

FY2010 SENIOR DESIGNATED HOUSING PLAN

**CHICAGO HOUSING AUTHORITY - FY2010 SENIOR DESIGNATED HOUSING PLAN
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CHICAGO HOUSING AUTHORITY

FY2010 SENIOR DESIGNATED HOUSING PLAN

I. OVERVIEW: THE CHICAGO HOUSING AUTHORITY'S PROPOSAL TO AMEND ITS SENIOR DESIGNATED HOUSING PLAN (SDHP)

Currently, the Chicago Housing Authority (CHA) has 65¹ senior designated buildings across 46 senior designated developments², intended for residents where the head of household is age 62 years or older. The CHA seeks to amend the parameters of the designation in order to: 1) increase leasing at senior designated properties with high vacancy rates, and 2) ensure that accessible units are provided to residents with disabilities who may benefit from the features.

A. Reasons for Parameters of the FY2010 Designation and Impacted Population

With HUD's approval, the CHA will lower the minimum age from age 62 years to age 55 years for admission into select senior designated properties. The CHA seeks to change the minimum age of admission for senior designated properties for several reasons. First, some of CHA's senior designated properties have vacant units available for lease; second, the population of near elderly individuals is growing markedly, and the CHA would like to offer the opportunity for this population to live in senior designated properties. In order to meet the demanding housing needs of an aging population, the CHA plans to lease all its available units, thus increasing the number of senior households the CHA is able to assist. . Third, the CHA will rehabilitate 5.3% of its senior housing portfolio for people with mobility impairments (474 units) and 2.1% of its senior housing portfolio for people with sensory impairments (188 units) in order to meet its Federal obligation for the provision of accessible housing. By lowering the age at select properties with accessible units, the CHA will be able to provide housing to applicants and residents with disabilities who require the accessible features to accommodate their disabilities.

B. Providing Notice

CHA held a 30-day public comment period from 8 a.m. April 1, 2010 through 5 p.m. April 19, 2010, and a public comment hearing at 6 p.m. on April 19, 2010 at the Charles A. Hayes Family Investment Center (FIC), 4859 South Wabash Avenue in Chicago.

CHA encouraged and received comments during the public comment period on the Draft FY2010 Senior Designated Housing Plan from disability advocates and organizations. Stakeholders attended the public comment hearing where CHA garnered input from residents and resident representatives, wait list applicants and the general public on the Draft FY2010 Senior Designated Housing Plan. All stakeholders were notified of the public comment period and hearing through advertisements in the *Chicago Defender*, *Chicago Sun-Times*, *Chicago Tribune*, and *Hoy!*.

Copies of the SDHP were available during the public comment period at the following locations:

¹ In the FY2000 Senior Designated Housing Plan, CHA designated 59 properties as senior. However, HUD has repeatedly referred to these buildings as totaling 58 properties. To remain consistent, this document references 58 properties that were designated as senior in FY2000.

² In both the FY2000 and FY2005 SDHP CHA referenced its senior designation at the property level. Moving forward CHA has aligned the terminology being used to reference its senior designated at the building and development levels. CHA is not seeking to designate more properties through this change.

- CHA's Website (www.thecha.org)
- CHA Administrative Office - 60 E. Van Buren Street, 10th Floor
- CHA Property Management Offices;
- Central Advisory Council Office (243 E. 32nd Street);
- HCV Satellite Offices; and
- Latino Site Offices at 4035 West North Avenue and 1915 South Blue Island in Chicago.

C. Approval

CHA Board of Commissioners – The FY2010 SDHP received approval from the CHA Board of Commissioners on May 18, 2010.

II. REASONS FOR AMENDMENTS TO THE FY2010 SENIOR DESIGNATED HOUSING PLAN

In FY1999, the CHA established a number of senior designated properties specifically for Chicago's elderly population. The commitment to providing seniors with viable low-income housing options was evidenced not only by the numerous agreements between HUD and the City of Chicago, but also by the establishment and subsequent renewal of CHA's Senior Designated Housing Plan.

The CHA now seeks to build upon these initial efforts by amending the parameters of the senior designation so that, moving forward, the CHA may lower the age requirement to 55 years at select buildings with high vacancies, as well as lease accessible senior units to applicants and residents with disabilities who require the accessibility features. As the CHA embarks on the second half of the Plan for Transformation and increases resources invested to lease-up the newly rehabilitated properties, it is now an appropriate time to seek an extension of the Designation and amendment to the parameters of the SDHP.

A. Key reasons for changing the minimum age requirement at senior designated housing properties with high vacancy rates:

1. CHA has several senior designated properties that have high vacancy rates, which means these buildings have less than 90% occupied units for six or more consecutive months. Since the FY2005 Senior Housing Designated Plan, the CHA has increased its marketing and leasing strategies; however, despite its efforts, there still remain buildings that have high vacancy rates. A way to lease these vacant units is to lower the minimum eligible age of applicants to 55 years. Increased inquiries from the local near elderly population demonstrate that there is an interested population that would benefit from the lower age. Leasing these unoccupied units will also allow the CHA to lease units in family developments to other families with a need for low-income housing. By providing housing opportunities to the near elderly, the CHA would be able to remove those individuals from the community wide wait list once they are housed in senior designated housing and therefore, the CHA could more rapidly house families from the community wide wait list.
2. The increased need of the near elderly for low income housing is evident in the CHA's increasing near elderly population. This group is increasing faster than CHA's elderly population. The population of seniors ages 62 years or older living in family developments that are potentially eligible for admission into senior designated properties increased only 3 percent between the years of 2007 and 2009. The population of the near elderly, however, increased 12 percent during the same time period.

B. Key reasons for changing the minimum age requirement for units with accessible features:

1. CHA has rehabbed units throughout its senior designated properties to include units with accessible features per Federal regulations. Mobility accessible features include wider doorways for wheelchair access, handles on doors and cabinets that do not require grasping, all living spaces to have turning radii, higher toilet seats, lowered sinks and cabinets, a work space in the kitchen, and grab bars in bathrooms. Sensory accessible units have audio and visual alarms in the bedroom(s), living room, kitchen, and bathroom(s).

2. If there is a vacant unit with accessible features and all options in the Federal regulations for tenanting accessible units and the leasing policy in the CHA's Admissions and Continued Occupancy Policy are exhausted, the accessible unit is then leased to a non-disabled eligible applicant. The policy states that CHA will require the non-disabled applicant or resident to execute a lease addendum that requires them to move, at the CHA's expense, to a non-accessible unit within thirty calendar days of notice by the CHA if there is an eligible applicant or existing resident with disabilities who requires the accessibility features of the unit.
3. By lowering the age requirement for units with accessible features, the CHA can broaden the applicant base to include more applicants or residents with disabilities who require units with accessible features and avoid leasing accessible units to those who would not benefit from its features.

III. SUCCESSFUL IMPLEMENTATION OF THE 2010 SENIOR DESIGNATED HOUSING PLAN

A. Policies that Support the FY2010 Senior Designated Housing Plan

1. Policies – CHA will uphold the provisions of the Admissions and Continued Occupancy policies pertaining to seniors. These policies include: non-discrimination, reasonable accommodations policy, and accessible units policy for traditional public housing.

- a. Non-Discrimination

It is the policy of the CHA to comply with all equal opportunity requirements and nondiscrimination laws, rules, ordinances, and regulations imposed by local, state, and federal governments. Applicable Fair Housing and Equal Opportunity laws and regulations provides that no person shall, on the grounds of race, color, national origin, religion, sex, sexual orientation, disability, familial status, parental status, ancestry, age, source of income, military status, unfavorable military discharge, or housing status be excluded from participation in, or denied the benefits of, or be otherwise subjected to discrimination under the public housing program. The Age Discrimination Act of 1975 provides that no one shall be discriminated against on the basis of age and outlines certain rights of the elderly (24 CFR § 146). The provisions in federal, state and local laws regarding familial status do not apply to housing under any Federal or State program that the Secretary determines is specifically designed and operated to assist elderly persons, as defined in the State or Federal program. (24 CFR § 100.302)

Developers and third-party contractors must design and construct each development in accordance with the Fair Housing Act (FHA), Section 504 Rehabilitation Act of 1973 (Section 504), the Americans with Disabilities Act (ADA), the Architectural Barriers Act of 1968 (ABA), and the Illinois Accessibility Code (IAC), as well as all other laws prohibiting discrimination on the basis of disability.

- b. Reasonable Accommodations Policy

CHA's Reasonable Accommodations Policy, outlined in Section I.B. of the Admissions and Continued Occupancy Policy, confirms that CHA and its agents will make reasonable accommodations for residents and applicants if they or a family member have a disability and the individual requests and qualifies for a reasonable accommodation, , unless it creates an undue financial burden on the CHA.. This includes making modifications or changes to its units, buildings, or procedures that will assist applicants and residents in using CHA programs or programs operated by other agencies on CHA property.

Residents who request an accessible unit during relocation are offered an accessible unit once it is complete. Additionally, CHA established a preference in the ACOP for offering accessible units to qualified residents with disabilities before offering those units to other families. If CHA does offer an accessible or adaptable unit to a non-disabled family, the family must sign a lease rider that establishes their willingness to move to another non-accessible unit within 30 days when a current resident or applicant with a disability needs the unit's accessible features.

- c. Accessible Units Policy

1. Pursuant to eligibility requirements, the CHA will offer available accessible units in the following order:
 - a. First, to a current qualified resident with a disability living in the same development that requires the special features of the vacant accessible unit and occupying a unit not having those accessibility features;
 - b. Second, to a current qualified resident with a disability residing in another development that requires the accessibility features of the vacant accessible unit;
 - c. Third, to an eligible, qualified applicant with disabilities on the wait list who requires the accessibility features; and
 - d. Fourth, to a non-disabled eligible applicant or resident. The CHA will require the applicant or resident to execute a lease addendum that requires them to move, at the CHA's expense, to a non-accessible unit within thirty calendar days of notice by the CHA if there is an eligible applicant or existing resident with disabilities who requires the accessibility features of the unit. **24 CFR § 8.27.**
2. CHA shall not prohibit a qualified eligible, disabled family from accepting a non-accessible unit for which the family is eligible, which may become available before an accessible unit. The CHA may modify a non-accessible unit as needed as a reasonable accommodation, unless the modification would result in an undue financial and/or an administrative burden.

B. Procedures for Implementation of the FY2010 Senior Designated Housing Plan

3. Procedures for Implementation of Lowering the Age to 55 at Senior Designated Properties with high vacancy rates.
 - a. CHA will conduct an ongoing review to determine what senior designated properties are considered high vacancy buildings. The benchmark for determining whether the CHA will lower the age at a senior designated property is that the property must have an occupancy rate lower than 90% (determined by the CHA's housing management system) for six months or longer.
 - b. When a building qualifies as a high vacancy building, CHA will notify the property manager that the CHA is lowering the age for the head of household to 55 years old at that building. The Property Manager is responsible for updating all of their marketing materials and for informing potential applicants that anyone whose head of household is 55 years old and over is eligible to apply for a unit in that building.
 1. If the building increases its occupancy rate and maintains a 98% occupancy rate for one year, then CHA will transition that building back to an elderly building and will no longer consider the building a high vacancy building. Therefore, the CHA will no longer screen or offer units to anyone that is categorized as a near elderly applicant.
 - c. The Occupancy Department will maintain a list of all properties that qualify as high vacancy buildings. All potential applicants will be notified of the senior

designated properties where the head of household is 62 and over and the senior designated properties where the head of household is 55 and over.

- d. The Occupancy Department will accept applications for all high vacancy buildings from applicants whose head of household is 55 years old and over. If the head of household is under 55 years old, the CHA will deny the application.
 - 1. If a near elderly applicant is applying for a high vacancy building and that building is removed from the high vacancy status, that applicant will be placed on the first available high vacancy building wait list based on their original date of application.
- e. All applicants will be placed on the senior site-based wait list according to original date of application.
- f. At high vacancy buildings, a site-based wait list preference will be given to applicants whose head of household is 60 years old and over in an effort to maintain the building's senior designation.
- g. The CHA's Work Requirement will continue to apply to all applicants and residents who are between the ages of 17-61. For more information on the work requirement, please consult the CHA's Admissions and Continued Occupancy Policy.

4. Procedures for Implementation of Lowering the Age for Accessible Units in Senior Designated Housing at All Buildings (regardless of vacancy rates)

a. Applications for Units with Accessible Features

Upon implementation of the FY2010 Senior Designated Housing Plan, each senior site-based wait list will begin to accept applications from heads of households who are 55 years old and older who require units with accessible features. These individuals will be given a preference for the site-based wait list in the CHA's housing management system.

- b. Applicants who require units with accessible features will be given to a further preference for applicants whose head of household is 60 years old and over in an effort to help maintain the building's senior designation.

c. Vacant Units with Accessible Features

Property managers at senior designated housing properties that have vacant units with accessible features will contact the Occupancy Department and let them know of the vacancy.

The CHA will follow the Accessible Unit Policy stated in Section III.A, subsection [a] and [b] of the Senior Designated Housing Plan to fill the vacant units prior to moving to the wait list.

If there is no one in housing who requires the unit with the accessible features, the Occupancy Department will send the Property Manager a wait list with the names of the applicants who have been given the preference because of their need for the accessible unit. The Property Manager will then begin the screening process.

If there is no one on the wait list who requires the unit with accessible features, then the CHA will offer the units to a non-disabled eligible applicant or resident.

d. Occupied Units with Accessible Features

CHA will follow the Accessible Unit Policy stated in Section III.A of the Senior Designated Housing Plan.

C. Services to Support the FY2010 Senior Designated Housing Plan

CHA provides residents living in its senior designated properties with access to a variety of supportive services through the Resident Service Coordination program. These services will continue to be offered at the properties designated in this FY2010 Senior Designated Housing Plan, including:

1. Benefit Screening - Through partnerships with property management companies, Resident Service Coordinators (RSCs) will link residents to local, State, and Federal benefits. The RSCs determine what services the resident needs; identify programs and benefits that are available to residents who meet the eligibility criteria; and follow-up with each resident after the screening.
2. Social Activities - RSCs coordinate and provide a variety of recreational and cultural activities for residents in the senior buildings, including field trips, trips to movie theaters, bingo games, parties, and participation in several citywide events such as holiday celebrations.
3. Health and Wellness - The RSCs create confidential care plans that are reviewed annually. The care plans include a summary of a resident's personal history; a description of medical concerns; an evaluation of any problem area; an assessment of the strength of informal support systems, such as family and friends; and an action plan to address the resident's needs.

RSCs regularly distribute a variety of informational flyers and packets designed to help residents understand pressing health and educational issues. Additionally, during weather-related emergencies, RSCs perform well-being checks on residents and provide access to requisite services, as necessary.

III. Definitions

1. Accessible - When used with respect to the design, construction, or alteration of housing and non-housing programs, 'accessible', means that the program or portion of the program when designed, constructed, altered or adapted, can be approached, entered, and used by individuals with disabilities.
2. Accessible Unit - A unit that is designed, constructed, altered or adapted to be in compliance with the Uniform Federal Accessibility Standards (UFAS) meets the minimum standards for compliance and is accessible.
3. Admission – The point in which the family becomes a public housing resident. The date used for this purpose is the effective date of the HUD Form 50058 for the family.
4. Applicant - An individual or a family that has applied for admission to CHA public housing.
5. CHA: The Chicago Housing Authority. The definition includes CHA, its contractors, agents, and assignees.
6. Co-head of household - is an individual in the household who is equally responsible with the head of household for ensuring that the family fulfills all of its responsibilities under the program. A family can have only one co-head.
7. Community-wide (Traditional Family) Wait List – List of applicants for CHA family housing. This traditional form of a wait list consists of one master waiting list, divided into sub-lists by the type and size of unit. Applicants are not asked their preference of location, although they may refuse an offer of a unit for "good cause," which includes various locational elements. A community-wide wait list keeps applications in sequence based upon: date of application; application number; income tier; ranking preference, if any; and type and size of unit needed by the family (i.e. accessible or non-accessible unit, bedroom size).
8. Disabled Family - A family whose head, spouse, or sole member is a person with disabilities. (Person with disabilities is defined later in this section.) The term includes two or more persons with disabilities living together, or one or more persons with disabilities living with one or more live-in aides. **24 CFR § 5.403**
9. Elderly Family - A family whose head, spouse, or sole member is at least 62 years of age. It may include two or more elderly persons living together, or one or more elderly persons living with one or more non-elderly persons, including live-in aides, determined to be essential to the care and well-being of the elderly person(s). An elderly family may include elderly persons with disabilities and other family members who are not elderly. **24 CFR § 5.403.**
10. Elderly Person - A person who is at least 62 years of age. **42 USC § 1437a(b)(3).**
11. Family - Two or more persons (with or without children) regularly living together, related by blood, marriage, adoption, guardianship, or operation of law who will live together in CHA housing; **OR** two or more persons who are not so related, but are regularly living together, and can verify shared income or resources.

The term family also includes: Elderly family (Definition #33), near elderly family (Definition #60) disabled family (Definition #27), displaced person (Definition #28), single person (Definition #73), the remaining member of a resident family (Definition #70), or a kinship care arrangement (Definition #47). Other persons, including members temporarily absent (e.g. a child temporarily placed in foster care or a student temporarily away at college), may be considered a part of the

applicant family's household if they are living or will live regularly with the family. **24 CFR § 5.403.**

Live-in Aides (Definition #50) may also be considered part of the household. However, live-in aides are not family members and have no rights as remaining family members.

Foster Care Arrangements include situations in which the family is caring for a foster adult(s) or child (ren) in their home who have been placed there by a public adult or child placement agency. These individuals are household members but are not family members and have no rights as remaining family members because they do not have the legal capacity to remain in the home without an authorized remaining family member who is eligible to assume the role of the head of household.

For purposes of continued occupancy, the term family also includes the remaining member of a resident family with the capacity to execute a lease.

12. Head of the Household - The adult member of the family who is considered the head for purposes of determining income eligibility and rent. However, the income of the head of household, spouse, and each additional family member is included in determining rent. The head of household is responsible for ensuring that the family fulfills all of its responsibilities under the program, alone or in conjunction with a co-head or spouse. **24 CFR 5.504(b)**

- a. The family may designate any qualified family member as the head of household.
- b. The head of household must have the legal capacity to enter into a lease under state and local law. A minor who is emancipated under state law may be designated as head of household.

13. Household – Is a broader term for family that includes additional people who, with the CHA's permission, live in a unit, such as live-in aides, foster children, and foster adults. However, household members are not family members and do not qualify as remaining family members.

14. Individual with Disabilities - The definition of an individual with disabilities is for the purpose of determining if an individual may obtain a reasonable accommodation or physical modification.

The Section 504 of the Rehabilitation Act (Section 504), Fair Housing Act and Americans with Disabilities Act (ADA) definitions of Individual with Handicaps and Qualified Individual with Disabilities are not the definitions used to determine program eligibility. Instead, use the definition from 42 USC 1437a(b)(3) of "Person with Disabilities" as defined separately (#54) in this section.

The terms 'handicapped person' or 'person with handicaps' as defined in Section 504 and the Fair Housing Act are synonymous with the term 'individual with disabilities'.

- a. A physical or mental impairment that:
 - i. Substantially limits one or more major life activities;
 - ii. Has a record of such an impairment; or
 - iii. Is regarded as having such impairment.
- b. For purposes of housing programs, the term does not include any individual who is an alcoholic or drug abuser whose current use of alcohol or drugs prevents the individual from participating in the program or activity in question, or whose participation, by reason of such current alcohol or drug abuse, would constitute a direct threat to property or the safety of others.

c. Definitional elements:

“Physical or mental impairment” means any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: immune; normal cell growth; circulatory; neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genito-urinary; hemic and lymphatic; skin; and endocrine; or any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness; and specific learning disabilities. The term “physical or mental impairment” includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, emotional illness, drug addiction and alcoholism.

“Major life activities” means functions such as caring for one’s self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working, eating, sleeping, standing, lifting, bending, reading, concentrating, thinking, and communicating.

“Has a record of such an impairment” means has a history of, or has been misclassified as having, a mental or physical impairment that substantially limits one or more major life activities.

“Is regarded as having an impairment” means has a physical or mental impairment that does not substantially limit one or more major life activities but that is treated by a recipient as constituting such a limitation; or has a physical or mental impairment that substantially limits one or more major life activities only as result of the attitudes of others toward such impairment; or has none of the impairments defined in this section but is treated by a recipient as having such an impairment. **24 CFR § 8.3.**

15. Near-elderly Family - A family whose head, spouse, or sole member is a near-elderly person. The term includes two or more near-elderly persons living together, and one or more near-elderly persons living with one or more persons who are determined to be essential to the care or well-being of the near-elderly person or persons. A near-elderly family may include other family members who are not near-elderly. **24 CFR § 5.403.**
16. Near-elderly Person - A person who is at least age 50 but below age 62, who may be a person with a disability. **42 USC 1437a(b)(3).**
17. Person with Disabilities³ This is the definition used to determine program eligibility. Under **42 USC § 1437a(b)(3)**, means a person⁴ who:
 - a. Has a disability as defined in Section 223 of the Social Security Act **42 USC 423**;
 - b. Has a physical or mental impairment that:
 - i. Is expected to be of long continued and indefinite duration;
 - ii. Substantially impedes his/her ability to live independently; and
 - iii. Is of such nature that such disability could be improved by more suitable housing conditions.
 - c. Has a developmental disability as defined in Section 102 (5)(b) of the Developmental Disabilities Assistance and Bill of Rights Act **42 USC § 6001(5).**

³ This is the program definition for public housing. The 504 definition does not supersede this definition for eligibility or admission.

⁴ A person with disabilities may be a child.

18. Qualified Individual with Disabilities, An individual with disabilities who meets the essential eligibility requirements and who can achieve the purpose of the program or activity without modifications in the program or activity that the CHA can demonstrate would result in a fundamental alteration in its nature.

Essential eligibility requirements include stated eligibility requirements such as: income as well as other explicit or implicit requirements inherent in the nature of the program or activity, such as requirements that an occupant of multifamily housing be capable of meeting the recipient's selection criteria and be capable of complying with all obligations of occupancy with or without supportive services provided by persons other than the CHA. **24 CFR § 8.3.**

19. Site-based Wait Lists - Lists of applicants based on their preferred location of housing. All current applicants should be given information about each site and an opportunity to select one development where they would accept a unit offer, or to opt for the "first available" unit offer. Once the initial site-based lists have been established, all applicants will be informed of the length of each list and have an opportunity change their site selection. Ranking preferences do not guarantee admission. Rather, they establish the order of placement on the waiting list. **24 CFR § 903.7(b)(2).**

IV. APPENDICES

APPENDIX A: LIST OF SENIOR DESIGNATED PROPERTIES

The chart below is a list of senior designated developments and buildings.

Development Name	Building(s) Address	Number of Buildings
Ada S. McKinley Apts.	661 E. 69th Street	1
Albany Terrace Apts.	3030 W. 21st Place	1
Alfreda Barnett Duster Apts.	150 S. Campbell	1
Apartamentos Las Américas	1611 S. Racine	1
Armour Square Annex & Apts.	3120 S. Wentworth, 3146 S. Wentworth, 3216 S. Wentworth, 3250 S. Wentworth	4
Bridgeport Elderly Apts.	841 W. 32nd Street	1
Britton Budd Apts.	501 W. Surf	1
Caroline Hedger Apts.	6400 N. Sheridan	1
Castleman Apts.	4945 N. Sheridan	1
Daniel Burnham Hudson Apts.	1930 W. Loyola	1
Edith Spurlock Sampson Apts.	2640 N. Sheffield, 2720 N. Sheffield	2
Elizabeth Davis Apts.	440 N. Drake	1
Elizabeth Woods Apts.	1845 N. Larrabee	1
Ella Flagg Young Apts.	4645 N. Sheridan	1
Fisher Apts.	5821 N. Broadway	1
Flannery Apts.	1507-31 N. Clybourn	2
Hattie Callner Apts.	855 W. Aldine	1
Hilliard Apts.	2111 S. Clark, 30 W. Cermak	2
Ida Platt Apts.	2454 E. 106th Street, 2440-54 E. 106th Street, 2440 E. 106th Street, 10513-41 S. Yates	4
Irene McCoy Gaines Apts.	3700 W. Congress	1
Judge Green Apts.	4030 S. Lake Park	1
Judge Slater Apts.	740 E. 43rd Street . 4218 S. Cottage Grove	2
Kenmore (currently closed)	5040 N. Kenmore	1
Kenneth Campbell Apts.	6360 S. Minerva	1
Lidia Pucinska Apts.	838 N. Noble, 847 N. Greenview	2
Lincoln Perry Apts & Annex	3245 S. Prairie, 243 E. 32nd Street	2

Development Name	Building(s) Address	Number of Buildings
Long Life Apts.	344 W. 28th Place	1
Lorraine Hansberry	5670 W. Lake	1
Mahalia Jackson Apts.	9141-77 S. South Chicago	2
Major Lawrence Apts.	655 W. 65th Street	1
Margaret Day Blake Apts.	2140 N. Clark	1
Maria Diaz Martinez Apts.	2111 N. Halsted	1
Mary Hartwell Catherwood Apts.	3920-40 N. Clark	3
Mary Jane Richardson-Jones	4930 S. Langley	1
Maudelle Brown Bousfield Apts.	4949 S. Cottage Grove	1
Minnie Riperton Apts.	4250 S. Princeton	1
Parkview (currently closed)	3916 W. Washington	1
Patrick Sullivan Apts.	1633 W. Madison	1
Pomeroy (currently closed)	1039 W. Hollywood	1
Schneider Apts.	1750 W. Peterson	1
Vivian Carter Apts.	6401 S. Yale	1
Vivian Gordon Harsh Apts.	4227 S. Oakenwald	1
Washington Park Elderly	1165-1171 E. 53rd Street, 5501-5505 S. Woodlawn, 5300-5306 S. Woodlawn, 1207-1229 E. 55th Street	4
Wicker Park Apts. & Annex	1414 N. Damen , 2020 W. Schiller	2
William Jones Apts.	1447 S. Ashland	1
Zelda Ormes Apts.	116 W. Elm	1

APPENDIX B: DEMOGRAPHIC DATA FOR PROPOSED SENIOR DESIGNATED PROPERTIES

The chart below provides demographic data for properties proposed for senior designation in the FY2010 Senior Designated Housing Plan.

Senior Housing Demographics from the Yardi Database⁵ as of 12/31/09	
Housing Stock & Occupancy	
Total Units	9,639
Occupied Units	7,972
Total Number of Residents	8,749
Average Family Size	1.10
Unit Size (All Units)	
0 Bedroom	914
1 Bedroom	7,058
2 Bedrooms	0
3 Bedrooms	0
4 Bedrooms	0
5 Bedrooms	0
6 Bedrooms	0
7+ Bedrooms	--
Unknown/Under Reported/Over Reported	--
Gender (All Residents)	
Female	4,309
Male	4,439
Unknown/Under Reported/Over Reported	1
Age (All Residents)	
0-17	7
18-61	750
62 and over	7,991
Unknown/Under Reported/Over Reported	1
Race & Ethnicity (All Residents)	
White	2,329
Black	5,154
Indian/Alaskan	58
Asian/Pacific Islander	1,167
Unknown/Under Reported/Over Reported	41
Hispanic ⁶	792

⁵ Demographics in the Yardi database may contain inconsistencies due to data conversion and data entry.

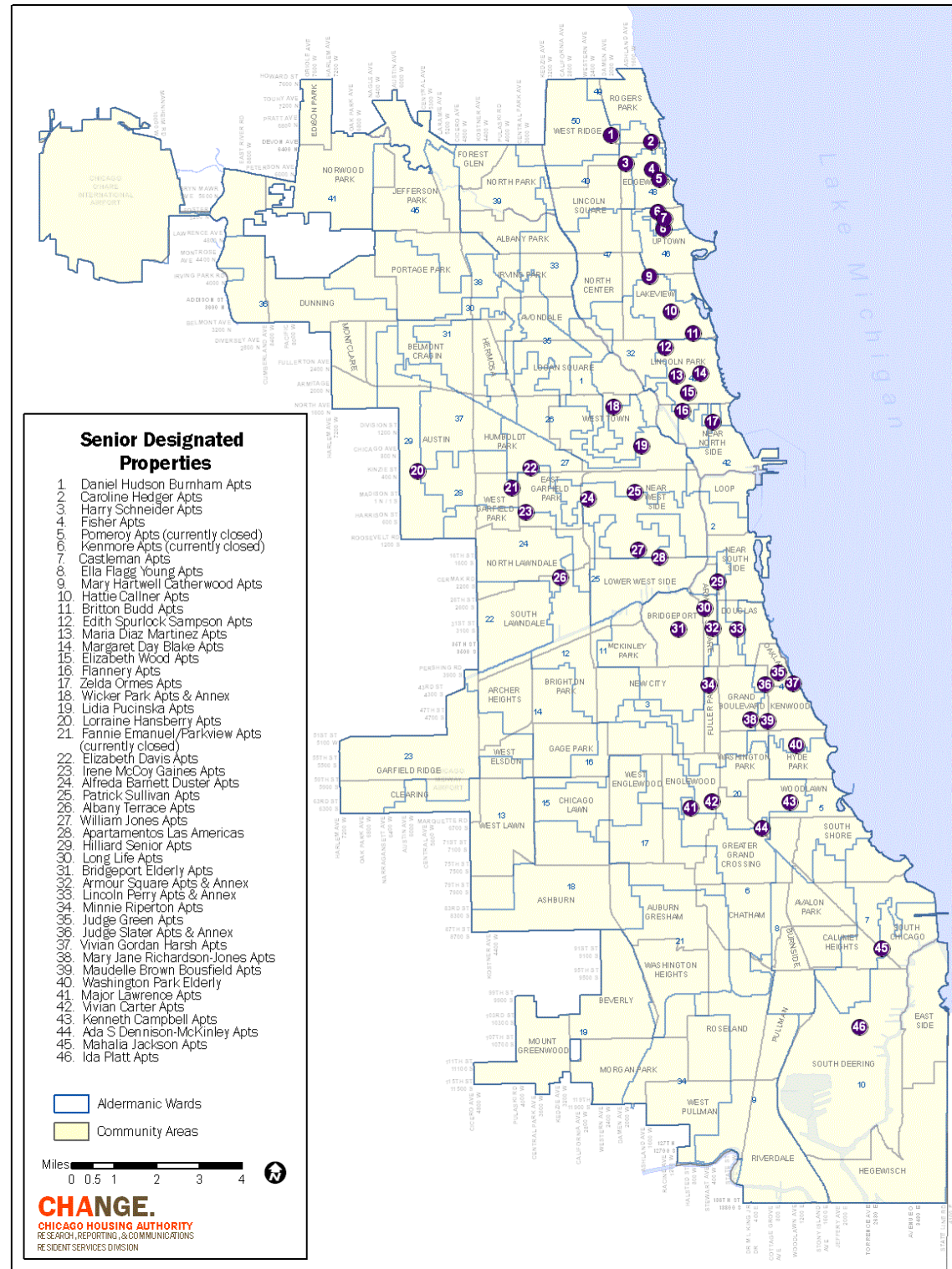
⁶ Hispanic is categorized as an ethnic code and may be listed in several race categories.

APPENDIX C: LEASING DATA FOR SENIOR DESIGNATED PROPERTIES FY2004 - FY2009

Development Name	2005				2006				2007				2008				2009			
	Total Units	Occupied Units	Vacant Units	Non-Dwelling	Total Units	Occupied Units	Vacant Units	Non-Dwelling	Total Units	Occupied Units	Vacant Units	Non-Dwelling	Total Units	Occupied Units	Vacant Units	Non-Dwelling	Total Units	Occupied Units	Vacant Units	Non-Dwelling
Ada S. McKinley Apts.	124	89	31	4	125	112	11	2	125	116	6	3	125	116	6	3	125	112	10	3
Albany Terrace Apts.	350	219	126	5	350	212	133	5	350	272	73	5	350	286	59	5	350	290	55	5
Alfreda Barnett Duster Apts.	127	36	91	0	129	79	50	0	128	110	15	3	128	121	4	3	128	122	3	3
Apartamentos Las Américas	212	49	159	4	212	160	47	5	212	182	27	3	212	186	23	3	212	179	30	3
Armour Square Annex & Apts.	392	359	29	4	392	345	43	4	392	353	17	22	392	364	6	22	392	357	13	22
Bridgeport Elderly Apts.	N/A	N/A	N/A	N/A	130	57	56	6	131	61	0	10	131	66	4	5	131	82	14	6
Britton Budd Apts.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	173	150	23	0
Caroline Hedger Apts.	450	247	200	3	450	256	191	3	450	320	127	3	450	412	35	3	450	405	42	3
Castleman Apts.	201	194	3	4	201	179	18	4	201	172	25	4	201	166	31	4	201	164	33	4
Daniel Burnham Hudson Apts.	181	164	13	4	180	176	0	4	181	163	14	4	181	159	18	4	181	159	18	4
Edith Spurlock Sampson Apts.	394	333	46	15	394	333	46	15	394	357	22	15	394	354	25	15	394	341	38	15
Elizabeth Davis Apts.	149	145	2	2	149	141	6	2	149	139	9	1	149	142	6	1	149	143	5	1
Elizabeth Woods Apts.	86	50	30	6	86	47	33	6	86	41	45	0	86	37	49	0	86	75	11	0
Ella Flagg Young Apts.	235	227	5	3	235	205	27	3	235	195	37	3	235	185	47	3	235	215	17	3
Fisher Apts.	200	113	87	0	200	139	61	0	200	173	21	6	200	175	19	6	200	177	17	6
Flannery Apts.	252	117	131	4	252	114	134	4	252	111	136	5	252	207	40	5	252	220	27	5
Hattie Callner Apts.	147	136	6	5	147	135	8	4	147	141	1	5	147	138	4	5	147	131	11	5
Hilliard Apts.	N/A	N/A	N/A	N/A	94	93	1	0	94	50	7	0	94	94	0	0	94	91	3	0
Ida Platt Apts.	N/A	N/A	N/A	N/A	486	110	290	10	482	140	264	13	486	309	166	11	466	409	41	10
Irene McCoy Gaines Apts.	151	145	3	3	151	126	22	3	151	136	12	3	151	112	36	3	151	118	30	3
Judge Green Apts.	154	134	20	0	154	141	13	0	154	140	11	3	154	140	11	3	154	143	8	3
Judge Slater Apts.	407	352	52	3	407	308	96	3	407	297	105	5	407	314	88	5	407	355	47	5
Kenmore (currently closed)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Kenneth Campbell Apts.	164	98	66	0	165	152	13	0	165	153	9	3	165	135	27	3	165	138	24	3
Lidia Pucinska Apts.	378	370	6	2	379	364	13	2	378	364	11	3	378	370	5	3	378	356	19	3
Lincoln Perry Apts & Annex	450	340	110	0	450	347	103	0	450	383	59	8	450	412	30	8	450	386	56	8
Long Life Apts.	116	112	3	1	116	112	3	1	116	110	3	3	116	105	8	3	116	108	5	3
Lorraine Hansberry	169	159	7	3	169	149	17	3	169	157	9	3	169	162	4	3	169	153	13	3
Mahalia Jackson Apts.	282	272	6	4	294	258	32	4	282	270	7	5	282	271	6	5	282	244	33	5
Major Lawrence Apts.	193	160	31	2	193	167	24	2	193	160	31	2	193	165	26	2	193	147	44	2
Margaret Day Blake Apts.	100	96	2	2	100	93	5	2	100	92	6	2	100	96	2	2	100	95	3	2
Maria Diaz Martinez Apts.	134	124	6	4	134	108	20	6	134	125	3	6	134	124	4	6	134	120	8	6
Mary Hartwell Catherwood Apts.	357	329	24	4	357	317	36	4	357	348	4	5	357	324	28	5	357	309	43	5
Mary Jane Richardson-Jones	174	112	59	3	174	109	62	3	174	129	41	4	174	136	34	4	174	146	24	4
Maudelle Brown Bousfield Apts.	92	86	6	0	92	84	8	0	92	82	9	1	92	83	8	1	92	85	6	1
Minnie Riperton Apts.	339	180	159	0	339	172	166	1	339	221	114	4	339	234	101	4	339	255	80	4
Parkview (currently closed)	181	121	57	3	181	105	73	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Patrick Sullivan Apts.	482	392	74	16	482	350	125	7	482	373	104	5	482	376	101	5	482	388	89	5
Pomeroy (currently closed)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Schneider Apts.	174	162	7	5	179	165	9	5	174	165	6	3	174	166	5	3	174	162	9	3
Vivian Carter Apts.	224	220	1	3	220	203	17	0	224	191	29	4	224	189	31	4	224	201	19	4
Vivian Gordon Harsh Apts.	124	56	68	0	124	72	52	0	124	106	15	3	124	102	19	3	124	100	21	3
Washington Park Elderly	N/A	N/A	N/A	N/A	87	87	10	0	284	100	136	2	264	107	127	2	252	86	62	1
Wicker Park Apts. & Annex	225	212	9	4	237	212	21	4	225	216	4	5	225	218	2	5	225	216	4	5
William Jones Apts.	116	110	3	3	116	100	13	3	116	111	2	3	116	107	6	3	116	110	3	3
Zelda Ormes Apts.	269	242	22	5	269	262	2	5	269	254	9	6	269	252	9	6	269	234	29	6
TOTAL	8955	7062	1760	133	9781	7456	2110	138	9768	7779	1585	196	9752	8217	1260	189	9893	8477	1090	188

APPENDIX D: MAP OF CHA SENIOR DESIGNATED PROPERTIES

CHA owns 65 senior designated buildings across 46 senior designated developments throughout Chicago. Units at these properties are currently leased to residents age 62 and older and that may be affected by the FY2010 Senior Designated Housing Plan.



APPENDIX E: PUBLIC COMMENTS

Please refer to the following pages for a complete public comment grid with CHA responses.

	Name	Comment	Response
1	Anonymous	I'm a member of DRACH. Every time I look for housing, I have to look for segregated housing. I shouldn't be forced to move into segregated housing.	CHA is an equal opportunity housing provider and both promotes fair housing practices. CHA does not engage in segregated housing practices and provides residents with a choice in determining their housing option.
2	Anonymous	I would like a copy of the draft SDHP.	Copy sent 4/14/2010.
3	Anonymous	I am a person with a disability, age 50 years old. Am I able to sign up for SHDP in Chicago?	The SDHP is not a housing option in which applicants may sign-up for. Rather the SDHP serves as CHA's plan for marketing and leasing up units in CHA's senior housing portfolio. CHA currently accepts applications for senior housing from individuals 60 years of age and older. In buildings with high vacancies CHA seeks to accept applications from households 55 years of age and older.
4	Anonymous	I live in HACC, the Housing Authority of Cook County, and I've been living there for a year and a half. It took me 18 months to get that apartment. I live in northwest suburbs, and I have MS, and sometimes it's hard for me to come back to see my doctor in Chicago. It will be nice if I could sign up for one of these apartments, the 700 units because it's going to take more than five years for my name to come up. I'm just 49. I would love to move back to the city. I enjoy my apartment in Arlington Heights, but it is a distance. What is a person like me suppose to do?	CHA will consider your comment. If you need immediate housing, you can search for resources offered by the State of Illinois through the website http://ILhousingsearch.org/ .
5	Anonymous	If I become totally disabled where I can't physically take myself to the doctor, then I'm stuck. Segregated housing has to stop. I remember when young and elderly people lived together. Instead of CHA cutting that out, they would evict the person that's causing problems.	Thank you for your comment.
6	Anonymous	Please help me into a building for 55 and over because I am in unit where there are gang members and drugs right in front of my building, and it's very dangerous. I've been robbed & beat up pretty bad since Jan 10, 2010. I have a disease that's similar to Parkinson's.	Once the 2010 Senior Designated Housing Plan is implemented, if you are 55 and older you can apply at high vacancy buildings. If you need immediate housing, you can search for resources offered by the State of Illinois through the website http://ILhousingsearch.org/ .
7	Glenn Abrons	I have a concern regarding the time limits for asking questions during the hearing.	Thank you for your comment.

	Name	Comment	Response
8	Glenn Abrons	CHA should stop preselecting. I mean, if you have the opportunity to live somewhere, don't you think it should be of your choice? It's just a play on words. If you send somebody to an undesirable area, are you going to supply him with security? Sounds like to me it's the same thing. You're preselecting. You just reword it.	If an applicant is applying for a senior designated building, then the applicant applies for the specific properties' site-based wait list. Applicants at senior designated properties select what building they want to live in.
9	Glenn Abrons	You have to be in a building that is considered a high vacancy building for at least six months before we can be considered to live there. Why has it had an occupancy rate of less than 90 percent for six months?	There are a few senior designated buildings that have higher vacancy rates due to high turnover of the senior population. CHA actively advertises and markets these properties to increase leasing. Furthermore, CHA is lowering the age at these high vacancy buildings to 55 in an effort to increase the occupancy rate.
10	Glenn Abrons	From the time we put in the application, we have to come back in six months to see if the occupancy has been lower than 90 percent. I'm 59 now, at that rate I'll be 69.	CHA's senior buildings have site-based wait lists. Therefore, if you are 59, you will only be able to apply to senior buildings that are deemed high vacancy and accept applications from applicants 55 and older. On a quarterly basis, CHA will publish which buildings are included on this list.
11	Beto Barrera	I would really like to have a meeting with CHA that involves some of these gentlemen here and people from DRACH and Access Living so we can continue discussions on the implementation of these new changes. We really appreciate this meeting, because it's coming over to kind of define what is in here. We do not agree with the proposal to only allow applicants 55 and older in buildings with high vacancy rates.	CHA met with Access Living on May 20, 2010 as a follow-up to this request.
12	Beto Barrera	How about the older people, 60 and older, and not allowing people with disabilities to apply at any other buildings. And then it needs -- it leaves the most hard-to-lease unit that for different types of reasons people don't want to go there. It's either because high crime, either because of transportation. What I need is some type of a commitment for us to have a committee.	CHA will consider your comment, however at this time we are not formulating a committee. We do value working with Access Living and will continue our commitment to assist people with disabilities. '
13	Beto Barrera	Monia Taylor's job is to assist people in finding subsidized housing. She receives more than 5,000 calls a year. The work that we have done with the CHA, it has set precedent. We have broken many barriers. But we still have more ways to go.	CHA will continue our commitment to assist people with disabilities.

	Name	Comment	Response
14	Beto Barrera	I brought in some accomplishments, some best practices of the work that we have done with the CHA. And we're very proud, very proud of that work that we have done in the past. But we have a lot more to go.	Thank you for your comment.
15	Beto Barrera	I'm a little confused, because in none of the presentation you had did it mention 55 for people with disabilities. Does this mean that you're going to accept applications from non-disabled 55 people and older?	Once the 2010 Senior Designated Housing Plan is implemented, CHA will accept applications from non-disabled applicants who are 55 and older in buildings that are high vacancy buildings, which means they have a vacancy rate less than 90% for six months or more.
16	Deidra Brewster	As one of the organizers who have worked on getting the age lowered to 55, I am -- my group feels victorious, it's like a bitter victory -- that they have actually gotten to the point that it's in the language that the age being lowered to 55, but it's not actually taking place. When they are going to see buildings, they're not able to put their names on the waiting list to even enter those buildings.	Once the 2010 Senior Designated Housing Plan is implemented, CHA will accept applications from applicants who are 55 and older in buildings that are high vacancy buildings, which means they have a vacancy rate less than 90% for six months or more. CHA will publish which buildings are high vacancy on a quarterly basis.
17	Deidra Brewster	We have thousands of people who call us monthly concerning a need, strong need of housing. So with there being 700 vacant units, we demand that CHA move at a rapid pace to make those units available to the people who are 55 and older, to be able to move into those units. Because without them moving, we would have to move in a rapid pace to ensure that CHA will not have any peace and there is no justice for people with disabilities.	Currently, there are much fewer than 700 units available in CHA's senior designated buildings. Once the 2010 Senior Designated Housing Plan is implemented, CHA will accept applications from applicants who are 55 and older in buildings that are high vacancy buildings, which means they have a vacancy rate less than 90% for six months or more. CHA will publish which buildings are high vacancy on a quarterly basis.
18	Anonymous	Why can't the age be lowered now? What are you doing for people who do have disabilities but do not require units that are accessible? It seems like you're kind of discriminating amongst the different types of disabilities.	Once the 2010 Senior Designated Housing Plan is implemented, CHA will accept applications from applicants who are 55 and older in buildings that are high vacancy buildings, which means they have a vacancy rate less than 90% for six months or more. CHA will publish which buildings are high vacancy on a quarterly basis. CHA is also lowering the age at all properties for applicants who require units with accessible features, in an effort to ensure that units with accessible features go to applicants who need those features.
19	Anonymous	You're coming to appease our sensibilities to make us feel like you're concerned. But after we all pack up, go home, what good is it really going to do? I would prefer that we not have this kind of forum, to give people a false hope.	CHA continues to both inform and seek comments from the public for proposed plans. All comments are evaluated and may be incorporated into the final policy where applicable and appropriate.

	Name	Comment	Response
20	Anonymous	I wanted to know when comments will be posted on the website?	The final documents and the corresponding public comment grid with prepared responses are available on CHA website after the documents has received Board approval.
21	Anonymous	Can we get CHA officials to meet with Access Living? That's something that we could try to establish before we leave here tonight.	CHA met with Access Living on May 20, 2010 as a follow-up to this request.
22	Mary Ellen Caron	The Chicago Department of Family and Support Services is in full support of lowering the eligibility age to 55 in order to maximize the available CHA resources. We hope that priority will still be given to the older, more vulnerable senior but since there is so much stock available, it should be utilized. This plan also helps bridge a gap in availability of affordable senior housing for low income adults between the age of 55- 62. Please let me know if you need any additional comments or information from me. Thank you.	Thank you for your comment.
23	Alfred Hopper	The SDHP limits housing for seniors below age 62. I applied for housing several times and was never given a place to live. CHA should conduct more thorough background checks on its residents.	The 2010 SDHP actually opens housing for seniors below age 62 because the plan lowers the age to 55 at high vacancy buildings. In regards to background checks, the CHA conducts thorough screening during the application process.
24	Charles Hudson	I'm here on behalf of the 55 and older right to move into the CHA senior buildings. I'd like to know right now if there are any buildings available for 55 and older with disabilities? I'm confused about this draft. But I guess after the meeting I'll talk to CHA about it and get beyond that.	Once the 2010 Senior Designated Housing Plan is implemented, CHA will accept applications from applicants who are 55 and older in buildings that are high vacancy buildings, which means they have a vacancy rate less than 90% for six months or more. CHA will publish which buildings are high vacancy on a quarterly basis.
25	Dwanye Jordan	People with disabilities who are 55 and older want the right to rent in all CHA senior buildings that have accessible vacant units. We do not want the so-called "option" of only renting apartments in CHA senior building that the CHA pre-selects for us. We want the same rights as seniors who can live in any CHA properties.)	Thank you for your comment.
26	Monia Taylor	The city is looking for revenue, so would opening these senior buildings be a form of revenue? Rather than open a casino, open housing for the homeless.	If you meet the eligibility guidelines stated in CHA's Admissions and Continued Occupancy Policy and in the 2010 Senior Designated Housing Plan, than you are eligible to apply for senior designated housing.
27	Bartholomew Thomas	I have a CHA client number, and it seems to me that the CHA is giving me the old run around; catch 22.	If you are currently an applicant on one of CHA's wait lists and have questions, please call the Occupancy Help Line at (312) 913-7266.

	Name	Comment	Response
28	Bartholomew Thomas	We do not want the so-called option of only living in apartments of CHA senior buildings that are preselected for us. We want the same rights as seniors who live in any CHA properties. And I'm kind of -- I feel kind of bad, kind of depressed, because every time I go to CHA, I don't get past the lobby. I don't fully understand why there's a problem with me.	CHA has site-based wait lists at our senior designated properties. If an applicant is interested in living at a particular building, then they are put on that building's wait list. Applicants are housed as units become available based on original date of application and compliance with the lease terms. If someone is denied housing it is because they do not meet the requirements in the CHA's Admissions and Continued Occupancy Policy.
29	Bartholomew Thomas	I think that's just down right dumb for somebody to tell me I can't move in a place that I'm qualified for. I have a CHA number and everything. I went through the rules. I was on -- I did things.	If you are currently an applicant on one of CHA's wait lists and have questions, please call the Occupancy Help Line at (312) 913-7266.
30	Odell Thomas	Need help getting into low income housing.	CHA will consider your comment. If you need immediate housing, you can search for resources offered by the State of Illinois through the website http://ILhousingsearch.org/ .
31	Odell Thomas	I am interested in the housing program as well. I am 55 plus. I learned that CHA has over 700 vacant units. Even though my income isn't very much, once I pay my rent and my other bills, I'm broke. If it's possible for me and the others to look into this and try to put us in a unit, so we won't have to cry, sweat and constantly pray and ask God for help. Why should we just let the buildings sit unoccupied.	Currently, there are much fewer than 700 units available in CHA's senior designated buildings. If you meet the eligibility guidelines stated in CHA's Admissions and Continued Occupancy Policy and in the 2010 Senior Designated Housing Plan, then you are eligible to apply for senior designated housing.
32	Odell Thomas	I came out here tonight looking for facts. I want to know where I stand. I want to know where the other people stand.	RRC To respond by COB Tuesday, June 1st.
33	Odell Thomas	I don't have internet access can you mail me a copy of the comment grid?	Yes we will.
34	Wardell Stancil	I have been a victim since 2004. It seems like whenever I am eligible for housing, something changes. With me having a disability, it's no way that all these vacant apartments in the City of Chicago a homeless man, a 55-years or under, should have to wait for housing. Where's the Change? When is the Change coming?	The 2010 Senior Designated Housing Plan (SDHP) serves to expand housing options for households 55 and older by allowing CHA to accept applications from individuals who are 55 and older in buildings that are high vacancy buildings. Moreover, CHA understands the lack of availability across the city of units with accessible features to meet the needs of persons with disabilities and consequently is also lowering the age at all properties for applicants who require units with accessible features. Upon approval of the 2010 SDHP by UHD the changes will be implemented.

	Name	Comment	Response
35	Evelyn Woodson	Why is the age being lowered to 55, but nothing has been really exercised yet?	CHA has high vacancies in a few of its senior properties. So as to allow greater access to public housing options for needing households, CHA is seeking authorization to lower the age to 55 for occupancy at senior buildings with high vacancies.
36	Evelyn Woodson	When we go to an apartment building they are always either denying us or putting us on the waiting list.	CHA has site-based wait lists at our senior designated properties. If an applicant is interested in living at a particular building, then they are put on that building's wait list. Applicants are housed as units become available based on original date of application and compliance with the lease terms. If someone is denied housing it is because they do not meet the requirements in the CHA's Admissions and Continued Occupancy Policy.
37	Evelyn Woodson	My other question relates to the 700 available units. There is so much homelessness. Why can't people with disabilities have preferences just like the 60 + age group.	Currently, there are much fewer than 700 units available in CHA's senior designated buildings. People with disabilities that require units with accessible features do have a preference for housing in units with accessible features, which is stated in CHA's Admissions and Continued Occupancy Policy.

May 12, 2010

ITEM NO. B8

**RECOMMENDATION TO APPROVE THE FY2010
SENIOR DESIGNATED HOUSING PLAN**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners approve the FY2010 Senior Designated Housing Plan (SDHP). It is further recommended that the Board of Commissioners authorize the Chief Executive Officer, or his designee to approve any final changes to such FY2010 Senior Designated Housing Plan, including but not limited to, changes based on HUD requirements or changes, if any, resulting from any applicable future notice and public comment period.

FUNDING

No CHA Funding is applicable to this request.

EXPLANATION

Changes to the FY2010 SDHP will ensure that CHA has the flexibility to lower the minimum age of the head of household from age 62 years to age 55 years for admission into high vacancy senior designated properties. CHA is proposing the change for the following reasons:

- Some of CHA's senior designated properties have vacant units available for lease;
- The population of near elderly individuals is growing markedly, and CHA would like to offer the opportunity for this population to live in senior designated properties. In order to meet the demanding housing needs of an aging population, CHA plans to lease all its available units, thus increasing the number of senior households CHA is able to assist.

The benchmark for determining whether CHA will lower the age at a senior designated property is that the property must have an occupancy rate lower than 90% for, at least, six months.

Furthermore, upon implementation of the FY2010 Senior Designated Housing Plan, applicants who are 55 years old and older who require units with accessible features will be added to each senior site-based wait list. These individuals will be given a preference on the site-based wait list for those available accessible units.

CHA presented key changes in the FY2010 SDHP to the Central Advisory Council (CAC) Executive Board and the council at large and their legal representatives on April 13, 2010. The proposed changes to the FY2010 SDHP were also presented to CHA executive staff, department directors, and assistant directors for review. Notice to residents and the public about the public comment period and public comment hearing appeared in news ads in the Chicago Sun-Times, Chicago Defender, and El Dia on April 7 and 8, 2010. The public comment period for the draft

FY2010 SDHP was held April 7, 2010 through May 6, 2010. A public comment hearing was held on April 21, 2010, at the Charles Hayes Family Investment Center. In finalizing the FY2010 Senior Designated Housing Plan, CHA gave consideration to comments received during the public comment period and public comment hearing.

Based upon the foregoing, it is in the best interest of CHA to approve the FY2010 Senior Designated Housing Plan.

RESOLUTION NO. 2010-CHA-68

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 12, 2010, entitled "Recommendation to Approve the FY2010 Senior Designated Housing Plan".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the FY2010 Senior Designated Housing Plan, and authorizes the Chief Executive Officer or his designee to approve any final changes to the FY2010 Senior Designated Housing Plan.

THAT, this approval of the FY2010 Senior Designated Housing Plan supersedes any and all conflicting language found in prior CHA policies and procedures and replaces any and all previously board approved Senior Designated Housing Plans.

THAT, the Chief Executive Officer is hereby authorized to approve final changes in this policy and lease agreement. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

