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CHA PLANS AHEAD FOR COLD WEATHER

Invests \$37 Million for Winterization Program

November 20, 2002

In anticipation of dropping temperatures, the Chicago Housing Authority has already made immediate and preventative repairs to its heating and mechanical systems throughout all of its buildings.

Under the Plan for Transformation, CHA recently spent \$28 million dollars to replace boilers and other mechanical systems as part of the senior building rehabilitation program, which included the installation of new energy-efficient boilers. Additionally, the CHA spent \$9 million dollars from its operating budgets to ensure that buildings in family developments are properly heated this winter, which included immediate improvements as well as preparation of all heating plants for the winter season. Heating systems in all CHA buildings are now fully operational.

“We want to ensure that our residents are kept safe and warm during the colder weather,” said Terry Peterson, CHA’s CEO. “We’ve had weather-related systems’ breakdowns before but with advance planning, improved procedures and responsible property managers, we can prevent that from happening again.”

CHA’s Department of Operations, which oversees building conditions for all CHA housing developments, conducted a winterization heating assessment earlier this year. Upon stringent evaluation, monies were allocated to improve the reliability of heating and mechanical systems at various sites. Upgrades made include replacement or repair of heat pumps, valves, piping, water heaters, boilers, blower units and fire systems.

Additionally, CHA property managers perform annual inspections to prepare units for the winter weather by performing window insulations and weather-stripping around doors and other openings.

The CHA’s heating generating systems are the largest in the city.

During the winter, the CHA takes the following steps to ensure resident safety:

- CHA staff & property managers conduct daily inspections of each building’s heating system
- Property managers and CHA asset managers are on 24-hour call

- CHA's Tenant Patrollers (resident volunteers) conduct well-being checks for senior residents and walk-downs in all buildings
- Required residential city code temperatures are maintained in all CHA units

As done each year, the CHA will coordinate with the other city agencies to respond to any emergency quickly.