups to allow qualified owners/property managers access to YARDI, CHA's system of record, to perform initial eligibility and reexamination screenings, and to ensure they have the proper level of system access. CHA is unable to provide cost savings associated with this activity for FY2012 as it has not yet been fully implemented.
- **Data Collection and Measurement:** CHA will track the number of project-based voucher units where owners perform initial eligibility determinations and the number of PRA re-examinations and the associated cost savings.
- **Authorization:** Attachment C, Section D (1)(a) and Attachment C, Section D(1)(c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Sections of 8(o)(5) and 8(o)(7) of the 1937 Act and 24 C.F.R. 982.162 and 24 C.F.R. 982.516.

Authorization of Qualified Owners/Property Managers to Perform Annual Inspections (Previously *Ensure Excellent Maintenance of Quality Housing*)

Description and Impact: CHA performs quality control inspections of Property Rental Assistance (PRA) units and developments consistent with best practices in subsidized-property management. CHA employs a model similar to one that is used by privately-managed public housing and mixed-finance developments. Under this approach, CHA will require owners, through their property managers or contract inspectors that have demonstrated successful property management knowledge and/or experience, to inspect all project-based voucher units annually to insure that they meet HQS and Chicago Building Code. Such owners will be required to certify inspection results and confirm timely repairs. In addition, owners will be required to perform turnover and special inspections and to maintain documentation for CHA review. CHA will perform quality control inspections, review property records of inspections and repairs, and assess the overall property conditions annually. For all properties, CHA will reserve the right to inspect all units in the property as deemed essential to ensure that the property meets inspections standards. The anticipated impact of this activity is to reduce duplicative inspections as well as the associated tenant inconvenience in developments that have additional governmental funding such as tax credits and state-financed loans. This activity was approved in FY2011 and is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Baseline:** CHA spent approximately \$9 per project-based voucher unit inspection in FY2010 and FY2011.

- **Benchmark:** Phased implementation of this activity in FY2012 will be planned and executed after each property in the PRA portfolio have been evaluated using the Annual Asset Management Review process. CHA will estimate cost savings upon phasing in PRA properties for this activity.
- **2012 Outcomes:** This activity has not yet been fully implemented. In FY2012, CHA completed the following activities to plan for the implementation of authorizing qualified owners/property managers to perform annual inspections: (1) Performed Asset Management Reviews and developed risk ratings for all PRA properties to determine which owners/property managers are qualified to do annual inspections; (2) Set up security groups to allow qualified owners/property managers access to YARDI, CHA's system of record, to perform annual inspections, and to ensure they have the proper level of system access. CHA is unable to provide cost savings associated with this activity for FY2012 as it has not yet been fully implemented.
- **Data Collection and Measurement:** CHA will track the number of annual and turnover unit inspections and the costs per inspection. CHA is unable to provide cost savings associated with this activity for FY2012 as it has not yet been fully implemented.
- **Authorization:** Attachment C, Section D (5) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of 24 C.F.R. 982 Subpart I.

30-Year PBV Contract Commitments

Description and Impact: To facilitate the expansion of affordable housing opportunities through the use of project-based vouchers, CHA enters into new PRA Program project-based voucher HAP contracts for an initial term between one and 30 years. CHA utilizes MTW authority to enter into contracts that require an initial term of 16-30 years. These agreements will be made while CHA is a MTW agency and are subject to the availability of funding. CHA's relevant contracts include a clause stating that the duration period is pursuant to CHA's MTW authorizations. The impact of this activity is that it will assist developers to obtain better financial terms and help to ensure the long-term availability of quality affordable housing. Through this activity, contracts with an initial term of 16-30 years do not have the 15-year extension option. This activity was first implemented in FY2011 and is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Baseline:** Prior to FY2011, zero project-based voucher contracts exceeded initial terms of 15 years.
- **Benchmark:** CHA anticipates that in FY2012 most new construction projects will execute HAP contracts that exceed the 15-year initial term. It is also anticipated that approximately half the existing and substantial rehabilitated projects will be considered viable applicants for these contracts. Based upon these assumptions, approximately 20 new HAP contracts exceeding 15-year initial terms will be executed in FY2012 with a total of 400 PRA/PBV units.
- **2012 Outcomes:** In FY2012, CHA entered into 5 HAP Contracts of 30 years and 1 HAP Contract of 20 years, representing 31 units. The FY2012 benchmark was based on projections that CHA would execute HAP contracts to deliver 645 new units. As previously described, PRA program unit delivery goals were not met in FY2012 due to the tight housing market and a decline in the receipt of family housing applications to the program in a diverse and balanced proportion across the city. In FY2012 CHA entered into only 15 HAP Contracts totaling 52 new units. Of these, 5 HAP Contracts were approved for 30 years and 1 HAP Contract was approved for 20 years representing 31 of the 52 units delivered.
- **Data Collection and Measurement:** CHA tracks and measures the number of executed HAP contracts with initial terms of 16 to 30 years.

- **Authorization:** Attachment C, Section D (2)(b) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of 24 C.F.R. 983 Subpart E.

PRA Inspections

Description and Impact: For the PRA Program, CHA reduces the number of inspections required prior to lease-up of project-based voucher developments that are new construction or substantial rehabilitation. In cases involving such properties, CHA considers Certificates of Occupancy issued by the City of Chicago as evidence of the property's compliance with Housing Quality Standards. CHA will not perform initial inspections on such units prior to entering into the PRA Housing Assistance Payment contracts. The impact of this activity is CHA is able to make units available for occupancy more quickly by reducing the number of required inspections. This activity was first implemented in FY2011 and is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Baseline:** Zero units were previously inspected and issued Certificates of Occupancy by City of Chicago inspectors without a second inspection being conducted by CHA.
- **Benchmark:** CHA anticipates using the Certificate of Occupancy to evidence Housing Quality Standards compliance on all projects that have been newly constructed or that have completed substantial rehabilitation in FY2012. Approximately ten developments totaling 200 PRA/PBV Units will be eligible for this initiative in FY2012.

2012 Outcomes: In FY2012, CHA placed 11 units in 2 developments under HAP Contract utilizing Certificates of Occupancy issued by the City of Chicago Department of Buildings inspectors. The FY2012 benchmark was based on projections that CHA would execute HAP contracts to deliver 645 new units. As previously described, PRA program unit delivery goals were not met in FY2012 due to the tight housing market and a decline in the receipt of family housing applications to the program in a diverse and balanced proportion across the city. In FY2012 CHA entered into only 15 HAP Contracts totaling 52 new units. CHA placed 11 of these units from 2 developments with new construction or substantial rehabilitation under HAP Contract utilizing Certificates of Occupancy issued by the City of Chicago Department of Buildings Inspectors.

- **Data Collection and Measurement:** CHA tracks the number of new and rehabbed units under HAP contract and occupied more expediently.
- **Authorization:** Attachment C, Section D(7)(d)(ii) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of 24 C.F.R. 982 Subpart I.

Two-Year Requirement for PBV Participant Transition to Housing Choice Voucher (Previously PBV Participant Transition to Housing Choice Voucher)

Description and Impact: Under the PRA program, CHA reduces the turnovers in project-based voucher developments by allowing families only to receive a Housing Choice Voucher after two years of occupancy rather than one year, except for tenants currently residing in a supportive housing unit. Supportive housing units are exempt from the two-year tenancy requirement in cases where families who graduate from their supportive services program(s) before two years wish to move to traditional family housing. In those cases, the family would be issued a tenant-based voucher and the unit would become available for another family in need of supportive services. The impact of this activity is a decrease in the administrative cost to issue vouchers for each PBV unit turned over. Moreover, this also assists PBV developments reduce turnover costs. This activity was first implemented in FY2011 and is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Baseline:** Prior to this activity, zero PRA units previously carried the two-year occupancy requirement for a tenant to receive a HCV if he/she wishes to move.
- **Benchmark:** The two year occupancy requirement will apply to all new participants who are offered housing in PRA units that do not have associated supportive services. In FY2012, it is projected that approximately 14 PRA HAP contracts totaling 286 PRA/PBV units will have this requirement.
- **2012 Outcomes:** In 2012, CHA applied the two year occupancy requirement to 9 PRA non-supportive housing applications totaling 22 units. The FY2012 benchmark was based on projections that CHA would execute HAP contracts to deliver 645 new units. As previously described, PRA program unit delivery goals were not met in FY2012 due to the tight housing market and a decline in the receipt of family housing applications to the program in a diverse and balanced proportion across the city. In FY2012 CHA entered into only 15 HAP Contracts totaling 52 new units. CHA applied the two year occupancy requirement to the nine non-supportive applications approved in 2012 for a total of 22 units.
- **Data Collection and Measurement:** CHA tracks the number of units under HAP contracts with this requirement.
- **Authorization:** Attachment C, Section D (7) of CHA's Amended and Restated MTW Agreement.

Payments During Initial Occupancy – Existing New Construction and Substantially Rehabilitated Properties

Description and Impact: To provide an incentive for participation in CHA's PRA Program and to ensure the long-term viability of newly constructed and substantially rehabilitated properties, CHA provides vacancy payments, as determined necessary on a project by project basis, during the initial operating lease-up period. Such an approach is consistent with practices in the affordable housing industry (e.g., initial operating reserve for tax-credit properties, provision of operating subsidy for mixed-finance and public housing properties, and allowable vacancy payments from execution of contract to initial occupancy in the Moderate Rehabilitation Program). These payments allow new developments to maintain a positive cash position in meeting operating expenses when all of the PRA units are not leased.

CHA is authorized to make payments for a period not to exceed 90 days from the execution of the HAP contract. These vacancy payments are equal to 50% of the contract rent for the initial 60 days of the vacancy. CHA may determine that there is a reasonable opportunity to refer an applicant from its waiting list and may elect to pay an additional vacancy payment of 100% of the contract rent for the additional 30 days. Under no circumstances will the vacancy payments exceed the 90-day period. Payments are contingent on the owner demonstrating compliance with program rules, including taking all feasible actions to fill the vacancies and not rejecting eligible applicants except for good cause acceptable to CHA. Further, CHA does not compensate landlords for units that receive funding from another source. This activity was approved and implemented in FY2012. This activity is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Baseline:** Prior to this activity, CHA did not provide payments during initial occupancy for any PRA properties.

- **Benchmark:** In FY2012, pending HUD approval, CHA anticipates providing initial operating vacancy payments to ten PRA developments and 40 units. It is anticipated that the cumulative total of these payments for FY2012 will not exceed \$100,000.
- **2012 Outcomes:** In FY2012, CHA paid \$79,000 in vacancy payments to nine PRA developments. This has allowed the owners of these properties to maintain a positive cash position while trying to actively lease vacant PRA units.
- **Data Collection and Measurement:** CHA tracks the number of PRA developments and number of units that receive initial payments as well as associated costs.
- **Authorization:** Amendment No. 6 to CHA's Amended and Restated MTW Agreement which amended Attachment D, Section 23.

PBV Rent Increase Policy

Description and Impact: For the PRA program, CHA received approval to consider reasonable market rents for unassisted comparable units in high rent and/or opportunity areas in order to expand the availability of quality affordable housing to more neighborhoods. Through this authorization CHA has the flexibility to grant properties that use CHA project-based vouchers an annual rent increase based on a formula. In such cases, CHA will explore using Table One (1) Contract Rent (highest cost utility included) annual adjustment factors (AAFs) published by HUD in the Federal Register as the cap for rent increases subject to rent reasonableness. The anticipated impact of this activity is the rent increase will facilitate favorable financing by providing assurance that annual rent increases will be available to support the cost escalation factors in financing packages for the developments. This activity was approved in FY2011 and is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **FY2012 Status Update:** CHA has decided not to implement this activity. It will not be included in future annual plans and reports.
- **Authorization:** Attachment C, Section D (2)(a), which waives certain provisions of 24 C.F.R. 982.508, 24 C.F.R. 982.503, and 24 C.F.R. 982.518.

FY2012 Ongoing MTW Activities								
Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	FY2012 Outcomes	Data Collection and Measurement	MTW Authorization	Hardship Exception
Revitalization of 25,000 Units	Increase Housing Options	FY2000	<u>Description:</u> CHA will revitalize 25,000 housing units by the end of the Plan. <u>Impact:</u> More affordable housing opportunities available for low-income residents in Chicago neighborhoods.	<u>Baseline:</u> Redevelop/rehabilitate 25,000 units of housing. <u>Benchmark:</u> Add 845 units to the overall housing stock, including public housing and project-based vouchers, bringing the total number of revitalized housing units to 22,088, which represents 88% of the 25,000 unit goal.	In FY2012, CHA delivered a total of 173 units across public housing and through the use of PBVs. As of FY2012, CHA has completed 21,376 units or 86% of the overall Plan goal.	CHA tracks the number of units delivered based on City of Chicago's certificates of occupancy and Habitat's Notices of Acceptance issued as well as project-based units under HAP in Chicago.	Attachment D, Paragraph 1 and MTW Agreement, Amendment 3	Not applicable.
Comprehensive Low-Income Home Ownership Program	Increase Housing Options	FY2011	<u>Description:</u> CHA will expand its HCV Choose to Own (CTO) Home Ownership Program to current CHA public housing residents. <u>Impact:</u> Increase the avenues that lead to home ownership and types of housing options for low-income families.	<u>Baseline:</u> Zero public housing residents have purchased homes through CHA's home ownership program. <u>Benchmark:</u> Five public housing residents will purchase homes through CHA's Comprehensive Low-Income Home Ownership Program in FY2012.	In 2012, there were 26 total closings - 23 HCV families and 3 PH families. In addition, 11 families who had previously purchased through Choose to Own were able to assume their full mortgage payment and transition off of subsidy completely.	CHA tracks the number of homes purchased by both public housing residents and HCV Program participants.	Attachment C, Section B, Paragraph 1(b)(iii), and Attachment C, Section D, Paragraph 8 (a-b)	Not applicable.
Public Housing Work Requirement	Self-Sufficiency	FY2009	<u>Description:</u> With BOC approval of the FY2011 ACOP, CHA requires adult public housing household members age 18-54, or age 17 and not attending school full-time, to be engaged in employment or employment related activities unless the resident is exempt or granted Safe Harbor. <u>Impact:</u> Greater number of residents engaged in employment, education, job training, and community service in order to achieve goals for self-sufficiency.	<u>Baseline:</u> The baseline for FY2012 is the number of residents in compliance status as of FY2011. As of 12/31/11, 4,298 residents were in compliance. <u>Benchmark:</u> Move 3% of those with a Safe Harbor designation to compliance in FY2012.	As of the end of FY2012, 4,149 residents (49% of those subject to the work requirement) were compliant. Of the 1,670 residents in Safe Harbor in FY2011, 24% (or 395 residents) moved to compliance in FY2012.	CHA tracks work requirement compliance at the time of re-examination.	Attachment D, Paragraph 21	Yes.
Office of the Ombudsman	Self-Sufficiency Reduce Costs and Cost Effectiveness	FY2008	<u>Description:</u> The Office of the Ombudsman serves as a liaison between residents and CHA leadership, while providing a forum for residents to learn about the benefits and offerings in the mixed-income communities. <u>Impact:</u> Public housing centric issues that may arise in mixed-income communities are resolved and residents adapt to their new communities.	<u>Baseline:</u> Zero meetings and resident participation. <u>Benchmark:</u> Host a minimum of 6 meetings for mixed-income residents each year. Meetings are semi-annual in three geographic regions- North, South, and West/Central.	In FY2012, CHA held six Ombudsman meetings in three geographic regions. Total attendance for the six meetings was 186 residents. In addition to the meetings, the Office of the Ombudsman partnered with property managers and community groups to organize site-specific events such as senior mixers, neighborhood walks and community safety meetings.	CHA tracks the number of meetings and resident participants, and posts the meeting notes and responses on CHA's website.	Attachment D, Paragraph 20	Not applicable.
\$75 Minimum Rent in Public Housing	Reduce Costs and Cost Effectiveness	FY2009	<u>Description:</u> CHA increased the minimum rent from \$50 to \$75 for the public housing program. <u>Impact:</u> Increase in rent collection revenue from residents paying the minimum rent.	<u>Baseline:</u> Amount of revenue generated from using the previous \$50 minimum rent. <u>Benchmark:</u> Collect \$25 more in rent revenue for each eligible resident who pays the minimum rent each year.	In FY2012, 1,568 residents were charged the \$75 minimum rent, which yields \$1,411,200 in annual rent revenue. This is an increase of \$470,400 in additional rent revenue in FY2012 compared to revenue under a \$50 minimum rent without this MTW activity.	CHA tracks the amount billed each month through rent payments at or under the minimum rent. CHA compares revenue from the \$75 minimum rent to revenue that would have resulted from the \$50 minimum rent.	Attachment C, Section C(11)	Yes.

FY2012 Ongoing MTW Activities (continued)

Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	FY2012 Outcomes	Data Collection and Measurement	MTW Authorization	Hardship Exception
Reasonable Cost Formula and Methodologies for <u>REHABILITATION</u>	Reduce Costs and Cost Effectiveness Increase Housing Options	FY2008	<u>Description:</u> CHA established reasonable cost limitations for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits. <u>Impact:</u> Meet unit delivery goals while minimizing cost overages resulting from construction delays.	<u>Baseline:</u> The baseline is the number of units CHA is able to rehabilitate without the reasonable cost limitations in a given year. However, CHA does not anticipate using this flexibility for rehabilitation projects in FY2012 pending changes to rehabilitation schedules for the year.. <u>Benchmark:</u> CHA does not anticipate using this flexibility for rehabilitation projects in FY2012 pending changes to rehabilitation schedules for the year.	CHA did not use the reasonable cost formula for rehabilitation in FY2012.	CHA tracks the additional number of units that can be rehabilitated and delivered using the reasonable cost formula.	Attachment C, Section C(16)	Not applicable.
Reasonable Cost Formula and Methodologies for <u>REDEVELOPMENT</u>	Increase Housing Options	FY2010	<u>Description:</u> In FY2010, HUD approved reasonable cost limitations for CHA's redevelopment activities that replace HUD's current Total Development Cost (TDC) limits. <u>Impact:</u> Finance the full cost of public housing units and increase public housing opportunities in mixed-income sites, which allows tax equity and soft loan funds to be directed toward accompanying affordable housing units at these sites.	<u>Baseline:</u> Without the use of the reasonable cost formula for mixed-income redevelopment in FY2012, CHA would only be able to provide 94 public housing units across the phases projected to be under construction at Oakwood Shores 2C, Lakefront Phase II, and Park Boulevard (phases 2A/2B). <u>Benchmark:</u> Through the use of the reasonable cost formula in FY2012, CHA will provide an additional 52 public housing units across phases projected to be under construction at Oakwood Shores 2C, Lakefront Phase II, and Park Boulevard (phases 2A/2B), for a combined total of 146 public housing units in these deals.	Through the use of the reasonable cost formula in FY2012, CHA closed and started construction at three developments, Oakwood Shores 2C, Lakefront Phase II, and Oakwood Shores 2D. Use of the CHA reasonable cost formula for these three developments will provide an additional 19 public housing units.	CHA tracks the additional number of public housing units that can be constructed and delivered using the alternate reasonable cost formula.	Attachment C, Section C(16)	Not applicable.
Biennial Re-examinations of HCV participants	Reduce Costs and Cost Effectiveness	FY2006	<u>Description:</u> CHA conducts biennial re-examinations for HCV Program participants to review and establish continued eligibility for the HCV program. <u>Impact:</u> Reduced staff time and administrative cost savings related to HCV re-examinations.	<u>Baseline:</u> In FY2005, 35,339 re-examinations based on required re-examinations for 35,339 HCV households, for a total of 70,678 hours conducting re-examinations. <u>Benchmark:</u> Conduct re-examinations on half of HCV households each year. In FY2012, conduct 17,782 re-examinations for a savings of 35,564 staff hours.	In FY2012, CHA conducted 16,238 biennial re-examinations for a savings of 48,714 staff hours as a result of performing reexaminations for approximately half of HCV households.	CHA tracks the number of hours it takes staff to complete reexaminations. In FY2012, time to process re-examinations increased to approximately 3.0 hours due to additional process of criminal screening, re-verification of reasonable accommodations and increase in the rescheduling of in-person interviews where all adult members of the household must be present.	Attachment C, Section D(1)(c)	Not applicable.

FY2012 Ongoing MTW Activities (continued)								
Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	FY2012 Outcomes	Data Collection and Measurement	MTW Authorization	Hardship Exception
Exception Payment Standards	Increase Housing Options	FY2010	<p><u>Description:</u> CHA self-certifies exception payment standards up to 300% of the established payment standard to give eligible HCV participants access to neighborhoods that may require higher payment standards including areas designated as lower poverty, opportunity areas.</p> <p><u>Impact:</u> Increase housing opportunities of HCV Program participants in lower poverty, opportunity areas throughout Chicago.</p>	<p><u>Baseline:</u> The tracking of this activity has changed since the FY2012 Annual Plan. Prior to the implementation of this activity, zero applications for exception payment standards were submitted or granted. By the end of FY2011, 6 HCV participants moved into Opportunity Areas with exception payment standards.</p> <p><u>Benchmark:</u> The tracking of this activity has changed since the FY2012 Annual Plan. A specific FY2012 goal was not defined based on new tracking. CHA's overall goal remains an increase the number of HCV participants living in newly designated opportunity areas using exception payment standards.</p>	<p>At the end of FY2012, a total of 56 HCV participants were using Exception Payment to live in opportunity areas. In FY2012, 44 HCV participants moved into Opportunity Areas using exception payments standards.</p>	<p>In FY2011, CHA began to track exception payment standards using 50058 field 2q. By the end of FY2012, CHA was able to identify the number of HCV participants living in Opportunity Areas with and without exception payment standards. In addition, CHA will identify HCV participants who may no longer live in Opportunity Areas, due to the newly designated Opportunity Areas, and, if necessary, develop a policy to properly serve this population.</p>	Attachment C (D)(2)	Not applicable.
Owner Excellence-Acceptance of Passed Annual or Initial HQS Inspection for new Request for Tenancy Approval within 90 days of Passed Date	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> HCV will approve tenancy for a unit that passed inspection within the previous 90 days for participants in the Owner Excellence Program.</p> <p><u>Impact:</u> Reduce staff time spent on conducting additional inspections, which results in administrative cost savings.</p>	<p><u>Baseline:</u> Based on historical data, 14.92% of HCV participants move in a calendar year.</p> <p><u>Benchmark:</u> In FY2012, CHA anticipates a reduction of the move rate for HCV participants residing in UEP units. CHA estimates that the moves of HCV participants living in UEP units will be less than 14.92%.</p>	<p>In FY2012, CHA had a total of 1,078 UEP units, of those seven (7) were new move-ins, which did not have a passed inspection on file within the last 90 days. There were only two (2) move-outs resulting in a 0.0018% move rate.</p>	<p>As part of the overall OEP, CHA will monitor various performance indicators related to this activity including the number of move-outs from UEP and non-UEP units, re-leasing of UEP and non-UEP units within 90 days of the unit's passed annual or initial inspection, and inspection outcomes.</p>	Attachment C (D) (5)	Not Applicable.
Owner Excellence-Vacancy Payments	Increase Housing Options	FY2011	<p><u>Description:</u> HCV will provide a modest vacancy payment to owners participating in the Owner Excellence Program who re-lease a unit currently on the HCV program to another participant.</p> <p><u>Impact:</u> Increase in the number of HCV units that are re-leased to other HCV participants.</p>	<p><u>Baseline:</u> Based on historical data, 14.92% of HCV participants move in a calendar year. CHA estimates that in FY2012 CHA will re-lease 3.04% of HCV units to HCV participants within 60 days.</p> <p><u>Benchmark:</u> In FY2012, CHA anticipates a reduction of the move rate for HCV participants living in UEP units. CHA estimates that the moves of HCV participants living in UEP units will be less than 14.92%.</p>	<p>In FY2012, CHA's Unit Excellence Program (UEP) received nine vacancy payment requests and approved four for a total of \$3,365.00. CHA did re-lease these 4 UEP units (1.25% out of 319 total UEP units) to HCV participants. HCV participants moved out of two UEP units (0.63% of 319 total UEP units) in FY2012, thus meeting the benchmark of move-outs less than 14.92% for UEP units.</p>	<p>As part of the overall OEP, CHA will monitor various performance indicators related to this activity including the number of move-outs from UEP and non-UEP units, re-leasing of UEP and non-UEP units, and vacancy payments requested, approved, denied and the total amount of vacancy payments issued to owners for UEP units.</p>	Attachment C (D)(1)(d)	Not Applicable.
Owner Excellence-Biennial Inspections	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> HCV will conduct biennial inspections on qualifying units which meet strict eligibility criteria defined by CHA for owners participating in the Owner Excellence Program.</p> <p><u>Impact:</u> Reduction in staff hours spent on conducting inspections, which subsequently result in administrative cost savings.</p>	<p><u>Baseline:</u> In FY2011, CHA conducted 36,608 annual or initial inspections for a total of 146,432 staff hours.</p> <p><u>Benchmark:</u> In FY2012, CHA estimates a savings of at least 880 staff hours by conducting biennial inspections for eligible UEP units.</p>	<p>In FY2012, CHA's OEP passed 52 UEP units (16% of 319 total UEP units) based on biennial inspection criteria. This was a savings of 208 staff hours. CHA was unable to meet revised benchmark because 84% of the total 319 UEP units did not qualify for the biennial inspection in 2012 because an annual inspection was already on file. These units will receive the benefit in FY2013.</p>	<p>CHA estimate it takes four hours to conduct an annual inspection. CHA will track biennial inspections for qualifying units in the Owner Excellence Program.</p>	Attachment C (D) (5)	Not Applicable.

FY2012 Ongoing MTW Activities (continued)								
Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	FY2012 Outcomes	Data Collection and Measurement	MTW Authorization	
Elimination of Assets in Income Calculation	Reduce Costs and Cost Effectiveness	FY2010	<p><u>Description:</u> Effective on September 1, 2010 with CHA Board approval of the HCV Administrative Plan, CHA no longer includes income earned from assets as part of the HCV rent calculation.</p> <p><u>Impact:</u> Reduction in staff resources associated with verifying assets which will be redirected to ensuring improved and more accurate rent calculations.</p>	<p><u>Baseline:</u> By the end of FY2009, approximately 35% of HCV participants had assets. In FY2009, CHA spent 2000 staff hours annually on asset calculation for 35% of participants (6,061 out of 17,317) who had assets at re-examination (6,061 X 0.33).</p> <p><u>Benchmark:</u> In FY2012, CHA will spend zero hours processing income from assets of 35% of participants expected to have re-examination (6,188 out of 17,681) at a savings of 2,042 staff hours annually (6,188 X 0.33)</p>	In FY2012, CHA fully eliminated income earned from assets for each re-certified HCV household upon the second year of implementation through biennial re-examinations. In FY2012, CHA saved approximately 1,875 staff hours by eliminating the asset calculation for 35% of participants (5,683 out of 16,238) who had assets at re-examination (5,683 X 0.33) Less staff hours were saved than projected in FY2012 due to less re-exams being conducted resulting from terminations and/or participants porting out.	Based on CHA historical data (FY2009-FY2011), CHA estimates approximately 35% of HCV participants admitted to the program have assets. CHA also estimates that it takes 20 minutes (0.33 hours) to process an asset calculation. CHA tracks the number of new admissions with assets and the hours spent on asset calculations.	Attachment C, Section D (2)(a) and Attachment C, Section D, (3)(b)	
Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties	Increase Housing Options	FY2008	<p><u>Description:</u> CHA has authority to exceed the 25% limit for PBV units in family PBV properties.</p> <p><u>Impact:</u> Increase in the availability of quality housing options throughout Chicago's communities.</p>	<p><u>Baseline:</u> Prior to FY2008, zero PBV family properties exceeded the 25% limit for PBV units.</p> <p><u>Benchmark:</u> In FY2012, CHA plans to increase the number of PBV units to 30-40% of total units at Zapata Apartments (30%/61 total/18 PBV).</p>	In FY2012, CHA approved two new sites for a total of eight family PBV properties that exceeded the 25% limit in the following family properties.	CHA measures the number of executed AHAP and HAP contracts in family properties with PBV units that exceed 25% of total units.	Attachment D, Paragraph 6	Not applicable.
Authorization of Qualified Owners/Property Managers to Perform Initial Eligibility Determinations and Reexaminations	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> CHA plans to train and certify qualified owners, as defined by CHA, in the Property Rental Assistance (PRA) Program to perform initial tenant eligibility determinations and re-examinations of PBV participants.</p> <p><u>Impact:</u> Reduce costs, to minimize the duplication of effort, and to administer the PRA program using a best practices model for privately-managed mixed-income and public housing developments.</p>	<p><u>Baseline:</u> In FY2011 and FY2012, CHA's costs were approximately \$558 per initial eligibility determination and \$37.16 per occupied unit. Of the \$558, CHA estimates that 50%, or \$279, pertains to initial eligibility determination activities.</p> <p><u>Benchmark:</u> The second stage of implementation will include nine properties totaling 144 PRA units. Eight of these PRA properties executed a one-year HUD form HAP with CHA in FY2011.</p>	CHA completed the following activities necessary to implement Owners/Property Managers to perform initial eligibility determinations and re-examinations: (1) Performed Asset Management Reviews and developed risk ratings (2) Began developing policy and procedures to be followed by qualified owners/property managers (3) Set up security groups to allow qualified owners/property managers access to YARDI	CHA will track the number of project-based voucher units where owners perform initial eligibility determinations and the number of PRA re-examinations and the associated cost savings.	Attachment C, Section D (1)(a) and Attachment C, Section D(1)(c)	Not applicable.
Authorization of Qualified Owners/Property Managers to Perform Annual Inspections	Reduce Costs and Cost Effectiveness	FY2011/FY2012	<p><u>Description:</u> CHA seeks to perform quality control inspections of PRA units and developments consistent with best practices in subsidized property management. Under this approach, CHA will require owners, through their property managers or contract inspectors that have demonstrated successful property management knowledge and/or experience, to inspect all project-based voucher units annually.</p> <p><u>Impact:</u> Reduce costs, to minimize the duplication of effort, and to administer the PRA program using a best practices model for privately-managed mixed-income and public housing developments.</p>	<p><u>Baseline:</u> CHA spent approximately \$9 per project-based voucher unit inspection in FY2010 and FY2011.</p> <p><u>Benchmark:</u> Phased implementation of this activity in FY2012 will be planned and executed after each property in the PRA portfolio have been evaluated using the Annual Asset Management Review process. CHA will estimate cost savings upon phasing in PRA properties for this activity.</p>	CHA completed the following activities to plan for the implementation of authorizing qualified owners/property managers to perform annual inspection: (1) Performed Asset Management Reviews and developed risk ratings (2) Began developing policy and procedures to be followed by qualified owners/property managers (3) Set up security groups to allow qualified owners/property managers access to YARDI	CHA will track the number of annual and turnover unit inspections and the costs per inspection.	Attachment C, Section D (1)(a)	Not applicable.

FY2012 Ongoing MTW Activities (continued)								
Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	FY2012 Outcomes	Data Collection and Measurement	MTW Authorization	Hardship Exception
30-Year PBV Contract Commitments	Increase Housing Options	FY2011	<p><u>Description:</u> To facilitate the expansion of affordable housing opportunities through the use of project-based vouchers, CHA will use MTW authority to enter into HAP contracts for an initial term between 16 and 30 years.</p> <p><u>Impact:</u> Assist developers to obtain better financial terms and help to ensure the long-term availability of quality affordable housing.</p>	<p><u>Baseline:</u> Prior to FY2011, zero project-based voucher contracts exceeded initial terms of 15 years.</p> <p><u>Benchmark:</u> The tracking of this activity changed after the FY2011 Annual Plan, and a 2011 benchmark with the new tracking was not established. As stated in the FY2012 MTW Annual Plan, CHA will estimate cost savings upon phasing in PRA properties for this activity.</p>	In FY2012, CHA entered into 5 HAP Contracts of 30 years and 1 HAP Contract of 20 years, representing 31 units. PRA program unit delivery goals were not met in FY2012 due to the tight housing market and a decline in the receipt of family housing applications to the program in a diverse and balanced proportion across the city.	CHA tracks and measures the number of executed HAP contracts with initial terms of 16 to 30 years.	Attachment C, Section D (1)(a)	Not applicable.
PRA Inspections	Increase Housing Options	FY2011	<p><u>Description:</u> CHA will reduce the number of inspections required prior to lease-up of PBV developments that are new construction or substantial rehabilitation. In these cases, CHA considers the issuance of a Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards.</p> <p><u>Impact:</u> Make units available for occupancy more quickly by reducing the number of required inspections.</p>	<p><u>Baseline:</u> Zero units were previously inspected and issued Certificates of Occupancy by City of Chicago inspectors without a second inspection being conducted by CHA.</p> <p><u>Benchmark:</u> CHA anticipates using the Certificate of Occupancy to evidence Housing Quality Standards compliance on all projects. Approximately ten developments totaling 200 PRA/PBV Units will be eligible for this initiative in FY2012.</p>	In FY2012, CHA placed 11 units in 2 developments under HAP Contract utilizing Certificates of Occupancy issued by the City of Chicago Department of Buildings inspectors. PRA program unit delivery goals were not met in FY2012 due to the tight housing market and a decline in the receipt of family housing applications to the program in a diverse and balanced proportion across the city.	CHA tracks the number of new and rehabbed units under HAP contract and occupied more expediently.	Attachment C, Section D(7)(d)(ii)	Not applicable.
Two-Year Requirement for PBV Participant Transition to Housing Choice Voucher	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> Under the PRA program, CHA will reduce the turnovers in project-based voucher developments by allowing families only to receive a Housing Choice Voucher after two years of occupancy rather than one year (an exception exists for tenants currently residing in a supportive housing unit).</p> <p><u>Impact:</u> Decrease in the administrative cost to issue vouchers for each PBV unit turned over. Moreover, this also assists PBV developments reduce turnover costs.</p>	<p><u>Baseline:</u> Prior to this activity, zero PRA units previously carried the two-year occupancy requirement for a tenant to receive a HCV if he/she wishes to move.</p> <p><u>Benchmark:</u> In FY2012, it is projected that approximately 14 PRA HAP contracts totaling 286 PRA/PBV units will have this requirement.</p>	In 2012, CHA applied the two year occupancy requirement to 9 PRA non-supportive housing applications totaling 22 units. PRA program unit delivery goals were not met in FY2012 due to the tight housing market and a decline in the receipt of family housing applications to the program in a diverse and balanced proportion across the city.	CHA tracks the number of units under HAP contracts with this requirement.	Attachment C, Section D (7)	Not applicable.
Payments During Initial Occupancy - Existing New Construction and Substantially Rehabilitated Properties	Increase Housing Options	FY2011	<p><u>Description:</u> CHA provides vacancy payments, as determined necessary on a project by project basis, during the initial operating lease-up period for newly constructed or substantially rehabilitated PRA properties.</p> <p><u>Impact:</u> Provide an incentive for participation in CHA's PRA Program and ensure the long-term viability of newly constructed and substantially rehabilitated properties.</p>	<p><u>Baseline:</u> Prior to this activity, CHA did not provide payments during initial occupancy for any PRA properties.</p> <p><u>Benchmark:</u> In FY2012, pending HUD approval, CHA anticipates providing initial operating vacancy payments to ten PRA developments and 40 units. It is anticipated that the cumulative total of these payments for FY2012 will not exceed \$100,000.</p>	In FY2012, CHA paid \$79,000 in vacancy payments to nine PRA developments. This has allowed the owners of these properties to maintain a positive cash position while trying to actively lease vacant PRA units.	CHA tracks the number of PRA developments and number of units that receive initial payments as well as associated costs.	Amendment No. 6 to Attachment D, Section 23.	Not Applicable.

SECTION VII

SOURCES AND USES OF FUNDING

Section VII: Sources and Uses of Funding

This section contains information on CHA's sources and uses of funding in FY2012.

Planned vs. Actual Sources and Uses of MTW Funds

FY 2012 Revenue Sources

MTW FUND	FY2012 Budgeted	FY2012 Actual	Variance	%
Low Rent				
Operating Subsidy	\$ 146,479,503	\$ 154,032,571	\$ 7,553,068	5.2
Tenant Rental Income	40,633,172	44,255,903	3,622,731	8.9
Investment Income	417,500	1,218,183	800,683	191.8
Other Income	1,009,890	824,744	(185,146)	(18.3)
Capital				
Capital Grant Funds	168,016,739	83,123,534	(84,893,205)	(50.5)
HCV				
Housing Assistance Subsidy-MTW	349,348,942	351,796,543	2,447,601	0.7
Housing Assistance Subsidy- MTW Block Grant	93,281,531	141,220,628	47,939,097	51.4
Administrative Fees	26,451,241	31,056,509	4,605,268	17.4
Investment Income	1,940,200	2,496,574	556,374	28.7
Other Income	173,606	1,739,125	1,565,519	901.8
Total MTW Sources	\$ 827,752,324	\$ 811,764,314	\$ (15,988,010)	(1.9)

OTHER PROGRAMS	FY2012 Budgeted	FY2012 Actual	Variance	%
Section 8 (Non-MTW)	11,141,746	10,810,131	(331,615)	(3.0)
Hope VI	25,180,687	20,511,512	(4,669,175)	(18.5)
Other Funds	25,492,724	15,326,906	(10,165,818)	(39.9)
ARRA- Formula (Stimulus)	1,272,393	1,177,063	(95,330)	(7.5)
ARRA- Competitive (Stimulus)	-	357,454	357,454	-
Total Other Program Revenues	\$ 63,087,550	\$ 48,183,066	\$ (14,904,484)	(23.6)

TOTAL REVENUE SOURCES	FY2012 Budgeted	FY2012 Actual	Variance	%
MTW Revenues	\$ 827,752,324	\$ 811,764,314	\$ (15,988,010)	(1.9)
Other Program Revenues	63,087,550	48,183,066	(14,904,484)	(23.6)
TOTAL REVENUES	\$ 890,839,874	\$ 859,947,380	\$ (30,892,494)	(3.5)

MTW Fund Narrative:

1. The variance in Operating Subsidy revenue represents conservative estimates in the budget versus the actual level of funding. Also, HCV Program differences were the results of average HAP funding levels greater than budgeted.
2. Tenant Rental differences are due to higher occupancy levels than projected resulting in increased revenue for CHA's Senior, Family and Mixed Finance Properties.
3. Investment Income for Low Rent and HCV reflects a positive variance driven by higher portfolio balances than projected. The higher than expected balances were the result of greater funding levels than anticipated.
4. The increase in Other Income is primarily due to the recognition of forfeited funds under the Family Self Sufficiency program and HCV inspection fees.
5. The capital fund revenue variance is largely the result of major capital construction projects (Altgeld Gardens, Oakwood Shores and Fosco Park) being deferred to subsequent periods.
6. Differences in Administrative Fees is the result of actual funding realized was greater than budgeted. Additionally, revenue for port in clients was higher than anticipated.

Other Program Narrative:

1. The Section 8 (Non-MTW) variance is due to budget to actual differences for the Mod Rehab Voucher Program.
2. The Hope VI program funding variance is due to project delays for Park Boulevard 2B resulting in reduced revenues
3. The variances in Other Funds is the result of project rescheduling and postponements which impact actual revenue recognition.

FY 2012 Expenditures

MTW FUND	FY2012 Budgeted	FY2012 Actual	Variance	%
Low Rent				
Administrative	\$ 70,809,384	\$ 59,661,900	\$ 11,147,484	15.7
Tenant Services	3,055,552	2,874,820	180,732	5.9
Utilities	25,541,908	20,756,604	4,785,304	18.7
Maintenance	67,694,147	54,200,140	13,494,007	19.9
Protective Services	21,588,758	21,292,503	296,255	1.4
General Expense	7,387,676	7,719,915	(332,239)	(4.5)
HAP-FSS Escrow	-	436,328	(436,328)	-
Depreciation	-	156,946,736	(156,946,736)	-
Equipment	4,113,396	-	4,113,396	100.0
Gain on Disposition of Assets	-	(8,695,149)	8,695,149	-
Capital				
Administrative	4,285,927	3,676,466	609,461	14.2
Tenant Services	83,000	40,778	42,222	50.9
Maintenance	22,956,076	16,297,808	6,658,268	29.0
Interest Expense	19,708,647	14,128,057	5,580,590	28.3
Capital Projects	143,192,680	49,460,016	93,732,664	65.5
Bond Issuance Cost Amortization	-	1,550,599	(1,550,599)	-
HCV				
Administrative	14,837,834	13,700,791	1,137,043	7.7
Tenant Services	69,277,325	60,767,822	8,509,503	12.3
Utilities	24,524	22,593	1,931	7.9
Maintenance	31,657	30,307	1,350	4.3
Protective Services	267,833	172,833	95,000	35.5
General Expense	2,263,788	1,484,199	779,589	34.4
Housing Assistance Payments	350,632,212	353,038,155	(2,405,943)	(0.7)
Total MTW Fund Expenditures	\$ 827,752,324	\$ 829,564,221	(1,811,897)	(0.2)

OTHER PROGRAMS	FY2012 Budgeted	FY2012 Actual	Variance	%
Section 8 (Non-MTW)	11,141,746	11,674,383	(532,637)	(4.8)
Hope VI	25,180,687	18,265,275	6,915,412	27.5
Other Funds	25,492,724	10,472,788	15,019,936	58.9
ARRA- Formula (Stimulus)	1,272,393	1,177,063	95,330	7.5
ARRA- Competitive (Stimulus)	-	305,014	(305,014)	-
Total Other Program Expenditures	63,087,550	41,894,523	21,193,027	3359.3%

TOTAL USES OF FUNDS	FY2012 Budgeted	FY2012 Actual	Variance	%
MTW Fund Expenditures	\$ 827,752,324	\$ 829,564,221	\$ (1,811,897)	(0.2)
Other Program Expenditures	63,087,550	41,894,523	21,193,027	33.6
TOTAL EXPENDITURES	\$ 890,839,874	\$ 871,458,744	\$ 19,381,130	2.2

MTW Fund Narrative:

1. The Administrative variance reflects lower costs due to reduced spending for training, consultant fees, accounting and auditing costs and outside legal counsel.
2. Tenant Services variance is due to timing differences for proposed expenditures for tenant relocation and supportive services contracts for the Family Works Programs, Chicago Department of Family and Support Services, Chicago City Colleges and various other housing and supportive services contracts.
3. Utility variances are attributed to lower market and negotiated rates for natural gas and electric. The reduced costs are also a result of building closures and the installation of energy efficient equipment.
4. Maintenance cost variances pertain primarily to budget to actual differences relative to remediation projects for Rockwell, Oakwood Shores 2D and Park Boulevard 2B, as well as, less than anticipated spending for other maintenance contracts for CHA's privately managed properties.
5. The variance in HAP FSS Escrow reflects unbudgeted expenses incurred for residents participating in the Family Self Sufficiency program.
6. Interest Expense variance represents the difference in unbudgeted expenses related to capital bond refunding and the budgeted principal for the bond debt to be paid in January, 2013.
7. Equipment variance is due to budgeted expenditures which are reported on the Balance Sheet.
8. Capital Project variances are due to construction projects that were anticipated for FY2012 but deferred to FY2013. Altgeld Town Center, Dearborn Home Site Security Project, Horner-West Haven and Lowden Homes ADA retrofit projects and the window replacement project at 116 W. Elm had an impact on the differences.
9. The variance in Housing Assistance Payments is a result of 2011 HAP expenses being recorded in 2012.

Other Program Narrative:

1. The Section 8 (Non-MTW) expenditure variance is associated with budget to actual spending for the VASH Program.
2. The Hope VI program funding variance is due to closing and construction delays for mixed income developments specific to Park Boulevard Phase 2B.
3. The variances in Other, ARRA- Formula and Competitive funds pertain to delays relative to construction, land acquisitions and remediation projects. Budgeted funds for Kenmore and Pomeroy Apts., as well as, expenditures recorded to close out ARRA- Competitive grants also factored into the variance.

Planned vs. Actual Sources and Uses of State and Local Funds

OTHER PROGRAMS	FY2012 Budgeted	FY2012 Actual	Variance	%
State Funds	9,085,220	3,129,947	(5,955,273)	(65.5)
Total State Program Revenues	\$ 9,085,220	\$ 3,129,947	\$(5,955,273)	(65.5)

OTHER PROGRAMS	FY2012 Budgeted	FY2012 Actual	Variance	%
State Funds				
Acquisition	\$ 8,875,220	3,025,775	\$ (5,849,445)	(65.9)
Remediation	210,000	72,636	\$ (137,364)	(65.4)
Total State Program Expenditures	\$ 9,085,220	\$ 3,098,411	\$(5,986,809)	(65.9)

Net Change in Net Assets

STATE FUNDS	FY2012 Budgeted	FY2012 Actual	Variance
Total Revenue	\$ 9,085,220	\$ 3,129,947	\$ (5,955,273)
Total Expenditures	\$ 9,085,220	\$ 3,098,411	\$ 5,986,809
Total Net Change ToState Programs	\$ -	\$ 31,536	\$ 31,536

State Program Narrative:

For FY2012, CHA received state funds in the amount of \$9.1M. The funds were used primarily for land acquisition within the LeClaire Courts and LeClaire Extension development site. The variances represent deferment of the grant funds from FY2012 to FY2013.

Planned vs. Actual Sources and Uses of the COCC (if applicable)

CHA will continue to utilize the Cost Allocation method for allocating central office costs. The Cost Allocation method is in compliance with OMB circular A-87. In line with HUD guidance on “asset management rules and MTW relationships,” CHA has implemented a central office cost allocation plan in which the central office costs will be allocated to properties based on an Asset Management Project (AMP) unit to total CHA AMP units. Furthermore, in FY2012 CHA will continue to allocate frontline costs in accordance with CHA’s cost allocation plan. CHA’s Local Asset Management Plan is detailed in Appendix 4.

Use of Single-Fund Flexibility

As a MTW Demonstration program agency, CHA has the flexibility to combine funding sources, specifically the Public Housing Operating Fund, Public Housing Capital Fund and Section 8 Housing Choice Voucher Program funding sources. These funding sources provide CHA with increased flexibility in the design and administration of housing assistance programs for low-income families. During FY2012, CHA continued to use single fund flexibility to further support the three MTW statutory objectives (cost reduction, resident self-sufficiency and increased affordable housing options) by designing and/or continuing to implement progressive MTW programming.

During FY2012, CHA used capital dollars as well as Section 8 MTW Vouchers from the single fund to support ongoing revitalization activities in an effort to further advance the progress of CHA’s Plan for Transformation. In FY2012, an important focus for MTW fund utilization was on redevelopment and rehabilitation of properties as described in Section II. Additionally, significant capital maintenance and rehabilitation was completed at senior, family and scattered sites properties during FY2012.

Through the use of MTW funds, CHA continued to implement resident service initiatives, which connect individuals and families to workforce development and case management programs as well as programming for youth and seniors. Detailed below are descriptions of specific resident services initiatives made possible through the utilization of CHA’s single fund flexibility.

Utility Assistance Programs

Since 2008, CHA has offered one-time assistance to eligible CHA residents to keep current with their utility payments and remain lease compliant. In past years, the program, known as All Clear, was structured such that residents paid 50 percent of their past-due amount up to \$1,000, while CHA and the utility company split the remaining 50 percent, paying 25 percent each. In 2012, ComEd had additional funding available for the program and took over CHA’s share, contributing the entire remaining amount after the resident’s payment of at least 50 percent. This allowed CHA to leverage even more funds for the program. The program was also opened to Housing Choice Voucher participants in 2012.

CHA uses the All Clear utility assistance program as a self-sufficiency measure. Clearing outstanding debt can be a first step toward financial stability, and outcomes have shown success. In past years, about 75 percent of All Clear participants stayed current with their utility bills after receiving the assistance. Those who did not were required to attend a workshop in 2012 before receiving further assistance to learn about how to conserve energy and keep up with bills. In addition, All Clear is an opportunity to engage residents who may have additional issues so that CHA can connect them to additional services.

In FY2012, 5,122 families took advantage of the program, clearing more than \$425,000 in debt.

Current Support to Families in the Process of Being Relocated

CHA provides a variety of support options to families in the process of being relocated from a building undergoing rehabilitation or redevelopment as part of the Plan for Transformation. In accordance with the Relocation Rights Contract, CHA provides relocation notices to families impacted by building closure or consolidation and makes move-related payments. Additionally, residents are offered pre-move counseling, HCV mobility counseling, post-move counseling, unit tours, assistance in accessing other necessary services and support for residents in managing their household and adjusting to new communities. CHA also provides packing materials and moving assistance to families who are relocating. In FY2012, CHA assisted families in 468 moves.

Current Case Management and Workforce Development Activities

CHA currently offers public housing families living in CHA properties or temporarily utilizing a Housing Choice Voucher case management and workforce development services. Providers under contract to CHA provide services directly to CHA families such as:

- employment preparation, placement and retention services to assist households in meeting lease requirements,
- housing counseling to assist households in making permanent housing choices in accordance with the Relocation Rights Contract,
- clinical/wellness services for individuals who may have an undiagnosed developmental disability or are in need of mental health or substance abuse treatment,
- other supportive services to assist residents in their housing and employment goals.

Planned vs. Actual Reserve Balances at the end of FY2012 (Optional)

CHA maintains reserve balances to fund anticipated future construction and other uses of capital. Through December 31, 2012, CHA has utilized more than 90% of its excess reserves. Reserves were expended in conjunction with the agency's capital restructuring program, partial bond defeasement, pension plan, and other programs.

SECTION VIII

ADMINISTRATIVE

Section VIII: Administrative

This section contains administrative requirements and certifications that are to be submitted in CHA's MTW Annual Report.

Description of progress on the correction or elimination of observed deficiencies

This is not applicable.

Results of Agency-Directed Evaluations of the Demonstration

CHA is not currently engaged in any agency-directed evaluations of its MTW Demonstration Program.

Performance and Evaluation Report for Capital Fund activities not included in MTW Block Grant

The following Performance and Evaluation Report applies to CHA's use of ARRA funds.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 8/31/2011

Part I: Summary						
PHA Name: CHICAGO HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: IL06S00250109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	1,165,456	1,324,641	1,324,641	1,324,641	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	5,028,587	5,033,965	5,033,965	5,033,965	
8	1440 Site Acquisition					
9	1450 Site Improvement	22,630,957	22,227,145	22,227,145	22,227,145	
10	1460 Dwelling Structures	109,433,971	109,732,465	109,732,465	109,732,465	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures	709,079	650,551	650,551	650,551	
13	1475 Non-dwelling Equipment					
14	1485 Demolition	4,945,130	4,944,413	4,944,413	4,944,413	
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	143,913,180	143,913,180	143,913,180	143,913,180
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>[Signature]</i>		Date 4-11-2012		Signature of Public Housing Director <i>[Signature]</i>	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: CHICAGO HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: IL06S00250109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL2-CHA Wide	Fees and Costs Project Management	1430	N/A	5,028,587	5,033,965	5,033,965	5,033,965	Complete
IL2-009 Dearborn Homes	Comprehensive rehabilitation at Dearborn Homes	1460	172 units	29,634,519	29,634,519	29,634,519	29,634,519	Complete
IL2-008 Wentworth Gardens	Comprehensive rehabilitation at Wentworth	1460	343units	70,211	70,211	70,211	70,211	Complete
IL2-032 Wentworth Annex	Comprehensive rehabilitation at Wentworth Annex – Root Street	1460	14 units	1,698,653	1,698,653	1,698,653	1,698,653	Complete
IL2-010 Kenmore Senior Apartments	Comprehensive rehabilitation at Kenmore Senior Apartments	1460	99 units	16,788,756	16,788,756	16,788,756	16,788,756	Complete
IL2-005 Lawndale	Comprehensive rehabilitation of Lawndale Apartments	1460	62 units	7,582,733	7,731,980	7,731,980	7,731,980	Complete
IL2-005 Lawndale	Non-Dwelling Community Center	1470	Lump Sum	626,743	568,215	568,215	568,215	Complete
IL2-CHA Wide	ADA upgrade of 169 Senior and 55 Scattered Site units	1460	224 units	6,424,418	6,424,418	6,424,418	6,424,418	Complete
IL2-034 Washington Park	Comprehensive rehabilitation of Washington Park LR (Phase 4)	1460	42 units	7,900,320	8,049,567	8,049,567	8,049,567	Complete
IL2-007 Altgeld Gardens	Comprehensive rehabilitation of Altgeld Garden/Philip Murray Homes (Phase 4)	1460	240 units	39,334,361	39,334,361	39,334,361	39,334,361	Complete
IL2 Altgeld	Non-Dwelling Community Space	1470	Lump Sum	82,336	82,336	82,336	82,336	Complete
IL2-017 ABLA	Demolition of ABLA Row Homes	1485	168 units	1,583,030	1,582,313	1,582,313	1,582,313	Complete
IL2-016 Harold Ickes	Demolition of six (6) Harold Ickes Buildings	1485	536 units	3,225,100	3,225,100	3,225,100	3,225,100	Complete

IL2-034 Washington Park	Demolition of non-dwelling building (Washington Park office)	1485	Lump Sum	137,000	137,000	137,000	137,000	Complete
IL2-CHA Wide	Installation of Security Camera system and connection to OEMC	1450	12,609 units	21,713,653	21,713,653	21,713,653	21,713,653	Complete
IL2-CHA Wide	Broadband Installation related to security cameras	1450		971,304	513,492	513,492	513,492	Complete
Administrative Costs	Costs for administering the Recovery Act Grant			1,165,456	1,324,641	1,324,641	1,324,641	Complete
	Total ARRA Funding			143,913,180	143,913,180	143,913,180	143,913,180	Complete

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part II: Supporting Pages								
PHA Name: CHICAGO HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: IL06S00250109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Certification of Compliance with MTW Statutory Requirements

Section VIII: Administrative



**Certification of Compliance with MTW Statutory Requirements:
Composition of Households Served**

Chicago Housing Authority

Applicant Name

Moving to Work Demonstration Program

Program/Activity Receiving Federal Funding

The undersigned certifies that:

- (1) At least 75 percent of the families assisted by CHA are very low-income families;
- (2) CHA continued to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and
- (3) CHA maintained a comparable mix of families (by family size) served, as would have been provided had the amounts not been used under the demonstration.

Charles Woodward

Name of Authorized Official

Signature

Chief Executive Officer

Title

3/18/13

Date

60 E. Van Buren Street · Chicago, Illinois 60605-1207 · (312) 742-8500 · www.thecha.org

Certification for Drug-Free Workplace

**Certification for
a Drug-Free Workplace**

U.S. Department of Housing
and Urban Development

Applicant Name

Chicago Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing and Housing Choice Voucher Programs

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

PATRICIA EMANUEL

Title

Director of Human Resource Administration

Signature

[Handwritten Signature]

Date

FEBRUARY 26, 2013

form HUD-50070 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1 & 3

Drug Free Environment

The CHA is a Drug Free Work Place and its Policy on drug and alcohol use is one of "Zero Tolerance." Employees must not appear for work with the presence of alcohol or under the influence of alcohol or illegal non-prescribed drugs in their systems. Employees are prohibited from possessing alcohol or illegal non-prescription drugs. Employees who take prescribed drugs that affect their cognitive abilities should not report to work and should use appropriate leaves. Employees who violate this Policy will be terminated.

Employees are required to participate in drug and alcohol testing at a CHA designated testing facilities in the following circumstances:

1. Upon the CHA's making a conditional offer of employment.
2. Upon re-employment or return from any period of continuous absence of thirty (30) calendar days or more.
3. In instances where the employee has been involved in an automobile accident during the course of employment, regardless of whether the automobile is a CHA vehicle or the employee's vehicle and regardless of whether the employee is injured, the employee must submit to a medical evaluation which includes drug and alcohol testing as immediately after the accident as practical under the particular circumstances, but in no event later than twenty-four (24) hours after the accident.
4. In instances where the employee has suffered an alleged accident, regardless of whether the employee is injured or not, the employee must submit to a medical evaluation which includes drug and alcohol testing immediately after the accident or as soon as practical under the particular circumstances, but in no event later than twenty-four (24) hours after the accident.
5. In instances where the employee's supervisor has a reasonable suspicion that, the employee is at work under the influence of drugs and/or alcohol.

Employees who occupy safety sensitive positions will be subject to random or periodic drug testing. The CHA drug and alcohol testing vendors are N.I.D.A. accredited. Drug and alcohol test results are confidential and are not disclosed to third parties by the CHA, except upon express written authorization of the employee or as required by law. Employees who submit to drug and alcohol testing described above and whose test results show a positive result will be terminated. Employees who refuse to cooperate in the testing process will be terminated. Employees whose test results are positive may elect to have the sample re-tested at a different N.I.D.A. accredited laboratory at the employee's cost. Arrangements for re-testing must be made through the Director of Human Resources.

The CHA is committed to being a drug-free, healthful, and safe workplace. You are required to come to work in a mental and physical condition that will allow you to perform your job satisfactorily.

Under the Drug-Free Workplace Act, if you perform work for a government contract or grant, you must notify the CHA if you have a criminal conviction for drug-related activity that happened at work. You must make the report within five (5) days of the conviction. If you have questions about this policy or issues related to drug or alcohol use at work, you can raise your concerns with your supervisor or the Human Resources Department without fear of reprisal.

Drug Testing

The CHA is committed to making a safe, efficient, and productive work environment for all employees. There can be serious safety and health risks if an employee uses or is under the influence of drugs or alcohol on the job. We may ask employees to provide body substance samples, such as urine and/or blood. The CHA will use the samples to check for the illegal or illicit use of drugs and alcohol.

CHA SITES FOR WORK PERFORMANCE

Chicago Housing Authority	60 E. Van Buren St.	Chicago	II	60605
Charles Hayes FIC	4859 S. Wabash Ave	Chicago	II	60615
HCV Satellite Offices				
Southwest Regional	10 W. 35th St. 5th Fl	Chicago	II	60616
West Regional	2750 W. Roosevelt Rd	Chicago	II	60608
Able	1254 S. Loomis	Chicago	II	60608
Altgeld-Murray	1047 E. 132nd Street	Chicago	II	60827
Cabrini-Green	530 West Locust	Chicago	II	60610
Dearborn Homes	2710 S. State	Chicago	II	60616
Henry Homer	123 North Hoyne	Chicago	II	60612
Lathrop Homes	2982 N. Clybourne	Chicago	II	60618
Lawndale Area	1325 S. Kedzie	Chicago	II	60623
North East S. S	4429 N. Clifton	Chicago	II	60640
Senior Central	3030 W. 21st Place	Chicago	II	60623
Senior North	1845 N. Larrabee	Chicago	II	60614
Senior South	6401 S. Yale	Chicago	II	60621
Trumbull/Lowden	2455 E. 106th Street	Chicago	II	60617
Washington Park	3834 S. Prairie	Chicago	II	60653
Wentworth Gardens	3770 S. Wentworth	Chicago	II	60609
Central Advisory Council	243 E. 32nd Street	Chicago	II	60616

APPENDICES



Appendix 1: Overall Unit Delivery Progress toward 25,000 Goal through FY2012

Plan for Transformation Unit Delivery by Year through FY2012																
AMP	Development Name	Actual Units Delivered												FY2012 Actual Delivery	FY2012 Annual Plan Goals	Total Units Delivered through FY2012
		FY2000 and Before	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010	FY2011			
Mixed-Income Replacement Housing																
IL002001000	ABLA Homes	330	0	0	0	0	117	8	0	120	0	0	0	0	0	575
IL002001000	Brooks Homes	330	-	-	-	-	-	-	-	-	-	-	-	-	-	330
IL002116000	Roosevelt Square Phase I	-	-	-	-	-	117	8	-	-	-	-	-	-	-	125
IL002133000	Roosevelt Square Phase II	-	-	-	-	-	-	-	-	120	-	-	-	-	-	120
IL002089000	Frances Cabrini Extension North	44	32	53	57	20	70	0	22	35	62	0	16	23	434	
IL002027000	Mohawk North	16	-	-	-	-	-	-	-	-	-	-	-	-	-	16
IL002028000	North Town Village I	28	11	-	-	-	-	-	-	-	-	-	-	-	-	39
IL002109000	North Town Village II	-	16	24	-	-	-	-	-	-	-	-	-	-	-	40
IL002097000	Mohawk Partners	-	5	-	-	-	-	-	-	-	-	-	-	-	-	5
IL002098000	Renaissance North	-	-	-	18	-	-	-	-	-	-	-	-	-	-	18
IL002088000	Old Town Square	-	-	16	-	-	-	-	-	-	-	-	-	-	-	16
IL002090000	Orchard Park	-	-	13	-	-	-	-	-	-	-	-	-	-	-	13
IL002102000	Old Town Village East I	-	-	-	7	4	1	-	-	-	-	-	-	-	-	12
IL002102000	Old Town Village East II	-	-	-	4	4	8	-	-	-	-	-	-	-	-	16
IL002104000	Old Town Village West	-	-	-	12	12	14	-	-	-	-	-	-	-	-	38
IL002101000	Domain Lofts	-	-	-	16	-	-	-	-	-	-	-	-	-	-	16
IL002118000	River Village North	-	-	-	-	-	25	-	-	-	-	-	-	-	-	25
IL002136000	River Village South	-	-	-	-	-	18	-	-	-	-	-	-	-	-	18
IL002129000	River Village Pointe (864 N. Larrabee, site G)	-	-	-	-	-	-	-	12	-	-	-	-	-	-	12
IL002123000	The Larrabee (865 N. Larrabee)	-	-	-	-	-	4	-	-	-	-	-	-	-	-	4
IL002126000	Parkside of Old Town Phase 1A-Condo	-	-	-	-	-	-	-	10	35	27	-	-	-	-	72
IL002131000	Parkside of Old Town Phase 1B-Rental	-	-	-	-	-	-	-	-	-	35	-	-	-	-	35
IL002147000	Parkside of Old Town Phase 2A-Rental	-	-	-	-	-	-	-	-	-	-	-	16	23	23	39
IL002030000	William Green Homes/1230 N. Burling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IL002089000	Frances Cabrini Extension South	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IL002093000	Governor Henry Horner Homes	552	0	0	8	79	0	34	12	58	11	35	0	0	0	789
IL002093000	Horner Phase 1 and Annex	552	-	-	-	-	-	-	-	-	-	-	-	-	-	552
IL002019000	Westhaven IIa1	-	-	-	8	79	-	-	-	-	-	-	-	-	-	87
IL002121000	Westhaven IIa2 Mid-rise	-	-	-	-	-	-	34	-	-	-	-	-	-	-	34
IL002132000	Westhaven Phase IIB Rental	-	-	-	-	-	-	-	12	58	-	-	-	-	-	70
IL002141000	Westhaven Phase IIC- Rental	-	-	-	-	-	-	-	-	-	11	35	-	-	-	46
IL002016000	Harold Ickes Homes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-	Lakefront Replacement Housing	90	16	0	15	62	16	15	2	13	0	0	0	0	0	229
IL002033000	Completed Scattered Sites-SE (N. Kenwood/Oakland)	56	-	-	-	-	-	-	-	-	-	-	-	-	-	56
IL002032000	Lakefront Program 194 - W. Ridge/Rogers Park (SS-NE)	34	4	-	-	-	-	-	-	-	-	-	-	-	-	38
IL002033000	Shakespeare (SS-SE)	-	12	-	-	-	-	-	-	-	-	-	-	-	-	12
IL002033000	Hutchinson Row (SS-SE)	-	-	-	15	2	3	-	-	-	-	-	-	-	-	20
IL002119000	Jazz on the Boulevard	-	-	-	-	-	13	15	2	-	-	-	-	-	-	30
IL002105000	Lake Park Crescent Phase 1	-	-	-	-	60	-	-	-	-	-	-	-	-	-	60
IL002140000	Lake Park Crescent For Sale Phase 1	-	-	-	-	-	-	-	-	13	-	-	-	-	-	13

Plan for Transformation Unit Delivery by Year through FY2012 (continued)

AMP	Development Name	Actual Units Delivered												FY2012 Actual Delivery	FY2012 Annual Plan Goals	Total Units Delivered through FY2012	
		FY2000 and Before	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010	FY2011				
IL002022000	Lathrop Homes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-	Lawndale Complex Redevelopment	0	0	0	0	0	0	0	0	0	0	0	31	29	32	60	
IL002149000	Park Douglas (Phase 1 Rental)	-	-	-	-	-	-	-	-	-	-	0	31	29	32	60	
IL002024000	LeClaire Courts Extension	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
IL002017000	Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes	0	0	0	0	11	52	63	0	31	50	29	59	0	0	295	
IL002113000	Oakwood Shores (Phase 1A)	-	-	-	-	11	52	-	-	-	-	-	-	-	-	63	
IL002130000	Oakwood Shores (Phase 1B)	-	-	-	-	-	-	63	-	-	-	-	-	-	-	63	
IL002137000	Oakwood Shores (Phase 2A) Rental	-	-	-	-	-	-	-	-	31	50	-	-	-	-	81	
IL002145000	Oakwood Shores Phase 2B (One)	-	-	-	-	-	-	-	-	-	-	29	0	-	0	29	
IL002155000	Oakwood Shores Senior 202 Phase I (Senior Bldg 1)	-	-	-	-	-	-	-	-	-	-	-	59	-	0	59	
-	Rockwell Gardens Redevelopment	0	0	0	0	16	4	32	25	0	0	0	65	0	0	142	
IL002112000	Archer Courts	-	-	-	-	-	4	-	-	-	-	-	-	-	-	4	
IL002106000	1 South Leavitt	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	
IL002107000	West End Phase IA (off-site)	-	-	-	-	14	-	-	-	-	-	-	-	-	-	14	
IL002120000	Jackson Square at West End Phase IB	-	-	-	-	-	-	32	25	-	-	-	-	-	-	57	
IL002148000	West End Phase II	-	-	-	-	-	-	-	-	-	-	-	65	-	-	65	
-	Stateway Gardens Redevelopment	0	0	0	0	0	27	0	22	24	8	0	0	46	46	127	
IL002115000	The Pershing Phase IA (offsite)	-	-	-	-	-	27	-	-	-	-	-	-	-	-	27	
IL002125000	Park Boulevard Phase IB (on-site)	-	-	-	-	-	-	-	22	24	8	-	-	-	-	54	
IL002159000	Park Boulevard Phase IIA	-	-	-	-	-	-	-	-	-	-	-	-	46	46	46	
-	Robert Taylor Homes Redevelopment	29	27	0	0	0	54	0	83	33	19	53	7	0	0	305	
IL002021000	Langston	29	-	-	-	-	-	-	-	-	-	-	-	-	-	29	
IL002020000	Quincy	-	27	-	-	-	-	-	-	-	-	-	-	-	-	27	
IL002117000	Mahalia Place (Legends South C-1)	-	-	-	-	-	54	-	-	-	-	-	-	-	-	54	
IL002127000	Hansberry Square (Legends South A-1)	-	-	-	-	-	-	-	83	-	-	-	-	-	-	83	
IL002139000	Coleman Place (Legends South C-2)	-	-	-	-	-	-	-	-	33	19	-	-	-	-	52	
IL002146000	Savoy Square (Legends South A-2)	-	-	-	-	-	-	-	-	-	-	53	7	-	-	60	
-	Washington Park Homes Redevelopment	0	0	0	0	0	6	0	46	0	0	0	0	0	0	52	
IL002108000	Washington Park-St. Edmund's Meadows	-	-	-	-	-	6	-	8	-	-	-	-	-	-	14	
IL002122000	Keystone Place (Outside N. Kenwood/Oakland)	-	-	-	-	-	-	-	38	-	-	-	-	-	-	38	
-	Hilliard Towers Apartments	0	0	0	94	59	0	152	0	0	0	0	0	0	0	305	
IL002099000	Hilliard Towers Apartments Phase 1 (Family)	-	-	-	-	59	-	-	-	-	-	-	-	-	-	59	
IL002134000	Hilliard Towers Apartments Phase 1 (Senior)	-	-	-	94	-	-	-	-	-	-	-	-	-	-	94	
IL002100000	Hilliard Towers Apartments Phase 2 (Senior)	-	-	-	-	-	-	94	-	-	-	-	-	-	-	94	
IL002135000	Hilliard Towers Apartments Phase 2 (Family)	-	-	-	-	-	-	58	-	-	-	-	-	-	-	58	
IL002124000	Fountainview	0	0	0	0	0	0	0	0	14	0	0	0	0	0	14	
TOTAL: Mixed-Income Replacement Housing		1,045	75	53	174	247	346	304	212	328	150	117	178	98	101	3,327	

Plan for Transformation Unit Delivery by Year through FY2011 (continued)

AMP	Development Name	Actual Units Delivered											FY2012 Actual Delivery	FY2012 Annual Plan Goals	Total Units Delivered through FY2012	
		FY2000 and Before	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010				FY2011
Senior Designated Housing Rehabilitation																
-	Phases I-IV	0	1,026	3,489	2,911	1,166	206	0	0	0	0	0	0	0	0	8,798
ILO02073000	Phase V: Larrabee	0	0	0	0	0	0	0	0	61	22	0	0	0	0	83
-	Phase VI: Flannery, Britton Budd	0	0	0	0	0	0	0	100	25	172	0	0	0	0	297
ILO02044000	Flannery	-	-	-	-	-	-	-	100	25	-	-	-	-	-	125
ILO02144000	Britton Budd (rehabilitated)	-	-	-	-	-	-	-	-	-	172	-	-	-	-	172
-	Phase VII: Kenmore, Pomeroy	0	0	0	0	0	0	0	0	0	0	99	104	0	0	203
ILO02151000	Kenmore Apartments (rehabilitated)	-	-	-	-	-	-	-	-	-	-	99	-	-	-	99
ILO02152000	Ralph J. Pomeroy Apartments (rehabilitated)	-	-	-	-	-	-	-	-	-	-	0	104	-	-	104
TOTAL: Senior Designated Housing Rehabilitation		0	1,026	3,489	2,911	1,166	206	0	100	86	194	99	104	0	0	9,381
Scattered Site Housing Rehabilitation																
-	Scattered Sites (Total)	0	606	1,163	654	77	36	7	0	0	0	12	12	14	14	2,581
ILO02031000	North Central	-	184	654	311	19	5	1	-	-	-	-	-	-	-	1,174
ILO02032000	Northeast	-	159	267	113	6	2	-	-	-	-	-	-	-	-	547
ILO02033000	Southeast	-	187	114	42	1	6	5	-	-	-	12	12	14	-	393
	<i>Wentworth Annex</i>	-	-	-	-	-	-	-	-	-	-	12	12	14	14	38
ILO02034000	Southwest	-	46	110	79	9	2	1	-	-	-	-	-	-	-	247
ILO02035000	West (includes Cabrini-Lincoln)	-	30	18	109	42	21	-	-	-	-	-	-	-	-	220
TOTAL: Scattered Site Housing Rehabilitation		0	606	1,163	654	77	36	7	0	0	0	12	12	14	14	2,581
Family Housing Rehabilitation																
	Altgeld Gardens	0	0	0	0	0	101	286	0	128	254	240	0	0	0	1,009
ILO02002000	<i>Altgeld Gardens I (Blocks 1-7)</i>	-	-	-	-	-	101	286	-	128	254	-	-	-	-	769
ILO02002100	<i>Altgeld Gardens II (Blocks 8-13)</i>	-	-	-	-	-	-	-	-	-	-	240	-	-	-	240
ILO02023000	Phillip Murray Homes (Blocks 15-17)	0	0	0	0	0	0	0	314	0	0	0	0	0	0	314
ILO02003000	Bridgeport Homes	0	0	0	15	10	0	35	32	19	0	-	0	0	0	111
ILO02013000	Dearborn Homes	0	0	0	0	0	0	0	78	124	42	294	130	0	-	668
ILO02091000	Frances Cabrini Rowhouses	0	0	0	0	0	0	0	0	0	146	0	0	0	0	146
ILO02018100	Lake Parc Place	0	0	0	21	279	0	0	0	0	0	-	0	0	0	300
ILO02095000	Lawndale Gardens	0	0	0	0	0	0	0	47	15	63	-	0	0	0	125
ILO02025000	Lowden Homes	0	0	0	5	49	39	34	0	0	0	-	0	0	0	127
ILO02038000	Trumbull Park Homes	0	0	0	0	27	162	245	0	0	0	-	0	0	0	434
ILO02039000	Washington Park Low-Rises	0	0	0	0	45	32	65	11	64	26	89	0	0	0	332
ILO02040000	Wentworth Gardens	0	0	0	0	0	130	127	86	0	0	-	0	0	0	343
TOTAL: Family Housing Rehabilitation		0	0	0	41	410	464	792	568	350	531	623	130	0	0	3,909

Plan for Transformation Unit Delivery by Year through FY2012 (continued)																	
AMP	Development Name	Actual Units Delivered											FY2012 Actual Delivery	FY2012 Annual Plan Goals	Total Units Delivered through FY2012		
		FY2000 and Before	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010				FY2011	
Property Investment Initiative																	
IL0021570001																	
IL0021580001	Property Investment Initiative	0	0	0	0	0	0	0	0	0	0	0	6	8	9	85	23
Project-Based Vouchers/Property Rental Assistance Program																	
	Project-Based Vouchers prior to FY2010	-	-	-	-	-	-	-	-	-	-	-	1,390	-	-	-	1,390
	Property Rental Assistance Program	-	-	-	-	-	-	-	-	-	-	-	229	484	52	645	765
	TOTAL: Project-Based Vouchers/Property Rental Assistance Program	-	-	-	-	-	-	-	-	-	-	-	1,619	484	52	645	2,155
GRAND TOTALS																	
	TOTAL NUMBER OF HOUSING UNITS	1,045	1,707	4,705	3,780	1,900	1,052	1,103	880	764	875	2,476	916	173	845	21,376	
	CUMULATIVE TOTAL NUMBER OF HOUSING UNITS	1,045	2,752	7,457	11,237	13,137	14,189	15,292	16,172	16,936	17,811	20,287	21,203	21,376	-	21,376	
	PERCENTAGE OF 25,000	4%	11%	30%	45%	53%	57%	61%	65%	68%	71%	81%	85%	86%	-	86%	

Appendix 2: Public Housing Demographics

Family Housing Demographics as of 12/31/12* (Includes Family, Scattered Site and Mixed-Income Portfolios)	
Housing Stock & Occupancy	
Total Units	11,594
Occupied Units	8,917
Total Number of Residents	23,366
Average Family Size	2.62
Unit Size (All Units)	
0 Bedroom	7
1 Bedroom	1,294
2 Bedrooms	3,086
3 Bedrooms	3,667
4 Bedrooms	828
5 Bedrooms	31
6 Bedrooms	4
7+ Bedrooms	0
Unknown/Under Reported/Over Reported**	0
Gender (All Residents)	
Female	15,296
Male	8,070
Unknown/Under Reported/Over Reported**	0
Age (All Residents)	
0-17	9,872
18-61	11,872
62 and over	1,622
Unknown/Under Reported/Over Reported**	0
Race & Ethnicity (All Residents)	
African American	20,680
White	2,440
Indian/Alaskan	91
Asian/Hawaiian/Pacific Islander	118
Two or more races	18
Unknown**	19
Hispanic^	2,528
Annual Income Range (Number of Households) & Average Annual Household Income	
\$0-3,999	1,482
\$4,000-7,999	964
\$8,000-15,999	3,675
\$16,000-27,999	1,825
\$28,000-35,999	504
\$36,000 and greater	467
Average Annual Household Income (\$)	13,856
Unknown/Under Reported/Over Reported**	0
Selected Income Sources (Heads of	
Employed	3,363
SSI	2,143
Social Security	1,540
TANF Assistance†	2,708
General Assistance	708
Area Median Income (AMI) (All households)	
Number of households with income <30% of AMI	6,995
Number of households with income 30-50% of AMI	1,294
Number of households with income 51-80% of AMI	468
Number of households with income 81%+ of AMI	160
Unknown/Under Reported/Over Reported**	0

*Demographics reports may differ slightly from data reported in Section II due to data extraction dates. Updates or new data entries may result in variances between reports.

** Demographics in the Yardi database may contain inconsistencies due to data conversion and data entry.

^Hispanic is categorized as an ethnic code and may be listed in several race categories.

†TANF includes AFDC and Earn Fare

Senior Housing Demographics as of 12/31/12*	
Housing Stock & Occupancy	
Total Units	9,585
Occupied Units	8,770
Total Number of Residents	9,699
Average Family Size	1.11
Unit Size (All Units)	
0 Bedroom	993
1 Bedroom	7,776
2 Bedrooms	1
3 Bedrooms	0
4 Bedrooms	0
5 Bedrooms	0
6 Bedrooms	0
7+ Bedrooms	0
Unknown/Under Reported/Over Reported**	0
Gender (All Residents)	
Female	4,752
Male	4,947
Unknown/Under Reported/Over Reported**	0
Age (All Residents)	
0-17	11
18-61	1,010
62 and over	8,678
Unknown/Under Reported/Over Reported**	0
Race & Ethnicity (All Residents)	
African American	5,581
White	2,547
Indian/Alaskan	53
Asian/Hawaiian/Pacific Islander	1,504
Two or more races	1
Unknown**	13
Hispanic^	951
Annual Income Range (Number of Households) & Average Annual Household Income	
\$0-3,999	386
\$4,000-7,999	649
\$8,000-15,999	6,599
\$16,000-27,999	1,001
\$28,000-35,999	92
\$36,000 and greater	43
Average Annual Household Income (\$)	10,942
Unknown/Under Reported/Over Reported**	0
Selected Income Sources (Heads of	
Employed	403
SSI	3,870
Social Security	5,819
TANF Assistance†	1,700
General Assistance	1,752
Area Median Income (AMI) (All households)	
Number of households with income <30% of AMI	7,749
Number of households with income 30-50% of AMI	881
Number of households with income 51-80% of AMI	120
Number of households with income 81%+ of AMI	20
Unknown/Under Reported/Over Reported**	0

*Demographics reports may differ slightly from data reported in Section II due to data extraction dates. Updates or new data entries may result in variances between reports.

** Demographics in the Yardi database may contain inconsistencies due to data conversion and data entry.

^Hispanic is categorized as an ethnic code and may be listed in several race categories.

†TANF includes AFDC and Earn Fare

Appendix 3: HCV Demographics

Housing Choice Voucher Program Demographics as of 12/31/12*			
Housing Stock & Occupancy		Annual Income Range (Number of Households) & Average Annual Household Income	
Total Number of Households	38,096	\$0-3,999	8,938
Total Number of Residents	95,144	\$4,000-7,999	3,805
Average Family Size	2.58	\$8,000-15,999	16,279
Number of Household Members		\$16,000-27,999	6,746
1 Household Member	13,957	\$28,000-35,999	1,584
2 Household Members	8,004	\$36,000 and greater	744
3 Household Members	6,164	Average Annual Household Income (\$)	11,007
4 Household Members	4,842	Unknown/Under Reported/Over Reported**	0
5 Household Members	2,554	Area Median Income (AMI) (All households)	
6 Household Members	1,391	Number of households with income <30% of AMI	32,262
7 Household Members	656	Number of households with income 30-50% of AMI	4,721
8 Household Members	300	Number of households with income 51-80% of AMI	1,073
9+ Household Members	228	Number of households with income 81%+ of AMI	40
Unknown/Under Reported/Over Reported**	0	Unknown/Under Reported/Over Reported**	0
Gender (All Residents)			
Female	62,441		
Male	32,703		
Unknown/Under Reported/Over Reported**	0		
Age (All Residents)			
0-17	38,170		
18-61	49,429		
62 and over	7,545		
Unknown/Under Reported/Over Reported**	0		
Race & Ethnicity (All Residents)			
African American	84,874		
White	9,475		
Indian/Alaskan	128		
Asian/Hawaiian/Pacific Islander	206		
Two or more races	99		
Unknown**	362		
Hispanic^	8,678		

*Demographics reports may differ slightly from data reported in Section II due to data extraction dates. Updates or new data entries may result in variances between reports.

** Demographics in the Yardi database may contain inconsistencies due to data conversion and data entry.

^Hispanic is categorized as an ethnic code and may be listed in several race categories.

†TANF includes AFDC and Earn Fare

Appendix 4: CHA Local Asset Management Plan

The amended Moving to Work Agreement, effective June 26, 2008, authorizes the Authority to design and implement a local asset management program for its Public Housing Program. As identified in the amended MTW agreement, the term “Public Housing Program” means the operation of properties owned or subsidized by the Authority that are required by the U.S. Housing Act of 1937 to be subject to a public housing declaration of trust in favor of HUD. The CHA has developed this program to ensure that accounting and financial reporting methods comply with OMB Circular A-87 regarding cost allocations, OMB Circular A-133 regarding audit requirements, and generally accepted accounting practices (GAAP).

The local asset management program incorporates the following key components:

- Implementation of project-based management – CHA has decentralized property operations to each property by contracting with professional private management companies. These private management companies manage the day-to-day operations in accordance with HUD public housing requirements and are overseen by CHA’s Asset Management staff.
- Budgeting and accounting – Public housing operating budgets at the property level are completed annually and the related accounting activities are maintained at that level as well. This model allows the Authority to operate and monitor its asset portfolio as Asset Management Projects (AMPS).
- Financial management – Financial analysis is performed on a monthly basis, at the property level, to ensure operating budgets are properly managed. Financial reporting requirements are in accordance with the amended Moving to Work Agreement as well as OMB Circular A-87.

Program Principles

CHA’s Public Housing Program’s local asset management plan applies the following principles related to program costs:

- Costs incurred are deemed reasonable and consistent with the amended Moving to Work Agreement.
- Costs shall be accorded consistent treatment.
- Costs shall be determined in accordance with GAAP.
- Costs are adequately documented.
- CHA will report results according to HUD MTW guidelines.

Cost Allocation Approach

The amended Moving to Work agreement identifies either a “fee-for-service” option or an “indirect cost” option to be utilized to distribute direct and indirect costs under local asset management plan under Circular A-87. The Chicago Housing Authority utilizes an indirect cost allocation. The Chicago Housing Authority is in keeping with 24 CFR 990 and uses property level management, accounting, and budgeting and has established a Central Office Cost Center (COCC).

As stated in Circular A-87, there is no universal rule for classifying costs as either direct or indirect. A cost may be direct with respect to some specific service or function, but indirect with respect to the final cost objective. Direct costs associated with project activities are allocated to the specific properties receiving the benefit of the expenditure. Direct and indirect costs associated with the COCC are allocated on a reasonable basis and, if allocated to public housing properties, are substantially done using a project unit distribution basis.

The following Central Office Cost Center business units are in place at CHA:

- Executive Office

- Asset Management
- Housing Choice Voucher
- Office of Development Management
- Legal Services
- Finance
- Resident Services

CHA Cost Objectives Under MTW

As a Moving to Work Demonstration program agency, the CHA utilizes single fund flexibility which allows the combination of the Public Housing Operating Fund, Public Housing Capital Fund, and Section 8 Housing Choice Voucher Program funding sources. Cost objectives for each program are taken into consideration as program level budgets are developed, accounting activities implemented, and financial reporting designed.

Direct and indirect costs associated with the COCC are allocated on a reasonable basis and use a cost benefit approach. The following tables include, but are not limited to, the direct and indirect costs associated with CHA’s Moving to Work Demonstration program:

Financial Reporting

CHA utilizes a project-level accounting system to track costs at the asset management property level and submits information to HUD through the following reporting systems:

- PIH Information Center (PIC);
- Voucher Management System (VMS);
- HUD Financial Data Schedule (FDS) on an annual basis; and
- The Annual Audit, with necessary supplemental schedules (Comprehensive Annual Financial Report)

Program Direct Costs	
Operating subsidies	Operating costs directly attributable to properties
Asset Management Department costs	Housing assistance payments
Capital improvement costs for properties	Property development costs
Resident Services Department costs	Legal costs
Insurance Costs	Housing Assistance Payments
Housing Choice Voucher department costs	Portability fees and expenses
Homeownership program costs	Any other cost readily identifiable to a property
Program COCC Indirect Costs	
Executive management costs	Procurement-related costs
Personnel administration costs	Information technology services
General finance and accounting costs	Grant management costs
Shared services costs	Any other administrative or indirect cost



March 13, 2013

ITEM NO. C1

**RECOMMENDATION TO APPROVE
THE FY2012 MOVING TO WORK ANNUAL REPORT**

To the Honorable Board of Commissioners,

RECOMMENDATION

It is recommended that the Board of Commissioners approve the attached FY2012 Moving to Work Annual Report and grant authorization to submit the document to the United States Department of Housing and Urban Development (HUD) for approval.

The Executive Vice President (EVP) and the Office of the General Counsel have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

CORPORATE GOAL

1. Provide more housing options for families
2. Assist residents in achieving self-sufficiency
3. Increase the cost-effectiveness of public housing and HCV program administration.

EXPLANATION

The Plan for Transformation was approved by HUD and incorporated into a Moving to Work (MTW) Agreement that was executed on February 6, 2000. On June 26, 2008, CHA executed an Amended and Restated MTW Agreement (Restated Agreement) between itself and HUD, which supersedes the original MTW Agreement and extends CHA's participation in the MTW program until 2018. The Restated Agreement instituted new reporting requirements and subsequently HUD issued revised reporting requirements in Form 50900 for public housing authorities participating in the MTW Demonstration Program.

Under the MTW Agreement, CHA is required to produce and submit an Annual Report to HUD outlining the progress toward commitments made in the original Plan for Transformation and each Annual Plan. HUD requires this report to be submitted annually, along with a Board of Commissioners' resolution approving this report, no later than 90 days after the end of CHA's fiscal year. CHA must submit the FY2012 MTW Annual Report to HUD on March 29, 2013. The FY2012 MTW Annual Report provides information necessary for HUD to assess CHA's performance in 2012 regarding both day-to-day operations and activities authorized by the MTW Demonstration Program. The FY2012 MTW Annual Report is included with this resolution for the Board of Commissioners' review and approval.

Based upon the foregoing, it is in the best interest of CHA to approve the FY2012 MTW Annual Report and grant authorization to the Chief Executive Officer, the Board Chairperson, or their designee to approve any final changes as deemed necessary to submit the FY2012 MTW Annual Report to HUD on the March 29, 2013 deadline.

RESOLUTION 2013-CHA-19

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 13, 2013, requesting approval of the FY2012 Moving to Work Annual Report, attached hereto.

THEREFORE, BE IT RESOLVED BY CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached FY2012 Moving to Work Annual Report and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final changes as deemed necessary.

THAT the Board of Commissioners grants authorization to submit the FY2012 Moving to Work Annual Report to the U.S. Department of Housing and Urban Development on March 29, 2013. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.





FY2012 Moving to Work Annual Report
Plan for Transformation Year 13
Chicago Housing Authority
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