MESSAGE FROM THE CEO:

Dear Friends,

Welcome to the CHA’s new newsletter which is intended to keep you informed and up to date on what we’re doing, where we’re heading, how the work is going, and what we’re learning.

At the end of last year we recounted progress made, with nearly 23,000 apartments built or rehabbed over the last decade and 44,000 vouchers in use. As important as the numbers, CHA is employing innovative strategies to increase affordable housing opportunities through acquisition of buildings across the city such as our recent purchase of Presbyterian Homes in Lakeview and West Ridge; investments in developments being built by others, such as Casa Querétero where our partnership with The Resurrection Project allowed us to bring Pilsen its first public housing; and HUD’s award of RAD to us so that we might efficiently rehab existing housing and increase available housing vouchers.

It’s our hope – and plan – to add another 1,000 homes to the CHA portfolio in 2016. The first week of May we celebrated the completion of another 106 homes in the Parkside of Old Town, a development by Peter Holsten Real Estate. We will soon be renting the newly renovated apartments at Altgeld Gardens while construction continues on sites throughout the city.

Adding to our confidence is the recent announcement by HUD that CHA’s Moving to Work (MTW) authorization has been extended through 2028, allowing us the needed flexibility to continue pursuing innovative strategies that provide opportunity for communities and residents.

In that vein, on April 25 CHA was awarded a $100,000 grant through the Chicago Juvenile Reentry Assistance Program (JRAP) from HUD and the U.S. Department of Justice that will support a partnership between CHA and the Children and Family Justice Center Bluhm Legal Clinic at Northwestern University School of Law to help young people entangled in the justice system create a better future.

As the second largest public housing authority in the United States, there is much to write about. It is our hope that with this newsletter, we can keep you better informed. Our work is not possible without your support, and together we are building stronger, sustainable, and healthy communities across Chicago.

Sincerely,

Eugene Jones Jr.
Chief Executive Officer
The U.S. Department of Housing and Urban Development (HUD) announced this week that the Chicago Housing Authority (CHA) will be one of 39 Public Housing Authorities (PHAs) across the country granted a Moving to Work (MTW) agreement extension through 2028.

HUD created Moving to Work as a demonstration program to provide housing authorities with flexibility to implement local strategies to better serve public housing residents. Participating agencies receive exemptions from specific public housing and voucher rules and more flexibility in the use of funds. Through MTW agency innovations, HUD is able to learn new ways to address local community needs, better integrate public housing into the broader community, and provide public housing residents and voucher holders greater access to opportunity.

Mayor Rahm Emanuel is joined by CHA CEO Eugene Jones, Jr. at the dedication of Casa Querétaro in Pilsen, an example of the type of development possible under the increased flexibility of MTW

In a letter announcing the extension of CHA’s MTW agreement through 2028, Lourdes Castro Ramirez, HUD’s Principal Deputy Assistant Secretary for Public and Indian Housing said, “Throughout the next 12 years of the MTW Demonstration, we look forward to learning from the innovative work of MTW agencies. We are confident that locally-driven strategies will continue to identify creative solutions to serve the affordable housing needs of our nation’s communities.”

“I am honored by HUD’s recognition and confidence in the vision CHA has laid out for the future of affordable housing, mixed-income developments and supportive residential programs here in Chicago,” said CEO of the CHA, Eugene Jones, Jr. “Since my appointment as CEO of the CHA, the development of strong and vibrant communities throughout Chicago has been my priority, and this 10-year extension will allow us the stability and flexibility necessary to support the specific needs of CHA residents on a local level.”

CHA was first invited to participate in HUD’s MTW Program in 2000, which allowed CHA to explore innovative programs and initiatives specific to Chicago’s unique neighborhoods. Under this agreement, HUD approved the Authority’s Plan for Transformation in 2000, which included the rehab or replacement of 25,000 units of public housing, including the demolition of 14,000 high-rise or dilapidated apartments identified by HUD. As of December 2015, CHA had completed 22,386 units - or 90 percent - of the replacement of public housing units, added thousands of housing vouchers to its program and helped Housing Choice Voucher (HCV) participants attain housing in 73 of Chicago’s 77 communities.

Among the innovative programs made possible only through the flexibility that MTW provides are:

• Casa Querétaro, completed in January 2016, CHA’s first mixed income development in the Pilsen community that provides 30 affordable units and 15 CHA units for families in a new apartment building.
• Continued redevelopment of the Parkside of Old Town, where this spring a total of 106 apartments in two buildings (36 public housing, 27 affordable and 43 market rate) in the Cabrini Green redevelopment area.
• Acquisition of three buildings in the Lakeview and West Ridge communities from Presbyterian Homes that will bring 111 rehabbed apartments to low-income seniors and families.

Over the next two years, an additional 1,000 units of permanent CHA housing are planned and we expect to accomplish this and more with our partners at the City of Chicago and the State of Illinois as we continue to explore innovative solutions to meet the city’s need for affordable housing and opportunity for all residents.

HUD REWARDS CHA’S PROGRESS WITH 10 YEAR MOVING TO WORK EXTENSION

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CHA is one of 18 agencies across the nation to receive a $100,000 grant to help young people entangled in the justice system re-enter into society successfully by securing work, housing, and a path to a stable future.

Sponsored jointly by the U.S. Department of Housing and Urban Development (HUD) and the Department of Justice (DOJ), the Juvenile Reentry Assistance Program (JRAP) is a $1.75 million national initiative that teams up public housing authorities with non-profit legal service entities. In Chicago, CHA will partner with the Children and Family Justice Center Bluhm Legal Clinic at Northwestern University School of Law. Having a juvenile or a criminal record can severely limit a person’s ability to seek higher education, find good employment or secure affordable housing, and today there are nearly 55,000 individuals under the age of 21 in juvenile justice facilities, while approximately 185,000 young adults aged 18 to 24 are in state and federal prisons. This partnership will work to eliminate barriers to education, employment and housing for public housing residents up to 24 years of age who have criminal records. The goals include expungement, sealed records and legal representation that would lessen the long-term consequences of legal trouble.

“The CHA has always been a champion for our communities, and this grant ensures that a young person’s past will not define their future,” said Mayor Rahm Emanuel. “Young residents impacted by harsh sentencing for non-violent low-level drug offenses often face life barriers and preventable cycles of violence, poverty and incarceration. So this is an important step in restoring hope, opportunity, and second chances because the future of Chicago rests on the future of every Chicagoan.”

“We know the reality is that young people make mistakes,” said CEO of CHA Eugene Jones, Jr. “It is important that we are helping them move forward with assistance so that they are able to move past their mistakes and back into society. We are looking forward to this collaboration with the Bluhm Legal Clinic’s Children and Family Justice Center.”

As part of this effort, the Department of Justice designated the week of April 24-30, 2016, as National Reentry Week. Leadership from across the Administration are traveling during National Reentry Week in support of national campaign and are encouraging federal partners and grantees to work closely with stakeholders like federal defenders, legal aid providers, and other partners across the country.
After years of extensive planning through a robust and broad-based community process, the rebuilding of Lathrop Homes on Chicago's North Side took an important step forward when the development was awarded federal Low Income Housing Tax Credits by the Illinois Housing Development Authority (IHDA).

On April 15, IDHA awarded $2.25 million in Tax Credits to Lathrop Community Partners (LCP), the team shepherding the Lathrop Revitalization Plan to fund the first phase of redevelopment of the 34-acre site, located in the Lakeview community at Diversey and Damen avenues.

When completed, the redeveloped site will include 1,116 market-rate, affordable, and public housing apartments as well as community and retail space through new construction and the adaptive reuse of 19 historic buildings. Phase I of the development will complete the first 250 dwelling units.

Alderman Joe Moreno (1st Ward) stated that this critical financial support from IDHA is a significant financial milestone and, “brings Lathrop residents one step closer to realizing the CHA promise of high-quality housing choices and improved community amenities at the Julia C. Lathrop Homes."

“As a partner in the redevelopment of Lathrop Homes, CHA is very pleased that the project has been awarded tax credits by the Illinois Housing Development Authority, which recognized the importance of this project to the community,” said CEO of CHA Eugene Jones, Jr. “This is an important step in moving the development process along. We continue to work closely with the development team and community stakeholders as plans for Lathrop move forward.”

Lathrop Community Partners is a collaboration between Bickerdike Redevelopment Corporation, Heartland Housing, Related Midwest, and CHA to revitalize and preserve much-needed affordable housing for low income families on the North Side.

The CHA’s Board of Commissioners recently approved a plan that supports the issuance of an additional 325 tenant-based vouchers to ensure housing support for chronically mentally ill individuals who have been served through the State of Illinois’ Bridge Subsidy Program.

CHA has previously provided support for this vulnerable population through its Deinstitutionalization Special Initiative, through which CHA committed 400 tenant-based vouchers to help house individuals who are currently or were formerly institutionalized and who suffer from chronic mental illness.

The State of Illinois Department of Human Services (IDHS) currently provides rental subsidies for people with serious and persistent mental illness through its Bridge Subsidy program.

CHA agreed to support these individuals because state funding is no longer available to house them due to the ongoing state budget impasse. Without the support from CHA, these 325 tenants are at-risk of eviction and eventual homelessness. To prevent these extremely vulnerable tenants from becoming homeless, the CHA agreed to a request from IDHS and the Illinois Housing Development Authority (IHDA) to provide the housing vouchers. The state has also asked other housing agencies to provide vouchers, including Housing Authority of the County of Cook, Lake County, DuPage County and Cicero Housing Authority.

As it does with all of its tenant-based vouchers, CHA will review the eligibility of all applicants to ensure that they meet the program requirements and inspect all housing units.
While providing young people with opportunities has always been a priority for CHA, this year CHA is adding to the scope and intensity of youth programming. In an effort called Year of the Youth, CHA is introducing new programs to enhance youth access to education, employment, and leadership development opportunities.

As usual, CHA is gearing up for summer by providing camp for younger residents at a deeply subsidized rate and work/study opportunities for teens where they can earn dollars and acquire new skills. Last summer, 2,649 CHA youth and young adults not only participated in rigorous academic and career exploration programs, but also built financial awareness, committed more than 47,668 hours of training for 21st century job skills, and earned more than $2 million! Sign-up now before it’s too late!

Beyond summer programming, the Year of the Youth is working to prepare young adults for a successful and global future. Last year 220 students were awarded a scholarship through CHA's college scholarship program, and 1,423 youth engaged in college prep activities. This year the CHA plans to continue its commitment and will award over 200 scholarships ranging from $1,000 to $2,500 to eligible CHA youth.

On **Tuesday May 10**, CHA’s College Transition Workshop “Success from the Start” will bring all of CHA’s college support teams – financial, academic, and personal – together in one place. Young adults will have access to college counselors and the support they need to ensure college success this fall. Youth will have a chance to sign up for a variety of scholarships, and learn about ways to reduce college costs and FREE summer courses that can lead to early graduation.

**Tuesday May 10, 5:30-7:30PM**
**Charles A. Hayes Family Investment Center**
4859 S. Wabash Ave. Chicago, IL 60615

Don’t miss out | Youth can register HERE

Year of the Youth is also adding new resources, including the creation of a CHA Youth Council facilitated through Mikva Challenge. Through the Council, CHA youth will address challenging issues facing Chicago, collaborate with policy leaders, learn from their peers, and hone their leadership skills. The CHA Youth Council paid summer internship extends into a year round program that allows CHA leadership, elected officials, and influential thought leaders to better serve youth residents across the city.

This year’s application has had over 60 applicants, and the interview process will begin soon to select the 20 young individuals who will make up the Youth Council. The Council will collaborate and research public housing issues and help to identify workable solutions that can be implemented and presented to CHA’s CEO Eugene Jones, Jr.

In addition, the CHA Youth Council will partner with CHA to host a citywide Youth Summit later this year. The Summit will bring together CHA decision makers and youth to discuss and address the important issues that face youth today.
WHAT OTHERS ARE SAYING: PLACE MATTERS

WHY THE NEW RESEARCH ON MOBILITY MATTERS: AN ECONOMIST’S VIEW

SUMMARY: A new study by the Harvard economists Raj Chetty and Nathaniel Hendren, makes the most compelling case to date that good neighborhoods nurture success. Children who move out of public housing enjoy much greater economic success, are more likely to attend college and earn 31 percent more than similarly aged children who do not.
**Full Study HERE**

INVESTING IN PEOPLE AND PLACES FOR UPWARD MOBILITY
The U.S. Department of Housing and Urban Development

SUMMARY: A new report entitled “The Effects of Exposure to Better Neighborhoods on Children” authored by Raj Chetty, Nathan Hendren and Larry Katz explores the long-term impacts of HUD’s Moving to Opportunity (MTO) demonstration. The study expands the body of evidence on MTO that supports HUD’s current policy direction finding that fostering opportunities for mobility with investment in a place-based approach.

THE REAL CHALLENGE WITH HOUSING CHOICE VOUCHERS ISN’T LAKE VIEWS. IT’S SEGREGATION.
By Marisa Novara Director at the Metropolitan Planning Council - March 30, 2016

SUMMARY: Marissa Novara poses the question “If we agree that the point of Housing Choice Vouchers is to allow for more choice, how do we deal with the systemic barriers to that?” - This question gets to the heart of a system that perpetuates segregation through the economics of Fair Market Rent.
CHA has a number of developments under construction across the city as the Agency’s commitment to building affordable housing in all neighbourhoods continues. We are excited about the completion of these projects in 2016 and look forward to celebrating when they are complete!

**OUR LATEST**

Parkside of Old Town completes another phase in the redevelopment of Cabrini Green on Chicago’s near Northside. A mixed income housing development, Parkside consists of 106 newly completed and available units: 43 market rate, 27 affordable, and 36 public housing. This latest joint venture between CHA, Holsten Real Estate, and Cabrini Green LAC-CDC, is another step forward in developing mixed income housing and creating strong neighborhoods.

City Gardens is a single-phase, mixed-income rental development under construction on vacant land located in the Rockwell Gardens revitalization area. City Gardens will create 76 new housing units: 21 market rate, 30 affordable, and 25 public housing.

**SENIOR BUILDING REHAB PROJECTS**

Major rehabilitation projects are underway at senior buildings across the city in CHA’s portfolio, including Slater Annex at 4218 S. Cottage Grove, Major Lawrence at 655 W. 65th Street, and Judge Fisher at 5821 N. Broadway.