

Lathrop Homes Chronology through 2007 – From CHA’s Plan for Transformation

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The following outlines the changes in CHA’s Plan for Transformation regarding the status of Lathrop Homes. The questions we should ask include: who allowed this to happen, based on what evidence and reasons, and who is holding CHA accountable to its original commitment?

2000: The CHA submitted its Plan for Transformation to HUD, which approved it under the Moving to Work (MTW) Agreement. In that document, the following was laid out for Lathrop Homes:

Lathrop Homes was classified as Category 4: Non-202 Family Property, which meant it was not subject to the viability test. Ten developments fit this category. CHA’s plan included \$107 million to “rehabilitate all units with the exception of Lawndale Complex, which is slated for demolition, and Washington Park Low-rises, where it estimated that half the units will be demolished based on their condition” (p. 16). Furthermore, CHA’s plan stated that “[i]n order to maximize funds the CHA will seek development partners for Category 4 properties. **Because of their age and design, modest density reduction is also anticipated for a number of properties in this category**” (p. 16, emphasis added). The process for selecting these partners was outlined in the plan.

In its Capital Plan, CHA identified 925 units at Lathrop, of which 747 were occupied as of 10/1/99. These 747 units were all included in the total number of Category 4 PUBLIC HOUSING units that CHA said it would produce “after revitalization” (see p. 17).

2001: In the 2001 Annual MTW plan submitted to HUD, CHA again included Lathrop in its Category 4 and included all the occupied units in its commitment of public housing (actually listed 707 units, which is assumed a mistake since in subsequent years it is 747). The total number of “planned” public housing units “after revitalization” in this category dropped from 2,254 in 2000 to 2,163 in 2001. A note says “some modest density reduction is assumed in Category 4. The actual numbers, by property, will not be known until after the completion of the respective plans” (see Master Capital Construction Schedule, p. 11).

For Category 4 developments, the CHA laid out how it would develop plans to “redevelop these properties in four stages.” Lathrop Homes was included in the second stage along with LeClaire Extension and Lawndale Complex (which was empty and slated for demolition). The CHA described its plan for this stage:

The agency intends to redevelop these properties using CHA capital funds and low income housing tax credits. The Agency will issue an RFQ for developers in the 1st quarter of 2001. Site planning would begin between the 2nd quarter and 3rd quarter of 2001. The construction phase would begin 3rd quarter 2002....**About 30 percent of the units redeveloped at Lathrop and LeClaire are expected to be reserved for tax credit families and the rest for traditional public housing** (p. 16).

This schedule is reflected in a table showing the 5 year capital construction / rehab schedule for all Category 4 developments (p.17). In this diagram, no demolition is shown even though there is a line there for it. This is true for all developments in this table except Lawndale Complex and Washington Park Homes Low-rises.

2002: In CHA's 2002 MTW plan approved by HUD, a new category is introduced: "Undecided properties" that includes Lathrop Homes along with LeClaire, Lawndale Complex (all still also identified as Category 4 as well), Cabrini Rowhouses, Harold Ickes, Dearborn Homes (all Category 5A: 202 mid/low rise), 1230 N Burling, Frances Cabrini Ext, William Green Homes, Washington Park High-rises, and Randolph Towers (all Category 5B: 202 High rise). In "Table 1: Units to be rehabilitated or constructed" the total number of occupied units at Lathrop as of 10/1/99 is 747; however under the heading "total planned units 10/1/01" all undecided properties have TBD (to be determined). The total units indicated for "production" for this category is 2,844. The total occupied units 10/1/99 was 4,369; however, the total occupied units as of 10/1/01 (2 years later) was 3,864. **This meant a loss of 505 families from 11 developments in 2 years. Of this total, 109 "lost families" had been at Lathrop, which had lost the second largest number of families after Ickes (166 families).**

In the narrative describing what is happening at each Category 4 development, the CHA says under "redevelopment status" that "Plans have not been developed for Lathrop Homes and LeClaire Extension but are being considered for potentially mixed-income and mixed finance properties" (p. 91). The CHA goes on to describe what is to happen next:

Planning for Lathrop Courts, a City/State seniors building located on the Lathrop Homes campus, will start in 2002. Issuance of an RFP for a developer for those properties will also be conducted. Working Groups will be formed in 2002 to review plans for Lathrop Homes and LeClaire Extension and related properties. Lathrop Homes and LeClaire Extension will receive targeted capital improvements in 2002. These will enhance the viability of these properties pending future planning for complete redevelopment (p.92).

2003: The MTW plan in 2003 approved by HUD indicates that all "undecided properties" are now classified as "Rehabilitated or Redeveloped". With exception of Washington Park low-rises, the number of planned units for these sites was still "undecided"; however the total for "production" had increased from the previous year to 3,099 (increase of 255 units). This is based on a production schedule of about 775 units annually beginning in FY 2006 to be completed in FY 2009 (see p. 8). **The CHA indicated that Lathrop occupancy as of 9/30/02 was 587, down 51 families from previous year (p. 72).**

In its description of the planning process for Lathrop, the CHA says that "planning will begin in late FY 2002 with the Working Group" and that until it is decided what will happen for all developments in the category (including the decision on whether or not to make them a mixed-income/mixed-finance community), "the CHA maintains its commitment to provide approximately 25,000 units of public housing through its implementation of the Plan" (p. 26).

2004: In the MTW plan approved by HUD this year (Year 5 of the plan), the CHA has now further sorted the undecided properties into “redevelopment,” “rehabilitation” or “redevelopment or rehabilitation.” The only development in this last category is Lathrop Homes. The CHA says “Lathrop Homes will be evaluated in FY2004 to decide whether to rehabilitate or redevelop this property” (p. 5). CHA still lists the same number of occupied units as of 10/1/99 (747). **Occupancy as of 7/1/03 is 534, which is down another 53 families from the previous year (p. 65).**

2005: In the MTW plan approved by HUD, the CHA continues to list Lathrop as “to be rehabilitated or redeveloped (undecided).” In the Public Housing Unit Completion Schedule for all “to be redeveloped” developments, Cabrini Rowhouses, LeClaire and Washington Park low-rise have been moved to “rehabilitation.” – which means 962 fewer households as of 10/1/99 from undetermined developments. Furthermore, the CHA indicates that the Dearborn Homes will be rehabilitated as “traditional public housing” (no unit count provided) and Ickes will be rehabilitated as a traditional public housing family development (no unit count provided).

This is an important decision to note since assuming the CHA is still planning to maintain the same number of public housing units at each of these sites as there were households as of 10/1/99, then that would account for 1,426 units of the total 2,115 units of public housing now committed to in this category.¹ This means that at the remaining developments there could be only 689 units of public housing total. This would mean significantly reducing public housing units at either Cabrini (Extension South/Green Homes/1230 Burling), which had a total of 1,130 occupied units as of 10/1/99 or at Lathrop, which had 747 units occupied, or reducing public housing at both since combined it is a total of 1,877 units.

Total occupancy at Lathrop as of July 1, 2004 is 460 – a loss of 74 families in a year (p. 17 Appendix). The CHA narrative says: “The CHA will evaluate Lathrop Homes and decide whether or not to rehabilitate or redevelop the property. While the decision is pending, current residents have access to a growing number of amenities...” (p.42).

2006 In the MTW plan approved by HUD, the CHA has determined that Lathrop will be mixed-income with 400 units of public housing. While classified as “redevelopment/rehabilitation,” the narrative on p. 30 indicates that the CHA will solicit redevelopment plans (while not explicitly stated, this appears to mean demolition and new construction) with plans to “finalize a master redevelopment plan for this mixed-income community in FY2007” (p.30). The first 50 public housing units will be completed in 2011, with 50 then 100 units added annually thereafter through 2015.

Total occupancy at Lathrop as of June 30, 2006 is 340 units – a loss of 120 families in a year (p. 124). This represents a total loss of 407 families since the Plan for Transformation was approved by HUD.

¹ The unit count at the end of the plan (FY2009) is a total of 2,115 public housing units—this is 1,346 fewer than in 2004. While some of this is accounted for the shift of three developments to rehab category, that only accounts for a maximum of 962 units (number of households in three as of 10/1/99; see p. 2). It is still “to be determined” how the total will be distributed across developments.

2007 From the FY08 plan: “The planned redevelopment of Lathrop Homes will result in a total of 1,200 units, divided equally into public housing units, affordable units, and market-rate units.” The plan also says that public housing units are to be delivered in 100 unit increments beginning FY2012.

Also, “In FY2008, the CHA intends to negotiate a Memorandum of Agreement (MOA) with the Illinois State Historic Preservation Office, convene working group meetings, and finalize a request for proposal for the redevelopment of Lathrop Homes in accordance with the MOA provisions.

Under the “proposed demolition schedule” the CHA indicates 480 Lathrop Homes units will be demolished in FY09.

Under a section in the Appendix dealing with “deconcentrating poverty” the plan states: “The planning for the redevelopment of this site is in progress. The CHA will be incorporating deconcentration strategies into the final redevelopment plan. See MTW Statutory Objective I: Chapter 1. Public Housing Revitalization for more information.”

There were 311 occupied units – a loss of 29 families since the previous year.

In the comments section the following were made about Lathrop.

Comment #13 Central Advisory Council (CAC): The working groups at LeClaire Courts and Lathrop Homes are essential given that these properties are projected to be mixed-finance developments, which will probably have site-specific criteria that must be finalized at least one year before units are offered for occupancy. The CHA should move forward with meaningful activity at both LeClaire Courts and Lathrop Homes and should ensure that the working groups meet on a regular basis and continue to progress towards start and completion dates at these sites.

CHA response: Working Group meetings will be scheduled in FY2008 and will include resident leadership participation.

Comment #24 Chicago Rehab Network: Our immediate concern is the future of Lathrop Homes. The plan released last year states that Lathrop's 925 public housing units would be replaced with only 400, to be matched by the same number of affordable and market-rate units. The plight of Lathrop is a strong illustration of the need to secure appropriate funding, and the dangers of relying too much on mixed-income redevelopment in an environment where the greatest market demand is by far for affordable housing. On a positive note, it is also a once in a lifetime opportunity to transform a scarce piece of land into an affordable community that will be valued for years to come.

CHA response: The CHA is committed to rehabilitating or redeveloping 25,000 public housing units. Although the total number of units at Lathrop may change, there will still be replacement units located at other CHA developments. For accurate unit count information, please refer to the Unit Completion Schedule located in MTW Statutory Objective I. Chapter 1. Public Housing Revitalization in the FY2008 Annual Plan.

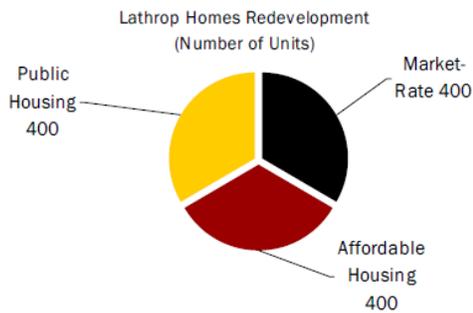
Lathrop Homes will be redeveloped as a mixed income/mixed-finance community, which will help integrate public housing residents into their surrounding neighborhoods.

2009 From MTW plan

The CHA applies for various types of financial assistance to help fund redevelopment. In the event that HUD issues a Notice of Funding Availability (NOFA) in FY2009 for housing, community development, and/or demolition, the CHA may submit a HOPE VI application for one or more of the following sites: Grace Abbott Homes/Robert H. Brooks Homes and Extension/Loomis Courts/Jane Addams Homes, Lathrop Homes, LeClaire Courts Extension, Stateway Gardens, Ida B. Wells, William Green Homes, and/or Washington Park Homes. (For a complete list of development numbers, refer to Appendix 8: Development Number Translation Table).

Lathrop Homes

Street Boundaries: Clybourn/Damen/Chicago River
Development Number: IL002022000



- The CHA plans to deliver 400 public housing, 400 affordable, and 400 market-rate units by the end of the Plan for Transformation. In total, 1,200 revitalized units will comprise this community.

- The CHA plans to re-institute a working group, which will serve to assist in creating the redevelopment plans at Lathrop Homes.
- The CHA will work with HUD, the Illinois State Historic Preservation Office, and key stakeholders to address historic preservation concerns.
- The CHA anticipates that the delivery of public housing units at Lathrop Homes will begin in FY2012.

Lathrop Homes Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2008*	Units Under Construction FY2009	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
400	0	0	0	0	0	100	100	100	100

*Includes units projected by year end FY2008.

The plan indicates the CHA will demolish 478 units in FY2010 (year 11)

At the time there were 264 occupied units and 489 people.

In comments:

3	8/18/2008	Jonathan Clark	A working group, consisting of resident leaders, CHA Staff, other city officials and community organizations, was recently formed to assess the most effective strategy for revitalizing the community surrounding Lathrop Homes. How do I attend these meetings or find out more information?	Currently, there is no working group for Lathrop Homes. For more information regarding the redevelopment plans for Lathrop Homes, refer to the Lathrop Homes section of the FY2009 Annual Plan which is located in Section II: General Housing Authority Operating Information, Chapter 1: Housing Stock Information.
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2010

General HA operating expenses, estimated expenditures for Lathrop:

- \$320,000 capital fund grant FY2010
- \$1,007,424 from MTW fund
- \$1,327,424 Total

Not clear what it will be used for – no units added during this time.

Not data on occupancy or occupied units was provided in this plan.

Reduce Costs and Achieve Greater Cost Effectiveness in Federal Expenditures

Energy Efficiency and Environmental Sustainability

CHA anticipates incorporating energy efficiency and environmental sustainability components into future redevelopment projects, in order to both reduce energy costs for residents and decrease energy consumption at large public housing developments. In FY2010, CHA will undertake a community planning process for Lathrop Homes (O22000), which will identify strategies to develop a Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) certified community. A LEED-ND community seeks to maximize energy efficiency not only at a building level but also for environmentally sustainable solutions at a community level. The goal is to create a redevelopment plan that outlines energy conservation measures that could be obtained in the future redevelopment of Lathrop Homes.

2011 No data on occupancy, only the following:

Lathrop Homes (IL002022000)

In FY2010, CHA’s Board of Commissioners accepted the recommendation of the Lathrop Homes Working Group to enter into negotiations with Lathrop Community Partners, a five-party development team, for the revitalization of Lathrop Homes as a sustainable mixed-income community. The development team is comprised of Related Midwest, Heartland Housing, Bickerdike Redevelopment Corp., Magellan Development Group and Ardmore Associates. One of the primary goals for the development is attaining Gold or Platinum level certification from the United States Green Building Council for Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND). The robust community master planning process is planned to be completed in FY2012. Initial phase design and finance development is also planned for FY2012.

City/State PBVs

CHA continues to administer 339 PBV units across three city-state sites: Harrison Courts, Loomis Courts, and Lathrop Elderly. These 339 PBV units are located in Chicago and counted toward overall unit delivery progress.

Lathrop has 92 Project Based Vouchers (former city-state site) that CHA will count toward its commitment to 25,000 units.

City/State	Lathrop Elderly	92	92	2717 N. Leavitt Avenue, original HAP was signed in 2005; Elevator Building for seniors
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CHA Redevelopment Activities

- In response to a Choice Neighborhoods or other Federal Notices of Funding Availability (NOFAs) released in FY2012, CHA may submit application(s) for grant funding for redevelopment at Cabrini Extension South (IL002089000), William Green Homes (IL002030000), Frances Cabrini Rowhouses (IL002039000), and Lathrop Homes (IL002022000).

Selected comments and replies

7	Robert Whitfield [robertdwhitfield2@yahoo.com]	I did not find any reference in the Draft FY 2012 Plan to any current and or proposed redevelopment activity at Lathrop Homes, or Le Claire Courts. Does this mean that there will be no redevelopment or rehabilitation taking place at these sites in FY 2012? It seems to me that residents awaiting housing at these sites are severely disadvantaged in making informed choices about their permanent housing if they are not aware generally about what is currently happening at these sites, and what if anything is planned by CHA at these sites for FY 2012 and beyond. Does the absence of information about these sites mean that CHA has revised prior plans and now will not redevelop these sites? Certainly many current and former CHA residents still awaiting permanent housing may think that unless CHA provides specific information about each of these sites. A proposed CHA plan that completely omits these sites is puzzling. CHA should amend the Plan to include information on planned or proposed activity FY 2012 at both sites.	Thank you for your comment. The CHA will revise the Annual Plan to indicate the CHA will work with the Lathrop Working group and residents (both on site and neighbors) to redevelop the Lathrop community into a mixed-income community. Furthermore, the CHA will revise the annual plan to indicate that the CHA will select a developer for the future redevelopment of LeClaire into a mixed-income community and will work with the LeClaire working group, residents and neighbors on a plan to redevelop Lckes.
24	Sandra Cornwell	We will see how I do. I am a resident of Lathrop Homes. I have volunteered on the river front. And I was told that if we – if the trees and flowers and took care of the land, that we would place – there would be a place here for us. That our community would be here to stay. That in the future, young families could find a home in Lathrop Homes. Now, we have been told differently. Now we are being lied to, abused and cheated out of our community. What will happen to us? I'm still asking, what will happen to Lathrop Homes? I'm Sandra Cornwell, Lathrop, LAC, secretary.	Families who were residents of Lathrop Homes at the time of the 2011 consolidation were offered the option of remaining at Lathrop Homes as the planning process proceeds. These families were not forced to leave Lathrop Homes. It is the CHA's hope that residents and other community members will be engaged in this very important community planning process that will help shape the future of Lathrop Homes.

45	Robert Whitfield [robertdwhitfield2@yahoo.com]	The CHA MTW Plan for Year Two was approved by the CHA Board in December, 2000. That CHA MTW Plan contained capital construction charts that indicate that construction and rehabilitation at Lathrop Homes would begin in August, 2003, and be completed in December, 2004. (page 17) The Year Two Plan also indicates that the rehabilitation of the Cabrini Row Houses would begin in April, 2003, and be completed in December, 2004 (page 19). Neither chart indicated any demolition occurring at either site. The MTW Plan for Year Four indicates that Lathrop Homes and the Cabrini Row Houses had been placed in an "undecided" category. The residents associated with the Lathrop Homes and Cabrini Working Groups do not recall discussions or decisions by those Working Groups agreeing to the placement of these sites in the category of "undecided". The CAC commented on this in its comments on the CHA Draft MTW Plan for Year Four.	The CHA only convenes working groups at developments the housing authority decides will undergo mixed-income development. The purview of working groups is to provide the CHA input on the redevelopment of a site into a mixed-income community. The unit projections in the annual plan are based on a myriad of factors. When a particular working group reaches the planning stage of a specific phase, the CHA and developer will share with the working group its refined unit delivery projects for that phase.
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