

I Am Not a Product of My Circumstances,
I am a Product of My Decisions



*Remembering
Dorothy Gautreaux*

*Tenant Resources
Calendar*

2019



The Central Advisory Council
243 East 32nd Street
Chicago, IL 60616
312-913-7828 | Fax 312-935-2605

Legacy of Dorothy Gautreaux



Gautreaux v. Chicago Housing Authority

In 1966, Dorothy Gautreaux and other CHA residents brought a suit against the CHA, in *Gautreaux v. Chicago Housing Authority*. The suit charged racial discrimination by the housing authority for concentrating 10,000 public housing units in isolated black neighborhoods, stating that the housing authority and Housing of Urban Development (HUD) had violated the U.S. Constitution and the 1964 Civil Rights Act. It was a long-running case that in 1996 resulted in the US Department of Housing and Urban Development (HUD) taking over the CHA and the Gautreaux Project in which public housing families were relocated to the suburbs. The lawsuit was noted as the nation's first major public housing desegregation lawsuit.

(Courtesy of BPI - Business and Professional People for Public Interest)

Landmark discrimination suit against CHA coming to a close after half-century

A decades long public housing lawsuit has nearly come to an end.

More than 50 years ago, public housing residents filed a lawsuit against the Chicago Housing Authority, claiming the CHA preserved racial segregation in the city by purposely keeping African-Americans away from "opportunity areas." The lawsuit is named after the lead plaintiff in that case – the late Dorothy Gautreaux – who, along with others, won the case against the CHA.

The CHA agreed to a settlement that U.S. District Court Judge Marvin Aspen approved Wednesday, January 23, 2019.

"This decision marks a seminal moment in Chicago's history," reads a joint statement from Mayor Rahm Emanuel and CHA CEO Eugene Jones Jr.

"(Gautreaux's) lawsuit against CHA and (the U.S. Department of Housing and Urban Development) led to the Gautreaux Order compelling fair housing in all communities. The lifting of that order, which has now been replaced with a settlement agreement, is a sign of the progress we have made together as a city," their statement reads.

Under the agreement, the CHA is obligated to maintain its schedule for planning and construction of its "Plan for Transformation"; develop housing for low-income families in mixed-income communities, or "opportunity areas"; strengthen its voucher program; and create early learning childhood development programs at four public housing complexes.

The tasks must be completed by July 31, 2024, and if they are, *Gautreaux v. Chicago Housing Authority* will officially come to an end.

(Courtesy of Sun Times)

Visit www.tellingourstory.net
for more information.

Dear Tenant:

I am Ms. Francine Washington, Chairperson of the Central Advisory Council. Serving along with me for this three year term is Ms. Berndette Williams as Vice Chairperson. We are both Anti-Anything that is not beneficial to residents of the Housing/Mixed-Income. We will always be fair and look for a positive solution when problems arise.

We are pleased to present to you the 2019 Tenant Service Resource Calendar. The 2019 Calendar may look the same, but some of the rules have changed. You need to read every page of this resource calendar before you put it down. As you know, time brings about a change, nothing last forever. This resource calendar will help you better understand the rules as well as your rights. Enjoy this Resource Guide and know that if you need the CAC, we are just a phone call away. Read before you call 312-913-7828.

Sincerely,



Francine Washington
Chairperson



Berndette Williams
Vice Chairperson

Central Advisory Council

The Central Advisory Council (CAC) of the Chicago Housing Authority was founded on July 1, 1971 and is a 501 (c) (3) organization. The CAC is the jurisdictional wide tenant organization duly recognized by the U.S. Department of Housing and Urban Development. Through its 16 Local Advisory Council's offices located throughout the City of Chicago, tenants can find help and support. All tenants are automatically members of the Local Advisory Councils in their respective communities. There are no dues, all monthly LAC meetings are held on site. Each LAC/CAC in partnership with the CHA and other agencies, together sponsor a number of activities and programs for tenants throughout the year.

The CAC has input into CHA's policies where it concerns the tenants. It has been the mission of the CAC to work towards the improvement of the quality of life for all tenants in federally subsidized housing. The CAC has been the vanguard; voice and advocate for tenants for over 48 years. In 2000, the CHA presented its Plan for Transformation to HUD for changing the face of public housing in the City of Chicago. The Plan for Transformation has been described as the largest redevelopment of public housing in the nation.

Since the inception of the Plan for Transformation which is now called Plan Forward, the CAC has played an active role each year to ensure that tenants' rights were fully protected. One example of this is the Relocation Rights Contract. The CAC negotiated with CHA which ensured that tenants have the legal right to return to rehabbed units and to redeveloped areas. The CAC has also provided comments on the CHA's Annual Plan, The Moving to Work (MTW) Agreement and the HCV Plan every year.

We are one; Family, Senior, Scattered Sites, Mixed Finance/Income and HCV. Together we can make a difference!!!

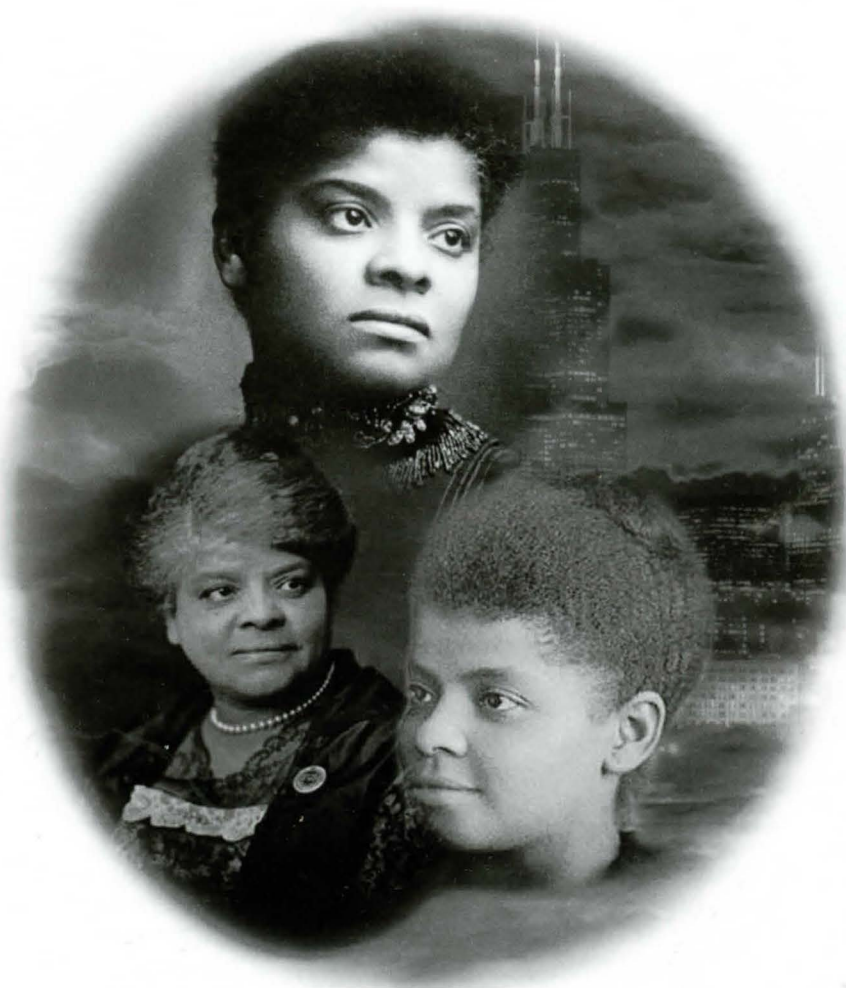


Eugene Jones
(CEO)



John Hooker
(Chairman of the Board)

Ida B. Wells: Journalist Teacher Anti-Lynching Crusader. Women's Rights Activist. Civil Rights Pioneer



Ida B. Wells was born into slavery on July 16, 1862, in Holly Springs, Mississippi. She was Orphaned at 16 after both of her parents and a younger sibling died from a yellow fever epidemic. In order to support and care for her five remaining siblings, she secured a job as a teacher. She eventually moved to Memphis where she became a leading journalist and civil rights activist.

When her newspaper office was destroyed in an angry response to her outspoken writings, Ida B. Wells was exiled from Memphis, and stayed away from the south for over 30 years. In 1893 and 1894, she traveled across the United States and throughout the United Kingdom and Great Britain, passionately writing and speaking out against lynching. She eventually moved to Chicago and married Ferdinand L. Barnett in 1895. The widowed Ferdinand was an attorney and editor of *The Conservator*, one of the Chicago's Black Newspapers. In addition to the two children from his first marriage, he and Ida had four children together.

Ida B. Wells-Barnett continued her activism while juggling motherhood and her many civil rights commitments. In 1909, she was one of the founders of the NAACP, although she later had conflicts with its leadership because she was as too "radical". She also worked with Susan B. Anthony as a leader in the movement for women's suffrage.

In Chicago, Ms. Wells worked with Jane Addams to prevent the establishment of segregated public schools, helped to open Chicago's first kindergarten for Black Children, founded the Negro Fellowship League to assist Black men and boys who were excluded from the YMCA, and started the Alpha Suffrage Club – an organization of Black Women who Worked to Obtain the right to vote.

Ida B. Wells -Barnett died on March 25, 1931, at the age of 68, from a brief illness due to kidney failure. She and her husband, Ferdinand L. Barnett, are interred together in Chicago's Oak Woods Cemetery.

As of February 11, 2019, in honor of Ida B. Wells, the Chicago City Council renamed Congress Parkway to Ida B. Wells Drive.

Income



Protect yourself by following HUD's reporting requirements

When completing applications and reexaminations, you must include all sources of income you or any member of your household receives. If you have any questions on whether money received should be counted as income or how your rent is determined, ask your Public Housing Authority (PHA). When changes occur in your household income contact your PHA immediately to determine if this will affect your rental assistance.

Work exemption will be provided for resident and/or adult members of the resident's household who are:

1. 55 years of age or older.
2. Blind or disabled and certifies that he/she is unable to comply with the work requirement.
3. The primary caretaker of a blind or person with disability.
4. Retired and receiving a retirement annuity or pension.
5. Single parent serving as the primary, full time caretaker for children age one and under.
6. Receiving TANF and have an active Responsibility and Service Plan (RSP).
7. When residents and/or adult authorized family members of the resident's household are unable to comply with the work requirement; they may request Safe Harbor consideration

WHAT IS COUNTED AS INCOME?

Annual income is the anticipated total income from all sources received by the family head and spouse (even, if temporarily absent) and by each additional member of the family over 18 and not a full time student. This includes all income derived from assets for the 12 month period following the effective date of certification of income.

WHAT IS EIV?

The Employment Income Verification (EIV) system is a web-based computer system that contains employment and income information of individuals who participate in HUD rental assistance programs. All Public Housing Agencies (PHA) are required to use HUD's EIV system

Some examples of these sources of income include:

- Income from Wages
- Pension, retirement, etc.
- Public Assistance
- Income from assets
- Social Security (SS) or Supplemental Security Income (SSI) benefits
- Veterans benefits
- Unemployment Benefits
- Public Assistance
- Income from assets
- Monies received on behalf of a child such as: Child support AFDC Payments Social Security for Children, etc

CHA WORK REQUIREMENT

Every authorized adult member of a public housing unit, age 18 to age 54, are required to be in school, employed or volunteering 20 hours a week. If you are 55-61 years of age and not working, you must volunteer 20 hours per month.

WHAT ARE THE PENALTIES FOR PROVIDING FALSE INFORMATION?

Knowingly providing false, inaccurate, or incomplete information is FRAUD and a CRIME. If you commit fraud, you and your family may be subject to any of the following penalties.

1. Eviction
2. Termination of assistance
3. Repayment of rent that you should have paid had you reported your income correctly
4. Prohibited from receiving future rental assistance for a period of up to 10 years.

Pay Rent

HOW IS RENT CALCULATED?

There are two ways to calculate your monthly rent to CHA or the Property Manager. One is generally based on 30 percent of a resident's adjusted overall income. The other is a flat or fixed rent based on market rentals in the community. In order to rent a unit, you must sign a lease. It shows the amount of rent you must pay, what management will provide, and what you are expected to do. CHA's minimum rent is \$75.00.



IF YOUR INCOME CHANGED

Interim Re-examinations:

As specified in Section VII of the ACOP, if there are any changes in a family's income or household conducted. Certain changes require advance approval by the CHA.

WHEN DO YOU HAVE TO PAY RENT?

Your rent is due on the first day of the month. If you do not pay promptly, you may have a late charge added to your account and CHA or Property Manager may begin legal proceedings to collect the money you owe and/or possession of your apartment. After the 5th of the month your rent is late.

Effective Date of Rent Adjustments (ACOP)

1. Timely Reporting (Within 10 calendar days of the occurrence):

a. Decreases in rent -First day of the month after the decrease in income is first reported to the Property Manager. Income decreases reported or verified after the tenant accounting cut-off date will be effective the first of the second month with a credit retroactive to the first month.

b. Increases in rent not due to misrepresentation or omission - Require a 30 calendar day notice to the resident and become effective the first day of the second month after the income increase.

2. Late Reporting (After 10 calendar days of the occurrence)

a. Decreases in rent -The household is not entitled to a rent credit for any prior monthly rent before the decrease is reported to the Property Manager: Any applicable earned income disallowance period will occur, whether the rent adjustment is reported in a timely manner or not.

b. Increase in rent -The household will received a charge for the prior months that are affected by the increase. The rent increase should be manually calculated starting from the first day of the second month following the increase in income. All prior charges are posted manually on the tenant ledger. Management must also make you aware of this.

3. A misrepresentation or omission may be grounds for lease termination and eviction

Pay Rent (cont.)

HOW AND WHERE DO YOU PAY RENT?

CHA or PM does not accept cash. You are urged to make your rent payment by MAILING a CHECK or MONEY ORDER or IN PERSON.

If you pay rent at your Property Management Office be sure to print your address, account or client number and the firm's name on the Check or Money Order. Make sure you receive a receipt when paying your rent.

FLAT RENTS

For each public housing unit, the CHA must establish a flat rent that is based on the market rent charged for comparable units in the private unassisted rental market. A resident has the choice of paying income-based rent or flat rent. If you make 80% of the area medium income, your rent will increase.

A. Flat Rents

1. Flat rents are market-based rents and vary by unit size, unit type, as well as by unit location.
2. If you pay utilities, you will get a utility allowance.

B. Periodic Update of Flat Rents

1. The CHA shall periodically review the flat rent schedule and adjust the rents as needed.
2. Flat rents may either be increased or decreased based on the most recent market study.
3. When the CHA updates its flat rent schedule, a resident's flat rent shall be adjusted

C. Choice of Rent

Each year, beginning at admission, the CHA will offer each resident the choice between paying the income-based rent or the flat rent applicable to the unit the resident will occupy. The choice of flat rent may only be offered at admissions and annual reexamination

EARNED INCOME DISREGARD

Earned Income Disregard (EID) for people living in public housing is a federal law. According to the law, incremental earnings from your employment should be disregarded when calculating your rent so that it should not increase for 12 months after you start earning money and, if you continue to work, 50% of your incremental income would be disregarded in the calculation of your rent for a second 12 month period.

Minimum Rent Hardship Suspension/Exemption (Minimum Rent is \$75.00 dollars.)

A minimum rent hardship exemption shall be granted to residents who can document that due to a financial hardship they are unable to pay the minimum rent. Examples of financial hardship for which a family would qualify for an exemption of minimum rent include, but are not limited to:

- (1) The family has lost eligibility for or is applying for an eligibility determination for a federal, state or local assistance program;
- (2) The family would be evicted as a result of being unable to pay the minimum rent;
- (3) The income of the family has decreased because of changed circumstances, including loss of employment; or
- (4) A death occurred in the family.



Maintenance



WHERE DO I TAKE MY HOUSEHOLD TRASH AND GARBAGE?

When you dispose of trash properly, less litter is scattered around the neighborhood. Each complex provides a method for disposing of household waste:

- If your complex provides individual containers, be sure to place your container at the curb on the day assigned to your address for disposal.
- If your complex provides dumpsters, place your trash in bags and deposit them in the dumpster, not on the ground.
- Don't send small children to empty trash in these dumpsters. They cannot reach dumpsters properly, they may leave a trail of trash behind them, which will attract rodents, and they may get hurt.
- If you have garbage chutes in your building, put your trash in a plastic bag before you put it in the chute.

WHO IS RESPONSIBLE FOR TAKING CARE OF YARDS, SIDEWALKS, AND PORCHES?

When you rent a housing unit, you also rent its yard area. It is yours to enjoy. You are expected to keep trash picked up, to sweep your sidewalks, porches and steps, and to keep common areas clean. Porches and yards must always be neat. They should not be used to store tires, appliance, car batteries, bicycle parts, indoor furniture, etc. If the management or maintenance staff observes these items, you will be notified to remove them.

WHO SHOULD I CALL FOR REPAIRS?

If something needs to be fixed, don't wait. Report the problem by calling your property management office, have a pencil in hand, and always request a work order number. You may also call the CHA emergency line, if you cannot contact your property management office. **The CHA emergency telephone number is 312-745-4700.**

WILL I BE CHARGED TO GET SOMETHING FIXED IN MY HOME?

You will not be charged for repairs due to normal wear and tear. You will be charged when you cause damage to your unit or appliances.

WHAT IS CONSIDERED A MAINTENANCE EMERGENCY?

An emergency problem:

- Threatens someone's health or safety immediately
- Will cause severe property damage if not corrected right away.

Some examples of true emergencies are:

- Leaking gas
- Sewer backups
- Fallen electrical lines
- Flooding
- Smoke detector problems
- Leaking Roof/Ceiling
- Broken Windows
- Broken Door Knobs

These types of emergencies should be (abated) taken care of within 24 hours. All other maintenance issues should be addressed within 3 to 10 days.



Housekeeping

WHAT IS CONSIDERED GOOD HOUSEKEEPING?

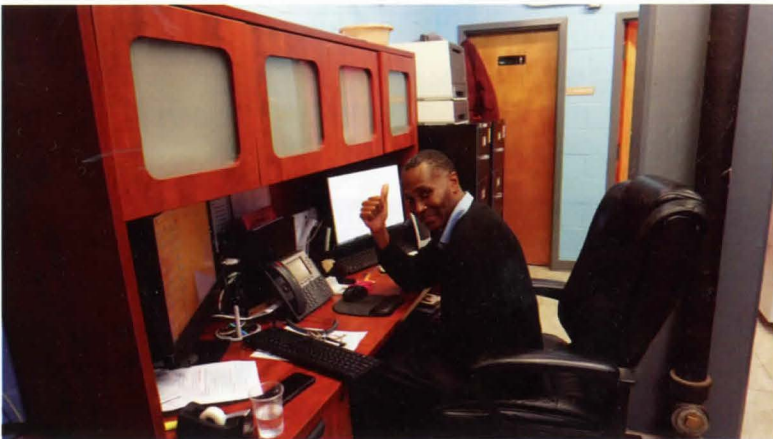
CHA expects you to keep a neat and clean home. A clean house helps keep your family healthy, sets a good example for children, keeps away pest, makes it easier to find things, helps to prevent fires, and increases overall home safety.

You are expected to:

- Clean grease and spilled food from your oven and stove top after cooking.
- Clean your dishes and clothes regularly so they don't pile up in your apartment.
- Keep your floors, windows, counters and cabinets clean.
- Keep the inside and outside of your refrigerator clean by wiping with a damp cloth regularly.
- Scrub your tub, shower, and toilet as needed to keep them clean. Throw away your kitchen garbage and household trash every day.

Tips include:

- Use exhaust fans when showering,
- Open the bathroom window or open the door after showering,
- Report any leaks to maintenance,
- Clean up spills or any standing water promptly, and
- Remove condensation from windows.
- Bathroom sinks, tubs, and toilets should also be cleaned regularly. Do not flush any objects such as hairbrushes, sanitary napkins, tampons, or diapers down the toilet. If articles have to be removed from your sewer line, you could be charged accordingly.



Cleaning tips for residents

Your oven, stove and range hood should be cleaned at least once a week. Wiping spills as they occur will make this much easier: If you are not sure how to clean your stove and oven, ask CHA staff. Keep moisture to a minimum in your bathrooms to prevent mold.

WHAT IF I'M A POOR HOUSEKEEPER?

If your home is dirty, cluttered, shows poor housekeeping, or have a bad odor, you will be forewarned to correct the problems right away. You may also be required to attend special classes to enhance housekeeping skills. If the problem continues, you may be evicted under your lease agreement for failure to maintain your unit in a sanitary condition. If your unit has been damaged or abused, you will be charged for repairs, and may be evicted.

MAY I HAVE A PET?

Certain types of pets are allowed, but this depends on the specific complex. A \$50.00 pet deposit will be charged for each pet. Persons with disabilities who require a service animal may be exempt from the pet deposit and monthly fee. For the safety of all residents, there are strict rules regarding a pet's size, weight, and neutering or spaying. Each pet must also have all required shots. Only one pet is allowed and it must weigh under 50 lbs. Pets must be on a leash, and you must clean up behind them. Please contact your property manager for more details.



Saving on Utilities

HOW CAN I SAVE MONEY ON ELECTRICITY AND GAS?

- The most important thing is to use gas and electricity wisely:
- Turn off lights when they are not needed.
- Keep light bulbs clean so they stay bright.
- Don't leave your TV, stereo, or computer turned on when not in use
- When not in use, all circuit wires should be unplugged

HOW CAN I SAVE ON WATER?

- Don't leave water running while brushing your teeth, shaving, or washing your face.
- Take short showers instead of baths.
- Fill the sink to wash dishes and fill to rinse instead of letting the water run. This will save about five gallons for an average load of dishes.
- Wash only full loads of laundry.
- Report leaking faucets and constantly running toilets to maintenance.
- Don't leave home when you are watering your lawn.

CEDA SERVICES

Low Income Home Energy Assistance Program (LIHEAP) LIHEAP is designed to assist income eligible households with winter energy services, in the form of one-time payments to utility companies that are applied directly to the household's energy bills. The amount of the payment is determined by income, household size, and fuel type.

In Cold Weather you should:

- Dress warmly in your home.
- Open window coverings on the sunny side of your home during the day and let the sun give you "free heat".
- Close window coverings on cloudy days or as soon as the sun sets.
- Keep drapes, furniture, and floor coverings from blocking air vents.
- Use several light blankets to trap more warm air, rather than one heavy blanket.
- Washing machines: use cold water to wash a full load.
- Turn the thermostat down at night and during the day when you are away from home

NOTE: Never turn off your thermostats. Freezing pipe damage can occur.

Upcoming LIHEAP Enrollment Dates:

Senior & Residents with Disabilities - September 1, 2019 - May 1, 2019

Households with children under the age of 6 years and disconnected households - October 1, 2019

All other eligible households - November 1, 2019



Fire Safety

HOW CAN I PROTECT MY HOME AND FAMILY FROM FIRE?

- Most apartment fires are caused by grease on stoves, unsupervised children, or careless smoking. Tragedy can be prevented by practicing these home fire safety tips everyday:
- Clean your stove of grease, so it can't catch fire while you are cooking.
- Do not leave food cooking if you can't be there to watch it.
- Never store flammable or combustible products in your unit.
- Never use ovens or burners on gas stoves to heat your home.
- Keep matches, lighters, and grill lighters out of reach of children.
- Keep lit candles away from children and other flammable materials out of reach of children.
- Do not burn candles while sleeping.
- Visit www.ready.gov for fire safety tips.
- Discuss an emergency exit plan with family and a meeting place in the event of an emergency.

SMOKE DETECTORS HELP PROTECT YOUR FAMILY

All apartments have smoke detector alarms that are inspected at least annually for fire hazards. The alarm sometimes makes a loud, annoying noise during cooking or other normal activities. If this happens, open your windows and doors to let in fresh air. Do NOT disconnect the smoke detector since this is grounds for terminating your lease!! Please do not remove battery unless you are replacing it.



HOW DO I AVOID HIDDEN FIRE DANGERS AROUND MY HOME?

Fires can be prevented by identifying dangerous items around your apartment and taking action to make them safe. Here are a few suggestions about common hazards:

- Keep your TV, stereo, kitchen appliance, switches, and electrical outlets in safe condition. Replace frayed or broken plugs and cords. Do not run electrical cords under your rugs or where people walk.
- Move rags, paper, trash, and other materials that burn easily away from stoves, room heaters, water heaters, TVs, and other appliances that get hot.
- Avoid leaving children alone at home where they can start fires by playing with matches, lighters, and candles.
- Do not overload electrical outlets. Each outlet is designed to safely handle only one lamp or appliance at a time. Overloaded circuits often cause fires.
- Do not store ANYTHING in the water heater or furnace closets
- Do not block access to the water heater or furnace closets.

HOW DO I GET OUT OF MY HOME IN CASE OF A FIRE?

All exits must be clear so you can get out in case of a fire. The sliding side of bedroom windows must not be blocked by any furniture or obstructions that cannot be moved easily.

As of July 1, 2018, CHA has a no smoking policy on any of CHA property. Be it Renter or Owner, it is still CHA's property

Resident Services & Programs

After School Matters Youth Employment Programs

After School Matters (ASM) administers a summer pre-apprenticeship employment program for teenagers aged 14-15. Participants receive a combination of academic training and professional skills development from skilled instructors. Programs offered in Spring, Fall and Winter. Visit www.afterschoolmatters.org

Senior Services

CHA provides funds to property management companies to provide Resident Services Coordination Program (RSC) for senior resident. These funds go toward hiring staff, purchasing computers and providing life enrichment programs for residents living in these buildings.

The main goal of the program is to significantly improve the residents' quality of life, ensuring access to services they need, while fostering an enjoyable community with recreational and cultural activities within the building. Through these services for seniors citizens, public housing residents are able to "age in peace" while remaining independent.

CASE MANAGEMENT SERVICES

FamilyWorks

FamilyWorks provides services directly and indirectly to CHA families with an intensive concentration on housing stability; employment preparation, placement and retention; counseling and well being services; and opportunities for youth. The FamilyWorks information line is 312-935-2625, The current FamilyWorks providers are:

CENTERS FOR NEW HORIZONS - Region 3E

Quiana George
226 E. 43rd Street
Chicago, IL
Open 9am - pm M-F
(773) 538-2388
Fax (773) 373-0063

EMPLOYMENT & EMPLOYEE SERVICES - Region 3W

Anissa' Jones V. P.
(312) 429-5930
3619 S. State Street
Chicago, IL
Fax (312) 794-4137
Open 8:30am -5pm M-F
www.eesforjobs.com

HEARTLAND HUMAN CARE SERVICES - Region 4

LaTisha Bell Director
(773) 538-3838
400 W. 76th St.
Chicago, IL 60620
Fax (773) 358-3839
Open 8:30am -5pm
www.heartlandalliance.org

Employment & Employee Services Region 1 & 2

Loren Seeqer DTR Supervisor
4802 N. Broadway Suite 205
Chicago, IL 60640
(773) 409-4754
www.eesforjobs.com

Lathrop
2640 N. Hoyne Ave
Chicago, IL 60647
(773) 327-2284

METROPOLITAN FAMILY SERVICES - Region 4

Carrie Pullie - Program Director
950 E. 132nd St.
Chicago, IL
(773) 371-3629
Fax (773) 371-3699
Open 8:30am -5pm
www.metrofamily.org

UCAN - Region 2R

Alisi Jackson Associate V.P.
5420 W. Roosevelt Road
Chicago IL 60644
(773) 672-3866
Fax (776) 264-7352
Open 9 am -5 pm M-F
www.ucanchicago.org

HOLSTEN DEVELOPMENT CORPORATION - Region 2C - Cabrini

Juliette Davis A. D.
(312) 374-4180
820 N. Orleans, Suite 218 IL
Fax (312) 600-6916
Open 8:30am - 5pm
www.holstenchicago.org

SAFER FOUNDATION - Community Housing Program

Anthony Lowery A.U.D.
808 S Kedzie Ave.
Chicago, IL 60612
(773) 826.6310
www.saferfoundation.org

NEAR WEST SIDE CDC - Region 2H

Cindy Blumenthal P. D.
(312) 633-9217
123 N. Hoyne Chicago, IL 12

For Victim Assistance or Domestic Violence

(312) 913-7396

Summer Food Service Program

Through a partnership with the Department of Family and Support Services, the summer Food Service Program distributes breakfast and lunches through more than 500 sites, including 28 CHA development sites. Children up to age 18 may eat at any of these open sites. Locations are listed on CHA's website during summer.



Career & Youth Opportunities

OVERVIEW OF CAREERS

Did you know that the United States Bureau of Labor Statistics has a website where you can get information on the most promising careers? The education/training that will be needed for the career you choose and the salary that you will make is listed. It is divided by regions, states and many metropolitan areas. It covers over 800 occupations and over 400 industries. Do your research before you embark on spending those precious education and training dollars. The website is <http://www.bls.gov/bls/blswage>

EMPLOYMENT AND EMPLOYMENT PREPARATION SERVICES

Transitional Jobs Programs

Transitional Jobs Programs are workforce strategy designed for residents with little to no work history. The programs use time limited, subsidized jobs and combine on the job skill development and supportive services to transition participants into unsubsidized positions within the labor market. Talk to your Family Works provider if you really want to work.

YOUTH OPPORTUNITIES

CHA has a variety of opportunities available for youth throughout the year. For more information, review the programs below or call CHA's Youth Hotline at 312-786-6930.

The Chicago Department of Family & Support Services (DFSS)

The Chicago Department of Family and Support Services has increased slots for CHA youth in existing After School Programs in various areas throughout Chicago. <http://www.cityofchicago.org/city/en/depts/fss.html>

Chicago Park District

The Chicago Park District provides recreational programs for the benefit of City of Chicago residents. CHA has partnered with the Park District to provide safe, positive and structured activities throughout the year. <http://www.chicagoparkdistrict.com/>. Pick up voucher from an LAC President/Office.

Youth Scholarships

The 2019 - 2020 Scholarship Program partners with colleges, universities and other entities to offer over 100 scholarships to high school seniors, college undergraduates and graduate students. The scholarship ranges from \$1,000 - \$2,500. Apply online from January 19 - May 17, 2019 at www.thecha.org/scholarship.

Learn and Earn Program for youth ages 13 -15

Learn and Earn Program is a six-week academic enhancement and career exploration program designed to prevent learning loss and expose youth to a variety of future career options through guest speakers and field trips. Through the Learn and Earn Program, youth participate in a morning academic enrichment session focused on reading and math. In the afternoon, they participate in career development activities including industry and career awareness, exploration and preparation. Activities take place at eight college locations across the city and participants receive a stipend based on attendance.

Workforce Investment Act (WIA) Services

Workforce Investment Act Services provide training to residents with the goal of finding and retaining quality employment.

Business Development Program through the Chicago Urban League

4510 S. Michigan Ave.

Adult Education Services, City Colleges of Chicago

Central Advisory Council has a Section 3 need base program. Come in fill out an application. Program is twice a week, mornings and evening classes. (11 Weeks Total)

Lease Violations

WHY ARE SOME RESIDENTS EVICTED?

The majority of residents follow the rules. However, when residents fail to pay rent, destroy property, or violate their lease, CHA must seek eviction to keep housing in decent conditions for the other residents.

There are three types of evictions:

- Destruction to CHA property
- Serious or repeated lease (violations) non-compliance.
- Nonpayment of rent.
- Threat to your neighbor enjoyment
- Poor Housekeeping

WHAT HAPPENS IF I DON'T PAY MY RENT?

Rent is due on the first day of the month. After the 5 day grace period, you will receive 14 day notice. CHA sends a notice of lease termination to all residents who have not paid their rent and/or other charges on time. This is called a 14-day notice. **The only place you can live for free is on the street.**

The 14-day notice will clearly state the date that of five-day notice, as required by law will be served to you. The five-day notice explains what is necessary to correct the notice. If management is given a judgment for possession of the housing unit, CHA has the right to have the Sheriff remove the resident from the apartment. Don't let this happen to you! Please pay all rent and charges promptly so that you do not have to go to court and pay extra charges.

WHAT ABOUT ILLEGAL DRUG USE OR ALCOHOL ABUSE?

CHA will evict residents who engage in illegal drug usage or drug-related criminal activity. Residents who violate their lease in this manner will be notified of their violation in writing and will receive either a 30-day notice of lease termination or, in most cases, a three-day notice of lease termination.

WHAT ARE SERIOUS LEASE VIOLATIONS?

Failure to report changes in income or family size accurately and/or timely, destruction of CHA property, having unauthorized borders, keeping unauthorized pets, **poor housekeeping habits**, fighting, displaying weapons, or threatening the health and safety of other residents and staff are all serious lease violations that can result in eviction.



HCV - A Partnership

UPHOLDING YOUR FAMILY'S OBLIGATION

Did you know that each of the partners in the Housing Choice Voucher Program have specific responsibilities? They do. Each partner, the CHA, the building Owners and the Participants sign an agreement outlining their rights and responsibilities. It is essential that you, as a Participant know what is expected of you and your family as part of this important "contract".

Resident Obligations

- Request and receive both the CHA's and Owner's written approval prior to allowing any individual not identified on your lease to reside in your home.
- Request and receive prior written approval from the CHA to change the name of the head of household.
- Notify the CHA of any changes in household including birth, adoption, or court awarded custody of a child.
- Notify the CHA in writing within 30 days if any family member no longer lives in the unit, including a death of any member of the household.
- Do not permit unauthorized guest to reside with you.
- Do not assign the lease or transfer the unit.
- Do not sublease or sublet the unit.

Tenants' responsibilities include the following:

- Maintain good records, including copies of the lease, proof of security deposit, and proof of rent payments/receipts.
- Pay the rent on time with a money order or check. Document attempts to make payments.
- Be alert for warning signs that the building may be in foreclosure (utilities shut off, landlord not collecting rent).
- Keep identification and proof of tenancy handy in the event of an eviction order.
- Open all mail even if it says "Occupant" or "Unknown Occupant".
- Seek legal assistance or advice to understand your rights.
- Be aware of unscrupulous people claiming to be the "New Landlord". Seek legal help and/or contact law enforcement authorities if you suspect a scam.
- Upon receiving notice of foreclosure, immediately bring the foreclosure documents to your CHA HCV Satellite Office to begin the moving process.

Only HCV Resident who is disable and returning back to work can be given EID (Earned Income Disallowance)

Relief for Tenants Experiencing Building Foreclosure

The CHA wants you to be informed about the current foreclosure laws, available resources, and your rights and responsibilities if your unit or building is in foreclosure.

As long as you keep paying rent, your legal rights include the following:

- Minimum of 90 day notice to vacate property
- No eviction on the tenant's credit record.
- Protection from threats or any attempt to lock a tenant or their possessions out of their unit.
- Remember, only tenants who continue to pay rent or have at least made good faith attempts to pay the rent will be eligible to receive the protections outlined above. It is important to make sure you do all you can to protect yourself if your building is in foreclosure.

Resources for Tenants Encountering Foreclosure (For Additional Info to the CHA Website at www.cha.org)

Legal:

- Lawyers Committee for Better Housing. Free legal representations for low-income renters. (312) 347-7600 or www.lcbh.org
- The Legal Assistance Foundation of Metropolitan Chicago. Free legal representation for low-income renters. Contact the Central Office to be directed to the office nearest you at (312) 341-1070 or www.lafchicago.org.

Financial:

- Limited funds are available to assist income-eligible households with emergency relocation rental assistance. Dial 311 and request "short-term help"
- If you are a CHA Housing Choice Voucher Holder and need assistance due to foreclosure, contact the HCV Call Center at (312) 935-2600.

Eviction Process



Here is a brief summary of the eviction process. Call a lawyer immediately. Even if you cannot afford an attorney, you may be able to get free legal representation from the Legal Assistance Foundation. Call 312-314-1070 to find CHA Eviction Process

- CHA gives you a written termination notice explaining why CHA wants to terminate your tenancy.
- The notice will state when your tenancy ends
- Unless you are facing eviction for certain crimes, you can ask for a grievance hearing. (The grievance hearing is not a trial, and it takes place at your property manager's office, not in court.) If you are entitled to a grievance hearing, request one before the date on which your tenancy ends.
- You can also try to "cure" the reason you are facing eviction for example, by paying the rent you owe but you must do this before the date on which your tenancy ends.
- After the date on which your tenancy ends, CHA may go to court and file an eviction action against you.

- A sheriff will then serve you with court papers. One paper — called "the summons" — will tell you where and when to appear in court.
- Get to court at least 15 minutes early.
- Outside the courtroom, you will see a large sheet of paper that lists all the cases that will be heard that day. Find your case. Next to your case will be a number. Go into the courtroom and check in with the clerk by giving him/her your "line number." Tell the clerk you are "the defendant." Then wait for your case to be called.
- Before your case is called, CHA's attorney may want to speak to you. He may try to convince you to agree to move out of your apartment by a certain date. **DON'T AGREE UNLESS YOU REALLY WANT TO MOVE AND GIVE UP YOUR RIGHT TO PAY A REDUCED RENT.** You have the right to a trial, and to ask the court for time to get an attorney. (Remember, if you cannot afford an attorney, call the Legal Assistance Foundation at 312-341-1070.)
- If you do not ask for continuance, the judge will hold a trial by asking CHA's attorney some questions and giving you a chance to briefly explain your side of the story.
- The judge will then make a decision. If the judge rules in favor of CHA, he/she will sign what is called an "Order of Possession" and give you some time to move (probably 7-21 days). If you owe rent, the order might state the amount you owe.
- If you do not move out of your apartment by the time the judge told you to move, CHA will pay the sheriff to evict you. The sheriff evicts you by changing the locks on your apartment doors.
- It typically takes the sheriff 2-3 weeks to make it out to your apartment to change the locks

Remember, you stand a much better chance of preventing your eviction if you get an attorney. As soon as you learn that you're facing eviction, call the Legal Assistance Foundation at 312-341-1070.

- If you receive a ten day notice, you don't have to move, only a judge can order you to move
- Always have a lawyer with you.
- To receive the waiver fee for a jury trial, you must go to the seventh floor of the Daley Center.
- Never talk to management's lawyer without your lawyer being present.
- When at court never sign an order of possession or any documents without your lawyer present.
- Always read all documents and never give anyone your originals.
- If you lose your case remember you must file an appeal immediately within thirty days.
- Do not sign anything from any attorney that you didn't hire!



Calendar 2020

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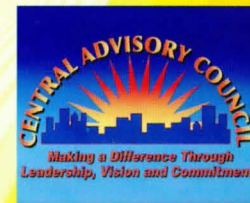


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