MESSAGE FROM THE CEO:

Dear Friends,

Happy Spring! In this issue of our newsletter, I am pleased to share with you our 2018 Annual Report that provides a look at the progress CHA has made in the last year. It underscores our commitment to investing in housing, communities and people.

Our support for new housing, community assets and people is an investment in the future – not just the future of CHA residents – but our collective future, the city’s future.

Highlights of the report include: New housing with a ground floor Target store in Rogers Park, a renewed Lathrop, innovative libraries and housing in one building, new affordable rental housing in Logan Square and increased job and workforce opportunities with positive outcomes for residents.

Perhaps our biggest accomplishment was the settlement agreement reached between CHA and BPI that paved the way for an end to the landmark Gautreaux case, ending five decades of federal court oversight at CHA. In 1966, Chicago attorney Alexander Polikoff filed a lawsuit accusing CHA and the City of Chicago of violating the civil rights of Dorothy Gautreaux and other CHA tenants through a conscious policy of segregation and racial discrimination based on CHA’s building and offering public housing solely in poor, minority neighborhoods.

But today is a different day. We have a new way of thinking. A new way of doing. A new way of seeing what the future can look like, not just for CHA residents but for all our communities, for all Chicago. We didn’t get here by ourselves. We had many people who helped us reach this milestone and we are grateful for your support.

CHA is a $1 billion a year economic engine that does more to invest in the neighborhoods and people of Chicago than ever before. This is evident in new developments like 4400 Grove, new libraries combined with housing under the same roof and support for our college students.

I am grateful to everyone who stands with us. We have much of which to be proud.

Regards,
CHA, BPI REACH PROPOSED SETTLEMENT IN LANDMARK GAUTREAUX HOUSING CASE

CHA is on the road toward ending one of the longest and most important civil rights cases in the country’s history after a U.S. District Court Judge approved the Gautreaux settlement agreement in January.

Judge Marvin E. Aspen’s lifting of the original court order and replacing it with a settlement agreement presented jointly by CHA and BPI creates a detailed road map for CHA to complete its Gautreaux obligations by July 31, 2024.

At that time, the Gautreaux case would officially end - provided CHA adheres to the terms of the settlement agreement - bringing to a close one of the longest-running federal court cases in U.S. history and concluding a landmark chapter in the national civil rights movement.

The case was originally filed in 1966 by attorney Alexander Polikoff on behalf of Dorothy Gautreaux and other public housing residents. The Gautreaux v. CHA lawsuit sought to end systemic racial discrimination in Chicago’s public housing and ultimately changed public housing policy for families of color across the nation.

Under the terms of the proposed settlement, CHA is obligated to:

- Abide by a detailed schedule for planning and construction of its “Plan for Transformation” mixed-income communities currently underway or planned.
- Develop all housing for families in non-mixed income communities in opportunity areas until at least 50 percent of all non-mixed-income family units are in opportunity areas;
- Strengthen its voucher program to better enable families to live in opportunity areas, if they choose to do so; and
- Create early learning childhood development programs at four public housing complexes, replicating a program currently in place at the Altgeld Gardens development.

The agreement acknowledges that the CHA has accomplished much over the past 50 years under the Gautreaux case, including:

- Replacement of its large, 100 percent public housing projects such as Cabrini-Green, Stateway Gardens and the Robert Taylor Homes with new mixed-income communities;
- Development of substantial new or rehabilitated public housing apartments across the city; and
- Creation of a voucher program that currently provides subsidized housing opportunities in private market units in all 77 of Chicago’s community areas and which now serves the greatest number of families.

“It has been a long 53 years. However, this city is a better place as a result of this case,” said CHA CEO Eugene E. Jones, Jr. “CHA would like to thank BPI for its partnership in this journey, as well as the family of Dorothy Gautreaux. CHA will continue to meet its Gautreaux obligations to 2024, and will adhere to the spirit of the case beyond that, as the agency continues its commitment to providing fair and equitable housing for all.”

Added Jones: “In the three years that I have had the privilege of leading CHA, I have been impressed with the partnerships formed by the CHA, BPI, community leaders and resident leaders and with the commitment of CHA staff to equitable access to decent and safe housing, good schools, community amenities, training, jobs and parks and recreation for all who depend on CHA for their housing.”

Read the Press Release
The neighborhoods of Little Italy, Irving Park, and West Ridge are now home to an innovative model of co-located housing and branch libraries thanks to a partnership between CHA and Chicago Public Library (CPL) with strong support from Mayor Rahm Emanuel, local officials and community residents.

The recent opening of the three new branch libraries – the Independence Branch Library in Irving Park, the Little Italy Branch Library on the Near West Side, and the Northtown Branch Library in West Ridge – represents a major step forward in community development both in Chicago and nationwide, creatively pairing affordable and accessible housing options with an invaluable public resource – libraries.

"Under the leadership of Mayor Rahm Emanuel, this innovative partnership with Chicago Public Library will provide residents of all ages with quality housing options and a community anchor of world-class design that will serve them for years to come," CHA CEO Eugene E. Jones Jr. said.

Three of the city’s top architecture firms competed to design the projects, using their award-winning expertise and experience to build out inviting living and library spaces.

The Taylor Street Apartments and Little Italy Branch (1336 W. Taylor St.) will combine a single-level library and 73 family housing units that will include 37 CHA units, 29 affordable units, and seven market-rate units.

The Independence Apartments at the Independence Branch (4024 N. Elston Ave.) is a two-level library that will also provide a total of 44 senior apartments, including 30 public housing and 14 affordable units.

And the Northtown Branch (6800 N. Western Ave) is a single-story branch library at the ground level, with 44 one-bedroom senior housing units that will include 30 CHA and 14 affordable apartments.

“We know how essential our libraries are to the communities of Chicago as neighborhood anchors,” said Chicago Public Library Commissioner Brian Bannon. “Thanks to Mayor Emanuel’s vision, our partnership with CHA, and the creativity of renowned designers, we’re able to provide our award-winning programs inside innovative spaces that reflect the vibrancy of the communities we serve.”

**CHA’S GROUNDBREAKING NEW MODEL FOR AFFORDABLE HOUSING DEVELOPMENT**

Collaborating on Co-Locating: Chicago’s Innovative Approach to Mixed-Use Facilities
Katie Pyzky | Smart Cities Dive

West Ridge’s Bright and Bold New Library Now Open
Jonathan Ballew | Smart Cities Dive
New elevator systems are being installed as work gets underway on the Elevator Modernization Program at Carolyn Hedger and William Castleman apartments, the first two CHA properties to undergo a total elevator overhaul as part of the $152 million modernization program that is upgrading elevators in CHA’s 86 properties.

Work on the Hedger and Castleman elevators is expected to be completed this summer, with work at the other properties being phased in as bids are issued and contracts approved. Plans call for work to get underway on 39 properties between now and the end of 2019, with the remainder to start in 2020.

This is the largest such undertaking in more than 20 years and includes the modernization and rehabilitation of 150 elevators, mostly in high-rise buildings, that serve thousands of CHA residents, visitors and employees daily.

“This work will not only improve elevator reliability and performance, but will cut costs on future repairs,” said Matt Mosher, Deputy Chief of Capital Construction. “Many of these elevators have been used 24 hours-a-day, seven days-a-week, and have served thousands of residents, visitors and employees every day since the late 1950s and 60s and wear-and-tear over time has been significant.”

Due to industry equipment upgrades, many of the parts needed for older elevator models in CHA buildings are obsolete and can no longer be ordered. The upgrades will also shorten the time needed for repairs.

The investment in the Elevator Modernization Program will ensure that all CHA buildings have the modern elevator systems that are common in other buildings across the city. The improvements include modernization of not only the elevators themselves, but related systems such as in-elevator phones and fire alarms that align with the newest technology. CHA anticipates work will be completed on all 150 elevators by 2021. The work schedule is based on priorities identified during the general building needs assessments conducted at each property.
Construction has begun on 4400 Grove, a 164-unit mixed-income community on the site of the former Washington Park Homes, a public housing property demolished in 2002 in the Bronzeville neighborhood. Located 4.5 miles south of the downtown area, 4400 Grove will offer affordable and market-rate apartments, in addition to 15,000 square feet of street-level retail space, a public plaza, and a landscaped park space.

This first construction phase will feature 84 units in two four-story buildings, with 21 units reserved for CHA residents and 34 units for households earning up to 60 percent of the area median income. 4400 Grove will also offer several common-area amenities, including a community room with kitchen, a fitness and yoga room, indoor bicycle parking, and a shared work center with computers.

This development is the result of collaboration between CHA and a variety of developers, community partners and lenders, including U.S. Bancorp, Brinshore Development, Michaels Development Co, McShane Construction, UJAMMA Construction, and the City of Chicago. 4400 Grove is expected to be ready for occupancy in early 2020.

*Mixed-Income Chicago Development Breaks Ground*

*Adriana Marinescu | Multi-Housing News*
CHA residents attending the City Colleges of Chicago received some welcome news in December, when the Kresge Foundation announced they will commit $500,000 over the next three years to expand One Million Degrees (OMD) comprehensive community college student support services, which include mentoring, tutoring, professional development, and financial stipends.

Born out of a partnership between CHA, OMD and City Colleges of Chicago, the new program builds upon CHA's Partners in Education program, which provides public housing residents full funding for community college including tuition, books and fees. The grant will help support students as they work toward their associate degree and began their careers, offering students a pathway toward financial security and upward mobility. The program will be evaluated by nationally recognized researcher Dr. Goldrick-Rab and her team at Temple University's Hope Center for College, Community and Justice.

"CHA's mission has long been to pursue innovative opportunities and programs that help residents become self-sufficient," said CHA CEO Eugene E. Jones Jr. "And education is a proven pathway to that goal. But there also needs to be guidance and that's where this grant comes in, as these funds will help CHA residents with the ever-important counseling support. We thank the Kresge Foundation and our partners for investing in the future of our residents."

In the past two years, the CHA has garnered almost half a million dollars in grant funding to support CHA residents. With this most recent award, that total is now almost $1 million. In addition, CHA was one of nine public housing agencies chosen to receive support from the ROSS for Education grant by HUD in 2016, which provides three full time Education Navigators to support CHA residents ages 15-20 at 18 select CHA properties.

[Read the Kresge Foundation Announcement]
CHA SCHOLARS “TAKE FLIGHT”
CHA college scholars met with almost two dozen big-name firms at “Take Flight: Staying the Course,” hosted by Chicago law firm DLA Piper in January. The event aims to connect CHA students in college with companies and organizations that provide internship and employment opportunities. From Kellogg’s and First Eagle Bank, to the Chicago Bulls and the Lyric Opera, representatives from each firm met with students – all CHA scholarship winners – and offered career advice and counsel in a networking session focused on how to manage the various obstacles encountered in college life.

A NEW LATHROP TAKES SHAPE
The revitalized Lathrop development is moving ahead on schedule, with newly rehabbed units ready for occupancy. Resident began moving in last fall and to date, 71 CHA residents have moved into their new homes with another 90 set to move in during April.

The Former Lathrop Homes Reopen in September – As Mixed-Income Housing
AJ LaTrace | Chicago Mag
In November, CHA reached the halfway point of a $31 million energy-efficiency project to replace outdated systems in more than 9,000 apartments in its public housing portfolio, generating substantial natural gas, energy, and electricity savings.

To finance the project, the CHA's Sustainable Initiatives and Projects department has leveraged more than $12 million over the past two years through partnerships that provide outside funding and have helped contribute to a decrease in CHA's overall energy usage by over 10 percent since 2014.

At the November 15th Greenbuild International Conference and Expo at McCormick Place, CHA's Director of Sustainable Initiatives Ellen Sargent detailed the progress of the program:

“The Chicago Housing Authority is a leader in innovative energy management, and energy efficiency is a key focus. These projects provide increased comfort for CHA residents by providing a more controlled and temperate condition in their home during winter months; while decreasing the CHA's energy usage and operating costs.”

CHA Wins Prestigious Financial Reporting Accolade

For the 21st consecutive year, CHA has been awarded the prestigious Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Associations (GFOA), the highest form of recognition in the area of government accounting and financial reporting.

The Certificate was awarded to CHA based on its preparing an award-winning Comprehensive Annual Financial report, one that exemplified CHA's commitment to transparency in financial reporting and sound fiscal management.

“This is another example of the hard work that our entire CHA team puts forth on a daily basis,” said CHA CEO Eugene E. Jones Jr. “We are pleased and grateful to receive this award from the GFOA for the 21st consecutive year as we continue to strive for excellence.”

CEO Jones Speaks at City Club

On March 20, CEO Jones was the featured speaker at the City Club of Chicago civic and public affairs forum, providing a “State of the CHA” address to a packed house at Maggiano’s restaurant.

You can watch the speech here

Progress Report: CHA Striving for ECO-Efficiency

CHA Wins Prestigious Financial Reporting Accolade

Read about the GFOA Award

Read the Press Release

Read the Press Release
CHA Recognized for Combatting Student Homelessness

CHA joined Chicago Public Library Commissioner Brian Bannon and 3rd Ward Alderman Pat Powell on Dec. 4 to celebrate the opening of the Chicago Bee Library branch, a $2.32 million project funded by CHA.

The newly-renovated library branch is not just an improvement to the historic property. It also stands as an acknowledgement of the important role the Chicago Bee building has served in the Bronzeville community, which is situated in the heart of the new Park Boulevard mixed-income community which replaced the old Stateway Gardens development.

The project included significant interior and exterior renovation but remained mindful of the building’s historical architecture. The exterior public-facing terra cotta façade was entirely refinished, and the exterior storefront was replaced to appear close to the historical look of the original building.

The branch’s library services were also expanded and updated, now featuring, among other amenities, an early learning play space equipped with resources to help parents better support their child’s reading and development. Families will also be able to access a Teacher in the Library for in-person homework help.

“Our support for the Bee Branch will ensure that everyone in the community will benefit from a modern library experience with services and programs for everyone from children to seniors,” said Eugene E. Jones, Jr. CEO of the Chicago Housing Authority. “This is another example of how CHA is providing community amenities that complement our housing developments.”

Constructed in 1931, the building was designed and financed by Anthony Overton, a prominent businessman and community leader who was born a slave in Monroe, Louisiana in 1865 and eventually moved to Bronzeville, where he launched a cosmetic company, a bank, a life insurance company, and a weekly community newspaper called the Chicago Bee. It was an editor at the paper, James Gentry, who coined the term “Bronzeville” to describe the newly arriving African Americans from the South and the vibrant South Side neighborhood that was the center of black business and culture in the city at the time. Chicago Public Library began operating the Chicago Bee branch in 1996.

Historic Chicago Bee Branch Library Reopens After $2M Renovation

The Chicago Crusader