



CHICAGO HOUSING
AUTHORITY™

Chicago Housing Authority Subject Matter Hearing

Committee on Housing and Real Estate

Tracey Scott, Chief Executive Officer

January 24, 2023

CHA Overview

- Primary public agency responsible for providing housing assistance to low-income families and individuals in Chicago.
- Third largest Public Housing Authority in the U.S. and largest owner of rental housing in Chicago.



U.S. Department of Housing and Urban Development (HUD) is CHA's:

- Regulator
- Primary funder providing 95% of Federal funding

Project Funding Partners Include:

City of Chicago

- TIF
- LIHTC
- Chicago Low Income Housing Trust Fund

State of Illinois

- Loans
- LIHTC
- Grants

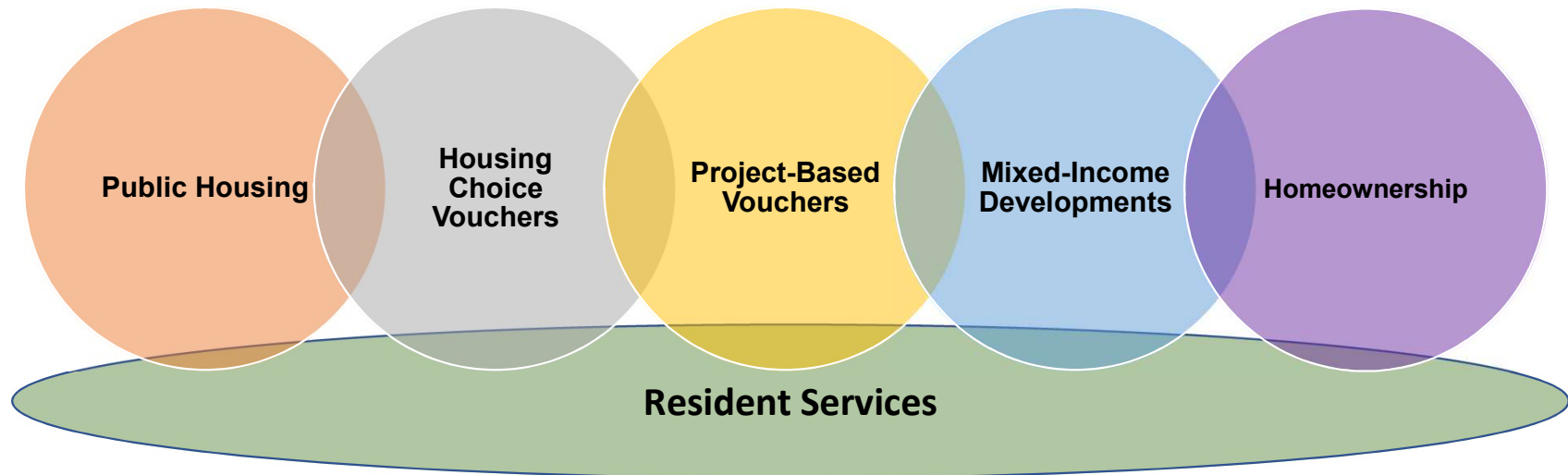
Foundations

- Grants
- Financing

Private Sector

- LIHTC
- Banks
- Bond Holders

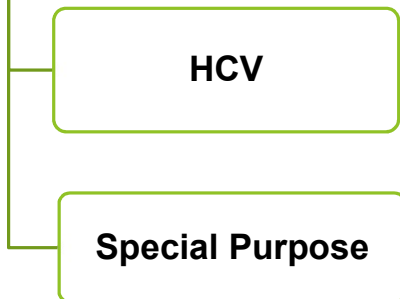
Core Programs Serving Chicago Families



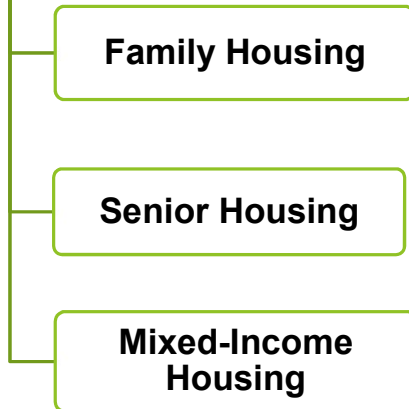
Core Programs Serving Chicago Families

- CHA serves over **132,000 people** in almost **64,000 households** across all **77 community areas** in Chicago.
- Approximately 1 in every 22 Chicagoans receives CHA support.

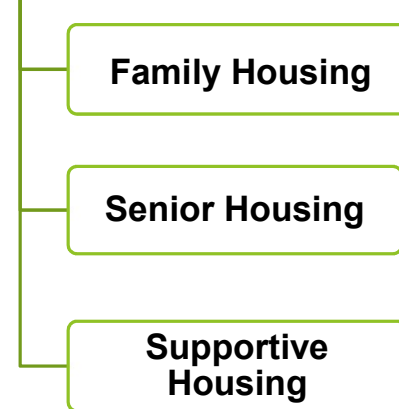
Housing Choice Vouchers
41,000+ Households



Public Housing
17,000+ Households



Project-Based Vouchers
4,500+ Households

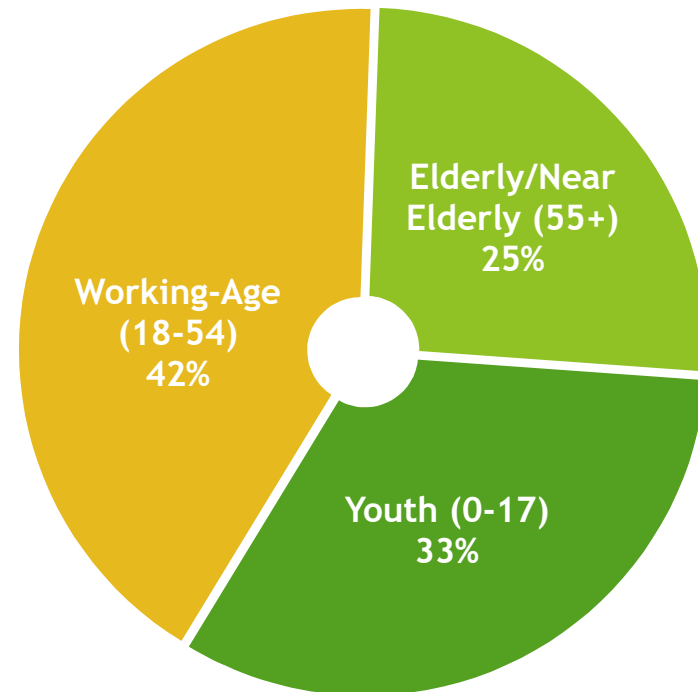
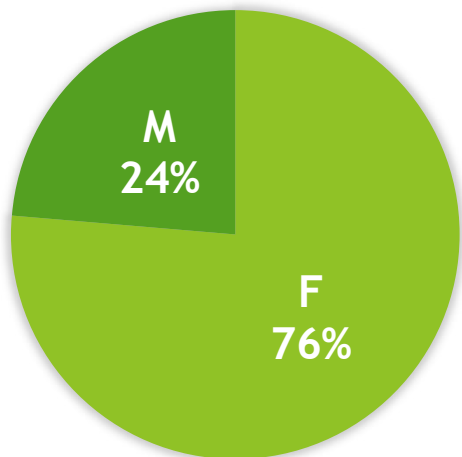


Who We Serve: Resident Profile

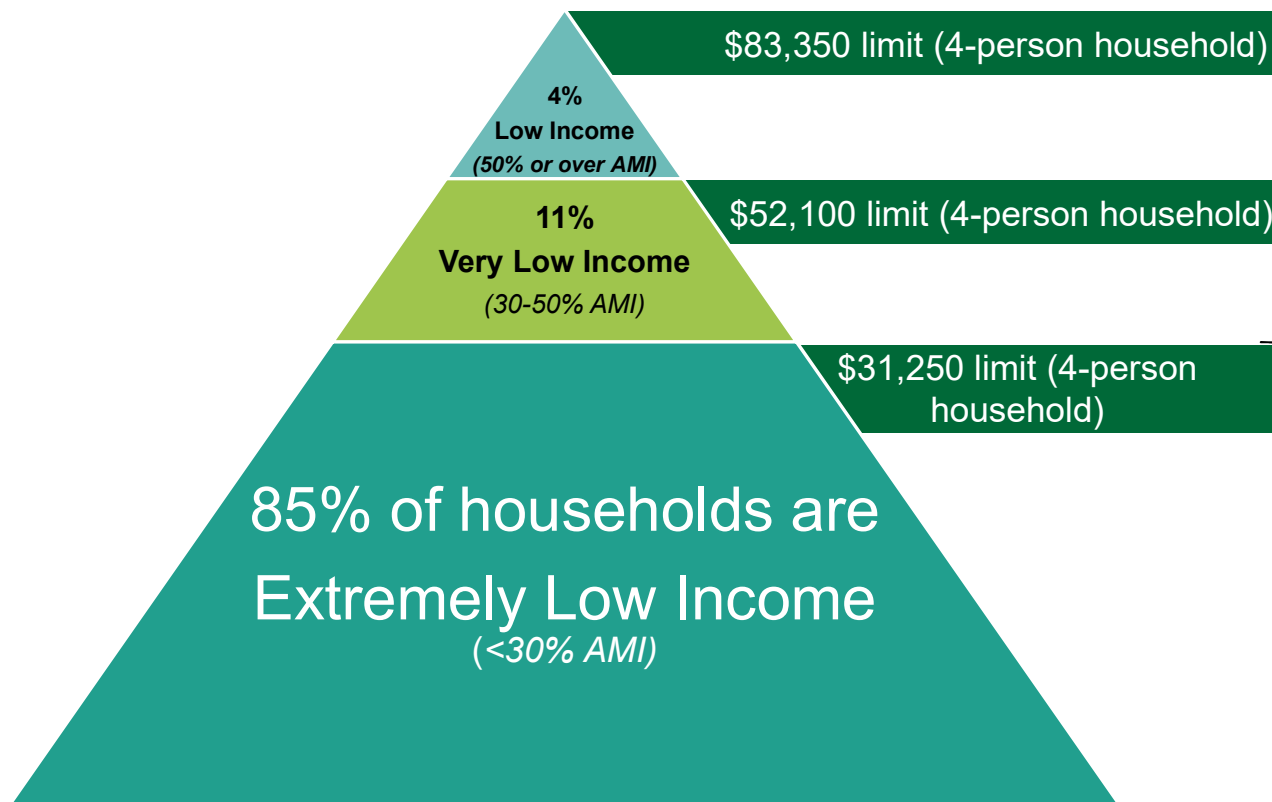
2.1 persons, average household size

36% have a household member with a disability

HEAD OF HOUSEHOLD BY GENDER



Who We Serve: Household Income



The average CHA-assisted household in the 30% AMI bracket earns **\$10,400 annually** almost \$20,000 less than the income threshold.

CHA Waiting Lists

MYTH: CHA has **one** waiting list.

REALITY: CHA has 245 open site-based waiting lists which allow families to choose multiple waiting lists.



Public Housing & PBV

- Open – 180K currently
- By property – 245 options
- Waiting time estimates
- Sign-up:
applyonline.thecha.org/



HCV

- Last opened 2014 – 25K currently.
- Special vouchers are based on referrals from partners e.g., AllChicago, Veterans Administration

CHA's History

- 1937** Housing Act of 1937 passed; CHA founded
- 1938-1945** Construction of Lathrop Homes, Altgeld Gardens, and Cabrini Rowhouses
- 1962-1984** CHA constructs most of its housing portfolio
- 1969** *Gautreaux et al. v. Chicago Housing Authority* Ruling
- 1995** HUD takes over management of CHA
- 1999** HUD restores local control. *Plan for Transformation* (strategic plan) outlines CHA's redevelopment plans and policy shift away from building family housing in concentrated poverty areas and massive high-rise developments.
- 2018** Gautreaux settlement finalized, established inclusive guidelines for future development in mixed-income communities.
- 2022** Milestones met while CHA continues to build further phases on former high-rise sites.

Plan for Transformation & Gautreaux

CHA remains committed to redevelopment at former public housing sites and to create housing opportunities in diverse communities throughout Chicago.

Milestones:

- Gautreaux lawsuit settlement reached in 2018.
- Development activity continues at legacy housing sites: Lathrop Homes, Cabrini Green, Southbridge (formerly Harold Ickes Homes), Roosevelt Square (formerly ABLA), Oakwood Shores (formerly Madden Wells), Ogden (formerly Lawndale), Park Boulevard (formerly Stateway Gardens), Robert Taylor and LeClaire Courts.
- PBV investments bring affordable housing to communities that lacked subsidized housing, i.e., Logan Square, North Park, Irving Park and Jefferson Park.

CHA 2020-2022 Accomplishments



Preservation

- ✓ **\$234 million in improvements and upgrades** at CHA properties.
- ✓ **Rehabs of senior properties**, including Edith Spurlock Sampson.
- ✓ Opened the **Altgeld Family Resource Center** at Altgeld Gardens
- ✓ **Elevator Modernization Project** at senior properties with 100 returned to operations



Development

- ✓ Nearly **\$1 billion** invested in **mixed-income construction**
- ✓ **859 housing units created** as a result of CHA's investment, including **487 CHA units**.
- ✓ Development at former **Harold Ickes, Cabrini-Green, Lathrop, Madden-Wells, Washington Park, and Stateway Gardens sites**.



Resident Services

- ✓ **172 new homeowners** through Choose to Own.
- ✓ **Workforce Opportunity Resource Center (WORC)** opened to assist resident-owned, small businesses and job seekers, 1,400+ residents connected to new and better jobs.
- ✓ 20,000+ youth engaged in **paid summer jobs and out-of-school programming**
- ✓ **566 residents awarded \$726,000 in college scholarships**
- ✓ **860,000+ meals** provided to CHA seniors and youth

Mixed-Income Development: Building Communities



Cabrini Green

- Delivered more than **3,500 mixed-income homes**, including 1,100 for CHA families.
- Next phase, Parkside 5 with **100 rental units**, 35 for CHA families and 30 affordable
- Next phase, Oak and Larrabee with **78 units**, 30 for CHA families and 13 affordable
- Seeking development partners for Cabrini rowhomes to redevelop 438 rowhomes.

Lathrop Homes

- Plan for more than **1,000 mixed-income units**, with 400 for CHA families.
- Phase 1A complete with **400 units** total, and 151 for CHA families.
- Phase 1B newly completed with **74 units**, and 28 for CHA families.
- Working with Lathrop Community Partners on Phase 1C on the south campus, 2023 closing goal.



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- **Roosevelt Square 3B** (Formerly ABLA) – **222 new mixed-income** units (Est. 2024)
- **508 E. Pershing** (Formerly Madden Wells) Delivered **53 new mixed-income** units.
- **Southbridge 1A/1B** (Formerly Ickes). Currently leasing **206 new mixed-income** units.
- **4400 Grove** (Formerly Washington Park) Delivered **84 new mixed-income** units.

Preserving Public Housing for the Long Term

- CHA's public housing buildings are **more than 50 years old** on average.
- Preservation critical to sustain existing housing stock.
- Housing industry groups estimate **\$70 billion capital needs backlog** for U.S. public housing stock.
- HUD offers **Rental Assistance Demonstration (RAD)** program as finance tool to maintain quality housing.



Albany Terrace & Irene McCoy Gaines (Starting, 2023)

- **500 combined units for seniors.**
- New kitchens, bathrooms, flooring and painting in all units.
- New amenities include dining/community room, lounge and reception areas, exercise and laundry facilities and exterior courtyards.



Edith Spurlock Sampson, Sheffield Development

- **405 senior units** – 394 rehabbed units and 11 new units.
- **80 new mixed-income, family apartments** in the newly constructed “bridge building.”

Project-Based Vouchers: Partnering for New Housing

CHA's Project-Based Vouchers facilitate and finance the development of affordable housing in more community areas.



Lucy Gonzalez Parsons Apartments

- 100-unit Transit-Oriented Development in Logan Square.
- 50 CHA units
- One-, two- and three-bedroom units.

Ravenswood Senior Living

- Former hospital converted into 193 affordable units. 74 units for CHA seniors.
- **First of its kind in Illinois:** Independent housing for seniors in the same building as supportive living facility.



The Resurrection Project

- Six developments in total, offering 355 units, including 105 for CHA families.
- Unique scattered site approach addresses community needs.

Housing Choice Vouchers: More Options

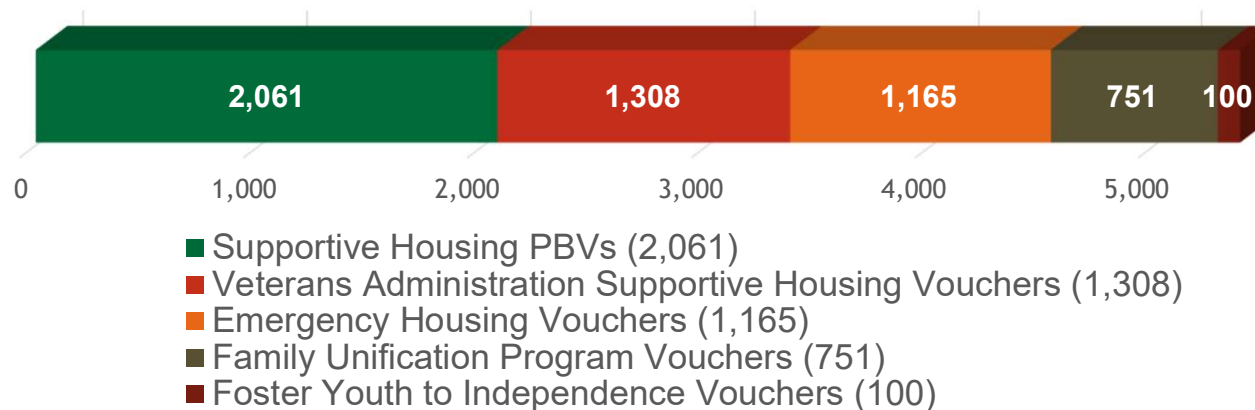
**More than 41,000 residents using vouchers on the private rental market.
13,000 property owners in all 77 Chicago community areas.**

- \$560+ million annually in rental subsidies for families to use in the private market.
- 223 new regular vouchers received in 2022 – first new allocation in years.
- For property owners, CHA
 - Recruits new owners
 - Hosts annual Owners Symposium
 - Incentivizes existing owners to reserve units during leasing process.
- For participant voucher holders,
 - CHA offers mobility counseling services
 - In collaboration with Mayor's Office for People with Disabilities (MOPD), CHA funds physical accessibility modifications.



Support for People Experiencing Homelessness

CHA provides **5,300 project and tenant-based vouchers** for people experiencing homelessness or at-risk of becoming homeless.



Supportive Housing PBV Projects Under Development:

- Lawson House - 400 units (100 CHA) and the largest SRO preservation investment in Chicago.
- Englewood Family Homes - 7 PBV units for homeless families in Englewood.
- Covent House - 30 PBVs to assist homeless individuals in Lincoln Park.

Emergency Housing Vouchers

- CHA was awarded **1,165** special Emergency Housing Vouchers (EHVs) and works with the **Chicago Continuum of Care** and **AllChicago** to refer families and distribute these vouchers.
- **1,065 families have found homes.** Remaining 100 families will identify housing and enter into leases soon.
- CHA led all large Public Housing Authorities nationally in getting families housed with EHVs.
- EHVs are for families and individuals experiencing homelessness, at risk of homelessness, and survivors of domestic violence and sexual assault.



COVID-19 Response

The Coronavirus Aid, Relief, and Economic Security (CARES) Act of 2020

- CHA received \$46 million in CARES Act funding and expended funds by 2021 deadline.
- Used to support HCV services for families; for renovation work performed by Section 3 companies; to purchase PPE and safety measures.
- Distributed masks, cleaning supplies, hand sanitizer, and COVID-19 safety communications materials.



Senior Wellness During COVID-19

- Over **1.6 million wellbeing calls** to senior building residents to date. Senior Community Ambassadors provide additional check-ins.
- Operated a 24/7 phone line for seniors to contact CHA regarding resources like food.
- Worked with DFSS to provide home-delivered meals at senior buildings as needed, in addition to our 19 sites for Golden Diners.



Vaccinations

- **3,300 seniors received vaccines and 2,100+ seniors received COVID booster shots** through clinics held at all CHA senior properties. Worked with CDPH, Oak Street Health and CIMPARG.
- CDPH provided pre-vaccine clinic education sessions. CHA staff participated in the City's Senior Vaccine Working Group and distributed flyers to promote all citywide events.
- 3,000+ seniors reported receiving vaccination through a medical provider, pharmacy, or community event.

COVID-19 Response: Emergency Rental Assistance Program

Emergency Rental Assistance Program (ERAP) is a federal program that provides relief to landlords and tenants that experienced financial hardship due to the COVID-19 pandemic resulting in their inability to pay rent. The **City of Chicago's Department of Housing (DOH)** received funds to distribute locally to landlords and residents.

- Innovative partnership between CHA and DOH directed **\$9.1 million** in funds to aid CHA residents with past-due balances.
- CHA's ERAP campaign launched November 2021 and involved coordinating with 20 property management firms to obtain ERAP applications from eligible residents facing hardships.
- To date, CHA has facilitated approximately **\$7.8 million** in ERAP funds for **2,342 eligible residents**, or an average of \$3,345 of assistance per household.
- CHA is continuing efforts to provide support with the remaining \$1.2 million in ERAP funds.

Helping Residents Achieve Success



Education

- **IGA with City Colleges** for low or no cost education for CHA residents.
- \$2,000 **college scholarships** awarded to 160 CHA youth in 2022.
- Springboard to Success, 501(c)(3) supports CHA youth.



Employment & Business Development

- **Workforce Opportunity Resource Center** provides resident business development training and networking to connect job seekers with employers.



Family and Senior Services

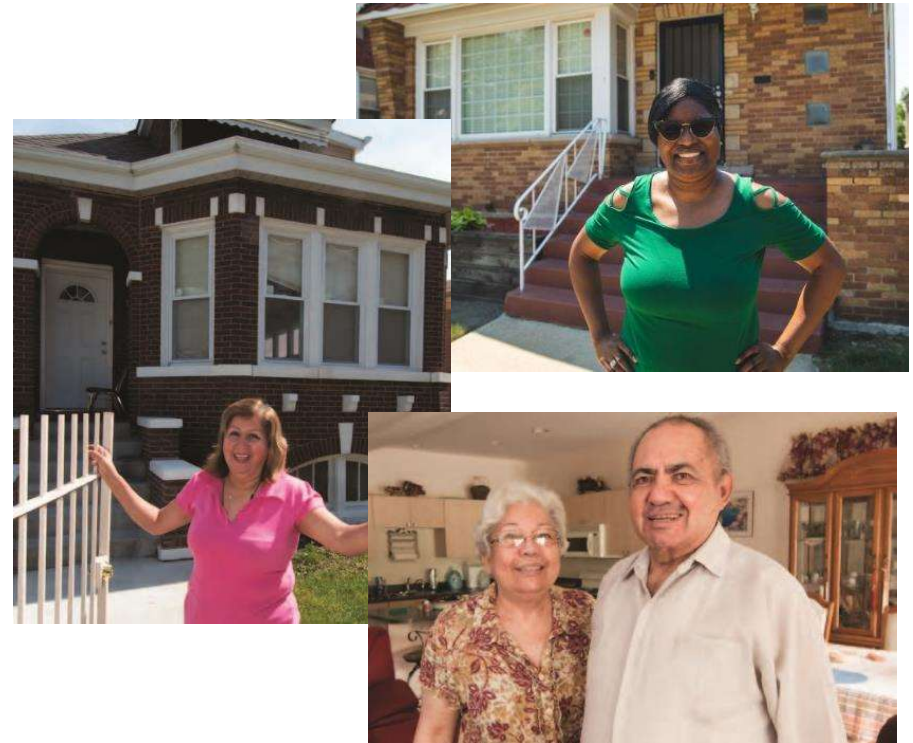
- On-site service providers at all senior buildings.
- Partnerships with DFSS to provide more than 200,000 meals per year to CHA seniors at 19 buildings.
- **FamilyWorks** providers for family public housing and HCV participants, offering a comprehensive network of supportive services.
- **Family Self Sufficiency Program** focuses on building financial assets while working toward resident goals. Expanding 2023 enrollment to **1,250 families**.



Helping Residents Achieve Success: Homeownership

Choose to Own (CTO) Program

- Since 2002, **800 families** became homeowners using housing subsidy to purchase a home.
- Comprehensive support network includes financial assistance, credit counseling and other services to navigate the homebuying process.
- Developing new models in partnership with DOH, IHDA, and other potential partners.



2023 – 2025 Strategic Priorities



REPOSITION PUBLIC HOUSING MODEL FOR 50-YEAR SUSTAINABILITY.



INCREASE RENTAL HOUSING OPPORTUNITIES USING PUBLIC-PRIVATE PARTNERSHIPS.



INCREASE AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES USING PUBLIC-PRIVATE PARTNERSHIPS.



ALIGN SUPPORT SERVICES AND PROGRAMS WITH GOALS OF SELF-RELIANCE AND ECONOMIC POWER



DRIVE OPERATIONAL EXCELLENCE



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