

CHA Quarterly Report, 4th Quarter 2015



Overview

CHA's Quarterly Report includes information on the progress of Plan Forward initiatives, CHA operations and projections for development and capital activities. Information on the following key areas will be reported on a quarterly basis.

Status Reports on Key Operations and Initiatives

Information and reports reflect data as of December 31, 2015 and status as of the end of the 4th quarter of 2015.

CHA's Housing Portfolio

This section includes key information on CHA's housing portfolio, including an update on occupancy by CHA portfolio and a status report on offline units. In addition, it includes overall unit delivery progress toward the 25,000 goal by site and the status of annual unit delivery projections.

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Who We Serve

This section includes an overview of CHA's residents, including the status of families with a Right of Return and demographics of CHA's current population and wait list applicants.

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CHA Compliance

This section provides an overview of CHA compliance with Section 3 and Minority, Women and Disadvantaged Business Enterprise (M/W/DBE) requirements.

- V. **Section 3 and M/W/DBE Report – p. 22**

CHA Funding Priorities

This section provides an overview of CHA funding priorities and voucher utilization.

- VI. **CHA Funding Summary – p. 24**
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Development and Capital Projections

This section provides a summary of CHA's projected development and capital expenditures, including utilization of reserves.

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I. Public Housing Occupancy and Unit Status

CHA provides public housing across several portfolios, including traditional family properties, scattered sites, senior-designated properties and mixed-income developments.

As of December 31, 2015, the total number of CHA public housing units is 21,359. This number includes all standing public housing units and is not the same as CHA's progress toward the 25,000 unit delivery goal. CHA's public housing units are categorized in two ways:

- Online/Leasable Units: This includes all occupied units plus those that are vacant but available for occupancy/leasable. CHA's vacancy rate is calculated based on online, leasable units.
- Offline Units: This includes units unavailable for occupancy and offline for HUD-approved reasons such as pending demolition or disposition, capital maintenance or modification, non-dwelling use, relocation resources, and non-rehabilitated/uninhabitable units closed for pending redevelopment.

A. Occupancy by Portfolio

The following tables summarize CHA occupancy by portfolio.

Public Housing Unit Summary						
Portfolio	Total Units	Occupied Units	Offline Units (more detail in following report)	Vacant Units	Vacancy Rate (%)	Units Vacant >60 days*
Family	6,798	4,508	2,057	233	4.9%	190
Scattered	2,764	2,501	98	165	6.2%	156
Senior	8,955	7,887	791	277	3.4%	168
Mixed	2,842	2,792	5	45	1.6%	17
Totals	21,359	17,688	2,951	720	3.9%	531

*This number increased due to the transition to new property management firms. CHA is working to make units available for leasing as soon as possible.

Family Portfolio						
Property/Name	Total Units	Occupied Units	Offline Units (more detail in following report)	Vacant Units	Vacancy Rate (%)	Units Vacant >60 days
Altgeld-Murray Homes	1971	1267	660	44	3.4%	33
Bridgeport Homes & Elderly	129	119	10	0	0.0%	0
Brooks Homes	371	313	45	13	4.0%	10
Cabrini Rowhouses	584	139	444	1	0.7%	0
Dearborn Homes	668	626	4	38	5.7%	27
Horner Super Block	201	143	56	2	1.4%	1
Horner-Westhaven	351	268	32	51	16.0%	51
Lake Parc Place	290	266	10	14	5.0%	11
Lathrop Homes	925	130	759	36	21.7%	35
Lawndale Gardens	121	115	5	1	0.9%	1
Lowden Homes	127	125	2	0	0.0%	0
Trumbull Park Homes & Ida Platt Senior Apts	465	438	12	15	3.3%	10
Washington Park Low Rises & Elderly	252	231	10	11	4.5%	6
Wentworth Gardens	343	328	8	7	2.1%	5
Totals	6,798	4,508	2,057	233	4.9%	190

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Scattered Sites Portfolio						
Scattered Sites Region*	Total Units	Occupied Units	Offline Units (more detail in following report)	Vacant Units	Vacancy Rate (%)	Units Vacant >60 days
SS Region 1	918	840	23	55	6.1%	54
SS Region 2	766	705	27	34	4.6%	34
SS Region 3	337	313	9	15	4.6%	14
SS Region 4	494	432	28	34	7.3%	30
SS Region 5	249	211	11	27	11.3%	24
Totals	2,764	2,501	98	165	6.2%	156

*As of Q4 2015, CHA has reconfigured scattered site units into AMPs based on new regions. In addition, 37 PII acquisition units previously included in the mixed-income portfolio have been recategorized to scattered site regions.

Senior Housing Portfolio						
Property/Name	Total Units	Occupied Units	Offline Units (more detail in following report)	Vacant Units	Vacancy Rate (%)	Units Vacant >60 days
Ada S. Dennison-McKinley Apts	125	121	3	1	0.8%	1
Albany Terrace Apts	350	317	7	26	7.6%	24
Alfreda Barnett Duster Apts	129	121	3	5	4.0%	3
Apartamentos Las Americas	212	200	3	9	4.3%	6
Armour Square Apts & Annex	392	374	14	4	1.1%	2
Blake/Martinez/Wood Apts	317	305	7	5	1.6%	3
Bousfield/Richardson-Jones Apts	266	260	5	1	0.4%	0
Caroline Hedger Apts	450	290	159	1	0.3%	0
Castleman/Ella Flagg Apts	436	424	7	5	1.2%	1
Daniel Hudson Burnham Apts	181	165	13	3	1.8%	1
Edith Spurlock Sampson Apts	394	371	9	14	3.6%	9
Elizabeth Davis Apts	149	145	1	3	2.0%	2
Fannie Emanuel Apts	181	0	181	0	0.0%	0
Fisher Apts	199	134	63	2	1.5%	1
Flannery Apts	252	237	4	11	4.4%	9
Green/Harsh Apts	278	255	6	17	6.3%	6
Harry Schneider Apts	174	169	1	4	2.3%	1
Hattie Callner Apts	147	139	4	4	2.8%	0
Irene McCoy Gaines Apts	151	139	2	10	6.7%	4
Judge Slater Apts & Annex	407	343	59	5	1.4%	3
Kenneth Campbell Apts	165	157	2	6	3.7%	1
Lidia Pucinska Apts	378	367	3	8	2.1%	6
Lincoln Perry Apts and Annex	450	343	80	27	7.3%	15
Long Life Apts	116	112	3	1	0.9%	0
Lorraine Hansberry Apts	169	160	3	6	3.6%	2
Mahalia Jackson Apts	282	266	5	11	4.0%	8
Major Lawrence Apts	193	118	62	13	9.9%	9
Mary Hartwell Catherwood Apts	357	351	3	3	0.8%	0
Minnie Riperton Apts	339	263	58	18	6.4%	9
Patrick Sullivan Apts	482	447	4	31	6.5%	24
Vivian Carter Apts	224	217	3	4	1.8%	2
Wicker Park Apts & Annex	225	210	5	10	4.5%	10
William Jones Apts	116	109	3	4	3.5%	2
Zelda Ormes Apts	269	258	6	5	1.9%	4
Totals	8,955	7,887	791	277	3.4%	168

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Mixed-Income Portfolio*						
Property/Name	Total Units	Occupied Units	Offline Units (more detail in following report)	Vacant Units	Vacancy Rate (%)	Units Vacant >60 days
Britton Budd Apts	173	170	1	2	1.2%	1
Coleman Place	52	49	2	1	2.0%	0
Domain Lofts	16	16	0	0	0.0%	0
Fountain View	14	13	0	1	7.1%	1
Gwendolyn Place	30	28	0	2	6.7%	0
Hansberry Square	83	82	0	1	1.2%	0
Hillard Family Phase 1	59	58	0	1	1.7%	0
Hillard Senior Phase 1	94	91	0	3	3.2%	0
Hillard Senior Phase 2	94	94	0	0	0.0%	0
Hilliard Family Phase 2	58	57	0	1	1.7%	0
Jackson Square at West End	57	55	0	2	3.5%	2
Jazz On the Boulevard	30	30	0	0	0.0%	0
Keystone Place	38	38	0	0	0.0%	0
Lake Park Crescent	60	59	0	1	1.7%	1
Lake Park Crescent Phase 1A For Sale	26	25	0	1	3.8%	1
Langston	29	28	0	1	3.4%	1
Mahalia Place	54	54	0	0	0.0%	0
Mohawk North	16	15	0	1	6.3%	1
North Town Village Phase 1	39	39	0	0	0.0%	0
North Town Village Phase 2	40	39	0	1	2.5%	0
Oakwood Shores Phase 1A	63	61	0	2	3.2%	2
Oakwood Shores Phase 1B	63	62	0	1	1.6%	1
Oakwood Shores Phase 2A	81	80	0	1	1.2%	0
Oakwood Shores Phase 2B	29	29	0	0	0.0%	0
Oakwood Shores P2 C Mercy	19	18	0	1	5.3%	0
Oakwood Shores Phase 2D	22	22	0	0	0.0%	0
Old Town Square	16	16	0	0	0.0%	0
Old Town Village West	66	65	0	1	1.5%	1
One South Leavitt	2	2	0	0	0.0%	0
Orchard Park	77	77	0	0	0.0%	0
Park Boulevard Phase 1	54	53	0	1	1.9%	0
Park Boulevard Phase 2A	46	46	0	0	0.0%	0
Park Boulevard Phase 2B	37	36	0	1	2.7%	0
Park Douglas	60	58	0	2	3.3%	0
Parkside Condo	72	72	0	0	0.0%	0
Parkside Condo Phase 1B	35	35	0	0	0.0%	0
Parkside of Old Town Phase 2A	39	39	0	0	0.0%	0
Quincy	27	26	0	1	3.7%	1
Renaissance North	18	18	0	0	0.0%	0
Roosevelt Square Phase 1	125	121	0	4	3.2%	0
Roosevelt Square Phase 2	120	118	0	2	1.7%	0
Savoy Square	60	59	0	1	1.7%	0
Shops and Lofts at 47th	28	27	0	1	3.6%	0
St. Edmunds Meadows	14	13	0	1	7.1%	0
Sullivan Station	47	47	0	0	0.0%	0
The Dorchester	12	12	0	0	0.0%	0

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Mixed-Income Portfolio*						
Property/Name	Total Units	Occupied Units	Offline Units (more detail in following report)	Vacant Units	Vacancy Rate (%)	Units Vacant >60 days
The Kenmore	100	99	1	0	0.0%	0
The Pershing	27	26	0	1	3.7%	1
The Pomeroy	105	104	1	0	0.0%	0
West End Phase 1	14	13	0	1	7.1%	0
West End Phase 2	65	64	0	1	1.5%	1
Westhaven Park Phase 1	87	87	0	0	0.0%	0
Westhaven Park Phase 2B	46	45	0	1	2.2%	1
Westhaven Park Phase 2C	70	69	0	1	1.4%	0
Westhaven Park Tower	34	33	0	1	2.9%	1
Totals	2,842	2,792	5	45	1.6%	17

*As of Q4 2015, 37 PII acquisition units previously included in the mixed-income portfolio have been recategorized to scattered site regions.

B. Offline Unit Status Report

CHA Offline Unit Summary as of Q4 2015		
Category	Offline Units as Q4 2015	% of Offline Units Q4 2015
Pending Redevelopment/ Planning	2,107	71%
Major or Routine Capital Maintenance	552	19%
Pending Demolition or Disposition Activity	47	2%
Non-Dwelling Units	245	8%
Total Offline Units	2,951	100%

Offline Unit Status by Category as of 4th Quarter 2015								
Units Offline for Pending Redevelopment/Planning : Includes sites with future redevelopment planning underway; specific timelines for bringing new units online TBD pending finalization of plans.								
Development/Site	Offline Units as of Q1 2015	Offline Units as of Q2 2015	Offline Units as of Q3 2015	Offline Units as of Q4 2015	Q1 2015 Status	Q2 2015 Status	Q3 2015 Status	Q4 2015 Status
Lathrop Homes	753	753	753	753	Planning and continuation of the Section 106 process are ongoing. CHA continues to work with stakeholders to pursue zoning approvals, financing and implementation plans for Phase I redevelopment.	Planning and continuation of the Section 106 process are ongoing. CHA continues to work with stakeholders to pursue zoning approvals, financing and implementation plans for Phase I redevelopment.	Planning and continuation of the Section 106 process are ongoing. CHA continues to work with stakeholders to pursue zoning approvals, financing and implementation plans for Phase I redevelopment.	CHA continues to work with stakeholders through the Section 106 process and to pursue building permits, zoning approvals, and financing commitments for Phase I revitalization. CHA is planning for resident and community meetings in 1st quarter 2016.
Frances Cabrini Rowhouses	438	438	438	438	CHA will hold meetings to present the updated Development Zone Plan to the community on April 17th and 22nd and expects to release a solicitation for the first phase of the plan in the 2nd quarter of 2015. CHA will plan for a solicitation for development proposals for the Cabrini Rowhouses upon resolution of the pending litigation.	CHA held community meetings and presented the updated Development Zone Plan in May 2015. CHA plans to release a solicitation for the first phase of the plan in the 3rd quarter of 2015. CHA is working towards resolution of the Cabrini Rowhouse litigation and designation of the remaining Cabrini-Green land as a Gautreaux Revitalizing Area in the 3rd quarter of 2015.	CHA and the Cabrini-Green Local Advisory Council reached an agreement and settled a 2013 lawsuit in September 2015. The agreement allows CHA to proceed with redevelopment activities for the non-rehabilitated portion of the Rowhouses while increasing options for low-income residents in the area.	In 4th quarter 2015, CHA and the Chicago Department of Planning & Development released the solicitation for the first phase of the Cabrini-Green Development Zone Plan. CHA is pursuing a HUD Choice Neighborhoods Initiative Planning & Action Grant to create a transformation plan for the Frances Cabrini Rowhouses.
Altgeld Gardens/Murray Homes	633	633	648	648	Implementation planning and continuation of the Section 106 process are ongoing. In the 1st quarter 2015, CHA's Board approved \$56.5M for the renovation of Blocks 7 and 8.	Implementation planning and continuation of the Section 106 process are ongoing. CHA anticipates rehabilitation work for Blocks 7 and 8 to begin in the 3rd quarter of 2015.	CHA began the renovation of 218 units in Blocks 7 & 8 in late August 2015, which is expected to be completed in the 3rd quarter of 2016. The number of offline units will fluctuate during construction.	CHA began the renovation of 218 units in Blocks 7 & 8 in late August 2015, which is expected to be completed in the 3rd quarter of 2016. The number of offline units will fluctuate during construction.
Horner-Westhaven / Horner Superblock	92	88	89	87	Planning is ongoing, and the financial transaction is expected to close in 4th quarter 2015.	Planning is ongoing, and the financial transaction is expected to close in 1st quarter 2016.	Planning is ongoing, and the financial transaction is expected to close in 1st quarter 2016.	Planning is ongoing, and the financial transaction is expected to close in the 2nd quarter 2016. CHA plans to close the transaction through the Rental Assistance Demonstration (RAD) Program. CHA completed three resident meetings regarding RAD in October 2015.

Development/Site	Offline Units as of Q1 2015	Offline Units as of Q2 2015	Offline Units as of Q3 2015	Offline Units as of Q4 2015	Q1 2015 Status	Q2 2015 Status	Q3 2015 Status	Q4 2015 Status
Parkview-Fannie Emanuel	181	181	181	181	Interior demolition began in 1st quarter 2015. Construction now expected to start in 4th quarter 2015.	Interior demolition was completed in the 2nd quarter of 2015. CHA plans to close the transaction through the Rental Assistance Demonstration (RAD) Program in the 4th quarter of 2015.	CHA plans to close the transaction through the Rental Assistance Demonstration (RAD) Program in the 4th quarter of 2015.	CHA closed on the financial transaction/RAD conversion for Fannie Emanuel on December 22, 2015. Construction is schedule for completion in 2nd quarter 2017. These units will be removed from PIC in 1st quarter 2016 due to RAD conversion.
Total Pending Redevelopment/ Planning	2,097	2,093	2,109	2,107				
Units Undergoing Major or Routine Capital Maintenance : Includes sites undergoing routine repairs or maintenance, updates to align with building requirements, ADA modifications and major capital maintenance projects.								
Development/Site	Offline Units as of Q1 2015	Offline Units as of Q2 2015	Offline Units as of Q3 2015	Offline Units as of Q4 2015	Q1 2015 Status	Q2 2015 Status	Q3 2015 Status	Q4 2015 Status
Judge Slater (Senior Site)	45	43	54	54	45 units remain offline for the second phase of construction in the Annex building. Construction began in May 2014 and is scheduled for completion in 1st quarter of 2016.	43 units remain offline for the second phase of construction in the Annex building. Construction began in May 2014 and is scheduled for completion in 1st quarter of 2016. The number of offline units will fluctuate during construction.	Construction is now scheduled for completion in 2nd quarter of 2016. Additional units were taken offline to accelerate the schedule. The number of offline units will fluctuate during construction.	Construction is scheduled for completion in 2nd quarter of 2016. Additional units were taken offline to accelerate the schedule. The number of offline units will fluctuate during construction.
Eckhart-Lidia Pucinska Apts (Senior Site)	38	0	0	0	Construction is expected to be completed in the 2nd quarter of 2015. The number of offline units will fluctuate during construction.	Construction was completed in the 2nd quarter of 2015. <i>(This project will be removed in the Q1 2016 report.)</i>	Construction was completed in the 2nd quarter of 2015. <i>(This project will be removed in the Q1 2016 report.)</i>	Construction was completed in the 2nd quarter of 2015. <i>(This project will be removed in the Q1 2016 report.)</i>
Lincoln Perry Apts and Annex (Senior Site)	64	64	74	72	Construction started as scheduled in October 2013; project expected to be completed in the 2nd quarter of 2015. The number of offline units will fluctuate during construction.	Construction started as scheduled in October 2013; project is now expected to be completed in the 1st quarter of 2016. The number of offline units will fluctuate during construction.	Construction started as scheduled in October 2013; project is now expected to be completed in the 3rd quarter of 2016. Additional units were taken offline to accelerate the completion of this project. The number of offline units will fluctuate during construction.	Construction started as scheduled in October 2013; project is now expected to be completed in the 3rd quarter of 2016. Additional units were taken offline to accelerate the completion of this project. The number of offline units will fluctuate during construction.
Caroline Hedger Apartments	98	98	143	158	Construction began in September 2014; project is expected to be completed in the 4th quarter of 2016. The number of offline units will fluctuate during construction.	Construction began in September 2014; project is expected to be completed in the 4th quarter of 2016. The number of offline units will fluctuate during construction.	Construction began in September 2014; project is expected to be completed in 4th quarter of 2016. Additional units were taken offline to maintain the completion schedule. The number of offline units will fluctuate during construction.	Construction began in September 2014; project is now expected to be completed in 1st quarter of 2017. The number of offline units will fluctuate during construction.
Minnie Riperton Apartments	26	26	56	53	Construction began in June 2014 and will require 26 offline units to accommodate construction. Project is expected to be completed in the 2nd quarter of 2016 due to discovered conditions.	Construction began in June 2014 and initially required 26 offline units to accommodate construction. Project is now expected to be completed in the 4th quarter of 2016. The number of offline units will fluctuate during construction.	Construction began in June 2014 and required 26 offline units originally to accommodate construction. Due to discovered conditions, additional units were taken offline and the project is now expected to be completed in 2nd quarter of 2017.	Construction began in June 2014 and required 26 offline units originally to accommodate construction. Due to discovered conditions, additional units were taken offline and the project is now expected to be completed in 2nd quarter of 2017. The number of offline units will fluctuate during construction.

Development/Site	Offline Units as of Q1 2015	Offline Units as of Q2 2015	Offline Units as of Q3 2015	Offline Units as of Q4 2015	Q1 2015 Status	Q2 2015 Status	Q3 2015 Status	Q4 2015 Status
Major Lawrence Apartments	36	36	65	60	Construction began in June 2014 and required 36 offline units to accommodate construction. Project is expected to be completed in the 2nd quarter of 2016 due to discovered conditions.	Construction began in June 2014 and initially required 36 offline units to accommodate construction. Project is now expected to be completed in the 4th quarter of 2016. The number of offline units will fluctuate during construction.	Construction began in June 2014 and required 36 offline units to accommodate construction. Project will now be accelerated for completion in 2nd quarter of 2016, which will require a minimum of 60 offline units. The number of offline units will fluctuate during construction.	Construction began in June 2014 and required 36 offline units to accommodate construction. Project will now be accelerated for completion in 2nd quarter of 2016, which will require a minimum of 60 offline units. The number of offline units will fluctuate during construction.
Judge Fisher Apartments	0	59	60	61	N/A	<u>New Project:</u> Construction began in May 2015 and initially requires 59 units offline for the 1st phase, which is scheduled for completion in the 4th quarter of 2015. The number of offline units will fluctuate for the 2nd phase, which is scheduled for completion in the 4th quarter of 2016.	Construction began in May 2015 and initially required 59 units offline for the 1st phase, which is scheduled for completion in the 4th quarter of 2015. The number of offline units will fluctuate for the 2nd phase, which is scheduled for completion in the 4th quarter of 2016.	Construction began in May 2015 and initially required 59 units offline for the 1st phase, which was completed in the 4th quarter 2015. The number of offline units will fluctuate beginning with the 3rd phase which is scheduled to start in the 2nd quarter 2016. This project is scheduled for completion 4th quarter 2016.
Armour Square Apartments	14	0	0	0	Construction began in January 2014 and initially did not require any units to be taken offline. Due to a discovered condition involving column deterioration, 14 units are required to be taken offline. This project is scheduled for completion in the 2nd quarter of 2015.	Construction requiring offline units was completed in the 2nd quarter of 2015. <i>(This project will be removed in the Q1 2016 report.)</i>	Construction requiring offline units was completed in the 2nd quarter of 2015. <i>(This project will be removed in the Q1 2016 report.)</i>	Construction requiring offline units was completed in the 2nd quarter of 2015. <i>(This project will be removed in the Q1 2016 report.)</i>
Other Senior Sites	14	14	14	14	10 units are offline at Loyola and Ridge (1930 W. Loyola Ave/Daniel Hudson Burnham Apts). Due to expansion of the project scope, these units are scheduled for completion in 4th quarter 2015. 2 units remain offline at 4645 Sheridan (Ella Flagg Apts) due to water damage and are scheduled for completion in 4th quarter of 2015. 2 units at 3030 W. 21st Place (Albany Terrace) are offline due to water damage and scheduled for completion in 4th quarter 2016.	10 units are offline at Loyola and Ridge (1930 W. Loyola Ave/Daniel Hudson Burnham Apts). Due to expansion of the project scope, these units are scheduled for completion in 4th quarter 2015. 2 units remain offline at 4645 Sheridan (Ella Flagg Apts) due to water damage and are scheduled for completion in 4th quarter of 2015. 2 units at 3030 W. 21st Place (Albany Terrace) are offline due to water infiltration from the facade. These units are scheduled to be available leasing by the 4th quarter of 2016.	10 units are offline at Loyola and Ridge (1930 W. Loyola Ave/Daniel Hudson Burnham Apts). Due to expansion of the project scope, these units are scheduled for completion in 4th quarter 2015. 2 units remain offline at 4645 Sheridan (Ella Flagg Apts) due to water damage and are scheduled for completion in 4th quarter of 2015. 2 units at 3030 W. 21st Place (Albany Terrace) are offline due to water damage and scheduled for completion in 4th quarter 2016.	10 units are offline at Loyola and Ridge (1930 W. Loyola Ave/Daniel Hudson Burnham Apts). Due to expansion of the project scope, these units are now scheduled for completion in 1st quarter 2016. 2 units remain offline at 4645 Sheridan (Ella Flagg Apts) due to water damage and are scheduled for completion in 3rd quarter of 2016. 2 units at 3030 W. 21st Place (Albany Terrace) are offline due to water damage and scheduled for completion in 4th quarter 2016.
Other Family Sites	0	2	2	2	7 units at Brooks Homes were completed in the 1st quarter of 2015. 10 units at Washington Park were completed in the 1st quarter of 2015.	2 units at Coleman Place were damaged by fire and are scheduled to be available for leasing by the 4 th quarter of 2015.	2 units at Coleman Place were damaged by fire and are scheduled to be available for leasing by the 4 th quarter of 2015.	2 units at Coleman Place are complete and will be returned to leasing in 1st quarter 2016.

Development/Site	Offline Units as of Q1 2015	Offline Units as of Q2 2015	Offline Units as of Q3 2015	Offline Units as of Q4 2015	Q1 2015 Status	Q2 2015 Status	Q3 2015 Status	Q4 2015 Status
Scattered Sites	91	84	85	78	<p>CHA continues to renovate units across the Scattered Site portfolio. Upon completion, units are made available for residents living in other scattered site units that need to be renovated, and the previously occupied units are taken offline for construction. The number of offline units will continue to fluctuate until all scattered site units planned for renovation are completed.</p> <p>-7 units were completed in 1st quarter 2015. - 43 units available for occupancy in 2015. - 33 units available for occupancy in 2016. - 12 units pending demolition/disposition. - 3 units pending assessment.</p>	<p>CHA continues to renovate units across the Scattered Site portfolio. Upon completion, units are made available for residents living in other scattered site units that need to be renovated, and the previously occupied units are taken offline for construction. The number of offline units will continue to fluctuate until all scattered site units planned for renovation are completed. Overall, 16 units were completed in 2nd quarter 2015, and 9 offline units were added in new projects.</p> <p>The status of current offline units is as follows: - 24 units available for occupancy in 2015. - 39 units available for occupancy in 2016. - 2 units available for occupancy in 2017. - 19 units pending assessment for demolition/disposition.</p>	<p>CHA continues to renovate units across the Scattered Site portfolio. Upon completion, units are made available for residents living in other scattered site units that need to be renovated, and the previously occupied units are taken offline for construction. The number of offline units will continue to fluctuate until all scattered site units planned for renovation are completed. 1 unit was completed in 3rd quarter 2015.</p> <p>The status of current offline units is as follows: - 19 additional units available for occupancy in 2015. - 45 units available for occupancy in 2016. - 2 units available for occupancy in 2017. - 19 units pending assessment for demolition/disposition.</p>	<p>CHA continues to renovate units across the Scattered Site portfolio. Upon completion, units are made available for residents living in other scattered site units that need to be renovated, and the previously occupied units are taken offline for construction. The number of offline units will continue to fluctuate until all scattered site units planned for renovation are completed. 5 units were completed in 4th quarter 2015.</p> <p>The status of current offline units is as follows: - 51 units available for occupancy in 2016. - 8 units available for occupancy in 2017. - 19 units pending assessment for demolition/disposition.</p>
Total Undergoing Major or Routine Capital Maintenance	426	426	553	552				
Units Pending Demolition/Disposition Activity : Units currently pending demolition or disposition; these units will not come back online.								
Development/Site	Offline Units as of Q1 2015	Offline Units as of Q2 2015	Offline Units as of Q3 2015	Offline Units as of Q4 2015	Q1 2015 Status	Q2 2015 Status	Q3 2015 Status	Q4 2015 Status
ABLA	41	41	41	41	Units pending disposition for creation of National Public Housing Museum. These units will not come back online.	Units pending disposition for creation of National Public Housing Museum. These units will not come back online.	Units pending disposition for creation of National Public Housing Museum. These units will not come back online.	Units pending disposition for creation of National Public Housing Museum. These units will not come back online.
Scattered Sites	-	-	-	6	N/A	N/A	N/A	Units pending demolition at 3605 W Douglas.
Total Pending Demolition or Disposition Activity	41	41	41	47				
Non-Dwelling Units : Units used for non-dwelling purposes.								
Development/Site	Offline Units as of Q1 2015	Offline Units as of Q2 2015	Offline Units as of Q3 2015	Offline Units as of Q4 2015	Q1 2015 Status	Q2 2015 Status	Q3 2015 Status	Q4 2015 Status
Non-Dwelling Units	266	263	246	245	No change.	3 units previously used for non-dwelling purposes were returned to leasing in 2nd quarter 2015.	The number of non-dwelling units will fluctuate during accelerated construction periods.	1 unit previously used for non-dwelling purposes was returned to leasing in 4th quarter 2015.
TOTAL OFFLINE UNITS	2,830	2,823	2,949	2,951				

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II. Unit Delivery Status and Projections

CHA continues to pursue a variety of unit delivery strategies to achieve the original Plan for Transformation goal of rehabilitating or replacing 25,000 units of affordable housing in Chicago and to fulfill the obligations of CHA's MTW Agreement with HUD.

As of December 31, 2015 the unit delivery goal of 25,000 units is 89% complete, with a total of 22,386 units. This includes 2,547 public housing units in mixed-income communities, 16,885 family, senior, and scattered site/acquisition units, and 2,954 project-based voucher units in Chicago.

Unit Delivery Summary as of Q4 2015				
Unit Delivery Category	Total Units by Unit Delivery Category	Target Population		
		Family	Senior	Supportive
Total Housing Units Delivered	22,386	10,714	10,358	1,314
Public Housing Units by Category	19,432	9,799	9,633	0
Traditional Family	4,689	4,689	0	0
Scattered Site	2,772	2,772	0	0
Senior	9,386	0	9,386	0
Mixed Income	2,547	2,300	247	0
PII/REAP	38	38	0	0
PRA/PBV Units	2,954	915	725	1,314

Public Housing Unit Delivery by Site as of Q4 2015				
Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
Ada S. Dennison-McKinley Apts	661 E 69th St	125	Senior	Senior
Albany Terrace Apts	3030 W 21st Pl	350	Senior	Senior
Alfreda Barnett Duster Apts	150 S Campbell Ave	129	Senior	Senior
Altgeld-Murray Homes	969 E 132nd Place	1,323	Family	Family
Apartamentos Las Americas	1611 S Racine Ave	212	Senior	Senior
Armour Square Apts & Annex	3216 S Wentworth Ave	384	Senior	Senior
Blake/Martinez/Wood Apts	2111 N Halsted St	321	Senior	Senior
Bousfield/Richardson-Jones Apts	4949 S Cottage Grove Ave	266	Senior	Senior
Bridgeport Elderly	841 W 32nd St	14	Senior	Senior
Bridgeport Homes	3175 S Lituania Ave	111	Family	Family
Britton Budd Apts	501 W Surf St	172	Senior	Senior
Brooks Homes	1254 S Loomis St	330	Family	Family
Cabrini Rowhouses	900 N Hudson Ave	146	Family	Family
Caroline Hedger Apts	6400 N Sheridan Rd	450	Senior	Senior
Castleman/Ella Flagg Young Apts	4945 N Sheridan Rd	436	Senior	Senior

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Public Housing Unit Delivery by Site as of Q4 2015				
Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
Coleman Place	4100 S Prairie Ave	52	Family	Mixed Income
Daniel Hudson Burnham Apts	1930 W Loyola Ave	181	Senior	Senior
Dearborn Homes	2960 S Federal St	668	Family	Family
Domain Lofts	900 N Kingsbury Ave	16	Family	Mixed Income
Edith Spurlock Sampson Apts	2640 N Sheffield St	394	Senior	Senior
Elizabeth Davis Apts	440 N Drake Ave	149	Senior	Senior
Fannie Emanuel Apts	3916 W Washington St	181	Senior	Senior
Fisher Apts	5821 N Broadway St	200	Senior	Senior
Flannery Apts	1507 N Clybourn Ave	252	Senior	Senior
Fountain View	3700 W Douglas Blvd	14	Family	Mixed Income
Green/Harsh Apts	4227 S Oakenwald Ave	278	Senior	Senior
Gwendolyn Place	4716 S Calumet Ave	30	Family	Mixed Income
Hansberry Square	4000 S Dearborn St	83	Family	Mixed Income
Harry Schneider Apts	1750 W Peterson Ave	174	Senior	Senior
Hattie Callner Apts	855 W Aldine Ave	147	Senior	Senior
Hilliard Family Phase 1	2031 S Clark St	59	Family	Mixed Income
Hilliard Family Phase 2	2030 S State St	58	Family	Mixed Income
Hilliard Senior Phase 1	2111 S Clark St	94	Senior	Mixed Income
Hilliard Senior Phase 2	30 W Cermak Rd	94	Senior	Mixed Income
Horner Super Block	2100 W Randolph St	201	Family	Family
Horner-Westhaven	123 N Hoyne Ave	351	Family	Family
Ida Platt Senior Apts	2440 E 106th St	28	Senior	Senior
Irene McCoy Gaines Apts	3700 W Congress Pky	151	Senior	Senior
Jackson Square at West End	2415 W Adams St	57	Family	Mixed Income
Jazz On the Boulevard	4100 S Drexel Blvd	30	Family	Mixed Income
Judge Slater Apts & Annex	740 E 43rd St	407	Senior	Senior
Kenneth Campbell Apts	6360 S Minerva Ave	165	Senior	Senior
Keystone Place	6200 S Drexel Blvd	38	Family	Mixed Income
Lake Parc Place	3982 S Lake Park Ave	300	Family	Family
Lake Park Crescent Phase 1	4001 S Lake Park Ave	60	Family	Mixed Income
Lake Park Crescent Phase 1A For Sale	4012 S Oakenwald Ave	29	Family	Mixed Income
Langston	4100 S Langley Ave	29	Family	Mixed Income
Lawndale Gardens	2501 S California Ave	125	Family	Family

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Public Housing Unit Delivery by Site as of Q4 2015				
Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
Lidia Pucinska Apts	847 N Greenview Ave	378	Senior	Senior
Lincoln Perry Apts and Annex	3245 S Prairie Ave	450	Senior	Senior
Long Life Apts	344 W 28th Pl	116	Senior	Senior
Lorraine Hansberry Apts	5670 W Lake St	169	Senior	Senior
Lowden Homes	200 W 95th St	127	Family	Family
Mahalia Jackson Apts	9141 S South Chicago Ave	282	Senior	Senior
Mahalia Place	4157 S Indiana Ave	54	Family	Mixed Income
Major Lawrence Apts	655 W 65th St	193	Senior	Senior
Mary Hartwell Catherwood Apts	3930 N Clark St	355	Senior	Senior
Minnie Riperton Apts	4250 S Princeton St	339	Senior	Senior
Mohawk North	1441 N Larrabee	16	Family	Mixed Income
North Town Village Phase 1	1415 N Halsted St	39	Family	Mixed Income
North Town Village Phase 2	1408 N Burling St	40	Family	Mixed Income
Oakwood Shores 202	3750 S Cottage Grove Ave	59	Senior	Mixed Income
Oakwood Shores Phase 1A	3804 S Ellis Ave	63	Family	Mixed Income
Oakwood Shores Phase 1B	650 E Pershing Rd	63	Family	Mixed Income
Oakwood Shores Phase 2A	3738 S Langley Ave	81	Family	Mixed Income
Oakwood Shores Phase 2B	516 E 38th St	29	Family	Mixed Income
Oakwood Shores Phase 2C Mercy	3755 S Cottage Grove Ave	19	Family	Mixed Income
Oakwood Shores Terrace Phase 2D	630 E 38th St	22	Family	Mixed Income
Old Town Square	247 W Scott St	16	Family	Mixed Income
Old Town Village West	662 W Division St	66	Family	Mixed Income
One South Leavitt	1 S Leavitt	2	Family	Mixed Income
Orchard Park	1493 N Clybourn Ave	77	Family	Mixed Income
Park Boulevard Phase 1	3500 S State St	54	Family	Mixed Income
Park Boulevard Phase 2A	3600 S State St	46	Family	Mixed Income
Park Boulevard Phase 2B	3720 S Dearborn St	37	Family	Mixed Income
Park Douglas	1260 S Washtenaw Ave	60	Family	Mixed Income
Parkside Condo	511 W Division St	72	Family	Mixed Income
Parkside Condo Phase 1B	545 W Division St	35	Family	Mixed Income
Parkside of Old Town Phase 2A	544 W Oak St	39	Family	Mixed Income
Parkside of Old Town Phase IIB	467 W Division	21	Family	Mixed Income
Patrick Sullivan Apts	1633 W Madison St	482	Senior	Senior

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Public Housing Unit Delivery by Site as of Q4 2015				
Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
PII Northern Region	Various	23	Family	PII/REAP
PII Southern Region	Various	14	Family	PII/REAP
Quincy	4200 S Champlain Ave	27	Family	Mixed Income
Real Estate Acquisition Program (REAP)	3723 N Elston	1	Family	PII/REAP
Renaissance North	551 W North Ave	18	Family	Mixed Income
Roosevelt Square Phase 1	1200 W Roosevelt Rd	125	Family	Mixed Income
Roosevelt Square Phase 2	1300 W Roosevelt Rd	120	Family	Mixed Income
Savoy Square	4400 S State St	60	Family	Mixed Income
Shops and Lofts at 47th	4745 S Evans Ave	28	Family	Mixed Income
SS North Central	Various	1,101	Family	Scattered Site
SS North East	Various	618	Family	Scattered Site
SS South East	Various	523	Family	Scattered Site
SS South West	Various	281	Family	Scattered Site
SS West	Various	249	Family	Scattered Site
St. Edmunds Meadows	6100 S Wabash Ave	14	Family	Mixed Income
Sullivan Station	1100 E Bowen Ave	47	Family	Mixed Income
The Dorchester	6949 S Harper Ave	12	Family	Mixed Income
The Kenmore	5040 N Kenmore Ave	99	Senior	Senior
The Pershing	3845 S State St	27	Family	Mixed Income
The Pomeroy	5650 N Kenmore Ave	104	Senior	Senior
Trumbull Park Homes	2437 E 106th St	434	Family	Family
Vivian Carter Apts	6401 S Yale Ave	221	Senior	Senior
Washington Park Elderly	5300 S Woodlawn Ave	22	Senior	Senior
Washington Park Low Rises	4440 S Cottage Grove Ave	230	Family	Family
Wentworth Gardens	3770 S Wentworth Ave	343	Family	Family
West End Phase 1	2600 W Madison St	14	Family	Mixed Income
West End Phase 2	300 S Campbell Ave	65	Family	Mixed Income
Westhaven Park Phase 1	1760 W Maypole Ave	87	Family	Mixed Income
Westhaven Park Phase 2B	1820 W Maypole Ave	70	Family	Mixed Income
Westhaven Park Phase 2C	1900 W Maypole Ave	46	Family	Mixed Income
Westhaven Park Tower	100 N Hermitage Ave	34	Family	Mixed Income
Wicker Park Apts & Annex	1414 N Damen Ave	225	Senior	Senior
William Jones Apts	1447 S Ashland Ave	116	Senior	Senior
Zelda Ormes Apts	116 W Elm St	269	Senior	Senior
Total Public Housing Units		19,432		

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PRA/PBV Unit Delivery by Site as of Q42015			
PRA/PBV Site Name	Central Address	Total PRA Units	Target Population
Harrison Courts (city-state project-based site)	2910 W Harrison St	123	Family
Lathrop Elderly (city-state project-based site)	2717 N Leavitt St	92	Senior
Loomis Courts (city-state project-based site)	1342 W 15th St	126	Family
3714 W Wrightwood Apts	3714 W Wrightwood Ave	5	Family
5840 S Dr Martin Luther King Dr Apts	5840 S Dr Martin Luther King Jr Dr	4	Supportive
600 S Wabash Apts	618 S Wabash Ave	77	Supportive
90th Street Development	1535 W 90th St	4	Family
Anchor House	1230 W 76th St	108	Family
Archer Avenue Senior Residences	2928 S Archer Ave	12	Senior
Barnes Real Estate	Various	6	Family
Bettendorf Place	8425 S Saginaw Ave	18	Supportive
Boulevard Apts	Various	12	Family
Boxelder Court	6205 S Langley Ave	6	Family
Branch of Hope	5628 S Halsted St	58	Supportive
Bryn Mawr Apts	5550 N Kenmore Ave	10	Family
Buffett Place	3208 N Sheffield Ave	51	Supportive
Casa Kirk	3242 E 92nd St	5	Family
Casa Maravilla	2021 S Morgan St	15	Senior
Casa Morales	2015 S Morgan St	9	Family
Deborah's Place II	1530 N Sedgwick St	39	Supportive
Diversey Manor	3221 W Diversey Ave	50	Family
Dr King Legacy Apts	3800 W 16th St	10	Family
East Park Apts	3300 W Maypole Ave	150	Supportive
Englewood Permanent Supportive Housing	901 W 63rd St	50	Supportive
Evergreen Towers	1343 N Cleveland Ave	10	Senior
G & A Residences at Spaulding Apts	1750 N Spaulding Ave	9	Family
G & A Senior Residences at Eastgate	300 E 26th St	35	Senior
G & A Senior Residences at Ravenswood	1818 W Peterson Ave	37	Senior
G & A Senior Residences at West Ridge	6142 N California Ave	19	Senior
Greenwood Court Apts	4433 S Greenwood Ave	9	Family
Hancock House	12045 S Emerald Ave	18	Senior
Harriet Tubman	110 E 58th St	11	Supportive
Harvest Commons Apts	1519 W Warren Blvd	89	Supportive

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PRA/PBV Unit Delivery by Site as of Q42015			
PRA/PBV Site Name	Central Address	Total PRA Units	Target Population
Hollywood House	5700 N Sheridan Rd	51	Senior
Hope Manor Apts	3053 W Franklin Blvd	30	Supportive
Hope Manor II	815 W 60th St	73	Supportive
Howard Apts	1569 N Hoynes Ave	12	Family
Humboldt Park Apartments (Thresholds Humboldt & Kiley House)	1819 N Humboldt Blvd	31	Supportive
Humboldt Park Residence	1152 N Christiana Ave	20	Supportive
Illinois Accessible Housing Initiative	Various	44	Supportive
Independence Apts	925 S Independence Blvd	9	Family
Ironwood Courts	6019 S Indiana Ave	14	Family
Jarvis Apts	2049 W Jarvis Ave	4	Family
Karibuni Place	8200 S Ellis Ave	11	Supportive
Kenmore Plaza Apts	5225 N Kenmore Ave	105	Senior
Lake Street Studios	727 W Lake St	61	Supportive
Lake Village East	4700 S Lake Park Ave	65	Family
Leigh Johnson Courts	1034 E 73rd St	19	Family
Leland Apts	1207 W Leland Ave	14	Supportive
Leontyne Apts	4330 S Champlain Ave	14	Family
Liberty Square	3635 W Flournoy St	16	Family
Los Vecinos Apts	4250 W North Ave	11	Supportive
Major Jenkins	5016 N Winthrop Ave	80	Supportive
Montclare Senior	1210 E 78th St	38	Senior
Mt Greenwood Estates	3225 W 111th St	5	Supportive
Nathalie Salmon House	7320 N Sheridan Rd	8	Senior
Near North Apts	1244 N Clybourn Ave	46	Supportive
North & Talman III	1605 N Washtenaw Ave	8	Family
North Avenue Apts	2654 W North Ave	16	Family
Nuestro Hogar	1314 N Karlov Ave	12	Family
Park Apts	202 E Garfield Blvd	30	Family
Princeton Park Homes (B-11 Princeton Park Inc)	9415 S Yale Ave	6	Family
Princeton Park Homes (B-7 Princeton Park Inc)	9206 S Harvard Ave	13	Family
Princeton Park Homes (Princeton Park Homes Inc)	9209 S Princeton Ave	19	Family
Princeton Park Homes (West 91st Street Corp)	261 W. 91st St	1	Family

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PRA/PBV Unit Delivery by Site as of Q42015			
PRA/PBV Site Name	Central Address	Total PRA Units	Target Population
Reba Place Fellowship	1528 W Pratt Blvd	8	Family
Roosevelt Towers	3440 W Roosevelt Rd	126	Senior
Rosa Parks Apts	Various Humboldt Park addresses	26	Family
San Miguel	907 W Argyle St	14	Family
Sankofa House	4041 W Roosevelt Rd	36	Supportive
Senior Suites at Auburn Gresham	1050 W 79th St	17	Senior
Sojourner Truth Apts	5801 S Michigan Ave	22	Supportive
South Park Plaza	2600 S King Dr	34	Family
St Edmunds Courts	5925 S Wabash Ave	10	Family
St Leo Residence	7750 S Emerald Ave	50	Supportive
St Leo Residence Vash	7750 S Emerald Ave	40	Supportive
Sunnyside Kenmore Apts	4130 N Kenmore Ave	10	Family
The Drex Apts	8031 S Drexel Ave	12	Supportive
The Resurrection Home	2124 W 19th St	5	Family
The Suites of Autumn Green at Wright Campus	4255 N Oak Park Ave	8	Senior
Thresholds at Casa de Troy	6355 S Troy St	16	Supportive
Thresholds at Edgewater Shores	5326 N Winthrop Ave	8	Supportive
Town Hall Apts	3600 N Halsted St	79	Senior
Transformation Center	5317 W Chicago Ave	40	Supportive
Trumbull Apts	1428 S Trumbull Ave	13	Supportive
Victory Centre	9233 S Burley Ave	18	Senior
Wabash Apts	6100 S Wabash Ave	24	Supportive
Washington Park Apts	5000 S Indiana Ave	32	Supportive
Wentworth Commons	11045 S Wentworth Ave	10	Family
West Humboldt Place	3533-36 W Chicago Ave	4	Family
Wilson Yard Family Apts	1026 W Montrose Ave	16	Family
Wilson Yard Senior Apts	1032 W Montrose Ave	20	Senior
Winterberry Place	325 E 48th St	6	Family
Wrightwood Apts	3821 W Wrightwood Ave	4	Family
Wrightwood Senior Apts	2815 W 79th St	17	Senior
Veterans New Beginnings	8140 S Racine Ave	48	Supportive
Zapata Apts	3230 W Armitage Ave	18	Family
Total PRA/PBV Units		2,954	

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B. Annual Unit Delivery Projections/Status

In FY2015, CHA projected a total of 1,040 new units through mixed-income redevelopment, public housing acquisition and project-based vouchers through the PRA Program. CHA completed 379 new units in FY2015, including 79 public housing units in mixed-income sites, 1 public housing unit through the Real Estate Acquisition Program (REAP), and 299 project-based vouchers in several PRA sites.

FY2015 Unit Delivery Projections/Completion				
Development/Program	FY2015 Planned Units	Overall Total as of Q4 2015	Target Population	Unit Delivery Category
Parkside of Old Town Phase IIB	36	21	Family	Mixed-Income
Park Boulevard Phase IIB	37	37	Family	Mixed-Income
Legends South Phase C3/Gwendolyn Place	21	21	Family	Mixed-Income
Real Estate Acquisition Program	25	1	Family	REAP
Altgeld Gardens	218	0	Family	Family Rehabilitation
Access Housing	20	0	Supportive	PRA/PBV
Illinois Accessible Housing Initiative Phase 2	11	16	Supportive	PRA/PBV
Kenmore Plaza Apartments (Preservation)	150	105	Senior	PRA/PBV
Mercy Uptown	50	0	Family	PRA/PBV
Milwaukee Avenue Apartments	11	0	Supportive	PRA/PBV
Montclare Senior	38	38	Senior	PRA/PBV
Princeton Park	21	8	Family	PRA/PBV
West Humboldt Place	4	4	Supportive	PRA/PBV
Veterans New Beginnings	48	48	Supportive	PRA/PBV
3714 W Wrightood Apts	0	5	Family	PRA/PBV
Humboldt Park Apartments (Thresholds Humboldt & Kilev House)	0	-3	Supportive	PRA/PBV
Jarvis Apartments	0	-4	Family	PRA/PBV
Lake Village East (Preservation)	0	65	Family	PRA/PBV
Leigh Johnson Courts (Preservation)	0	19	Family	PRA/PBV
Wrightwood Apartments	0	-2	Family	PRA/PBV
Sponsor-Based Housing	350	0	TBD	PRA/PBV
Total	1,040	379		

III. Right of Return Status

As part of the original Plan for Transformation, all residents who occupied a nonrehabilitated CHA unit on October 1, 1999 (original 10/1/99 residents) have the Right of Return to a new or rehabilitated public housing unit or a Housing Choice Voucher (HCV), in accordance with the Relocation Rights Contract (RRC). Each household that was (and remains) lease-compliant has the right to choose where they wish to live on a permanent basis, be that in a new or rehabilitated public housing unit or in the broader community using a CHA voucher. In fact, these 10/1/99 residents are guaranteed first choice of any rehabilitated or redeveloped property and their claims take precedence over any person on the general wait list. That said, 10/1/99 residents are obligated to make that choice only once and when they do, their 'Right of Return' is satisfied under the law. The following sections show the Right of Return status for the original 10/1/99 family housing residents and the current location and housing choices for residents who have not yet satisfied their Right of Return.

A. Right of Return Status by Original Site

There are 16,846 households who originally lived in family and scattered site housing who have been granted a Right of Return. As of December 31, 2015, 61% of these households had moved to their final housing choice to satisfy their Right of Return; 4% had not yet made their final housing choice; 16% are deceased or have been evicted; and 19% have been unresponsive to CHA outreach and thus their location is unknown. Households who are non-responsive have an option for reinstatement should they ever contact CHA. The table below shows relocation status based on each household's original development on 10/1/99.

Relocation Status of 10.1.99 Family Households* by Site** As of 12/31/2015										
10.1.99 Development	Number of Families with a Right of Return, by Site		Satisfied Right of Return		Awaiting Right of Return		Loss of Right of Return (evicted / deceased / No HCS)		Loss of ROR with Option for Reinstatement (public notice)***	
	Number of Families	Percent of Families from Site	Number of Families	Percent of Families from Site	Number of Families	Percent of Families from Site	Number of Families	Percent of Families from Site	Number of Families	Percent of Families from Site
ABLA Homes (not including Loomis Courts)	1,153	100%	727	63%	15	1%	246	21%	165	14%
Altgeld-Murray Homes	1,717	100%	967	56%	37	2%	289	17%	424	25%
Bridgeport Homes	123	100%	83	67%	3	2%	15	12%	22	18%
Cabrini	1,770	100%	1,032	58%	111	6%	331	19%	296	17%
Dearborn Homes	639	100%	360	56%	8	1%	120	19%	151	24%
Hilliard Homes	140	100%	89	64%	2	1%	23	16%	26	19%
Horner Homes	699	100%	511	73%	3	0%	104	15%	81	12%
Ickes Homes	820	100%	443	54%	54	7%	147	18%	176	21%
Lake Parc Place	235	100%	165	70%		0%	27	11%	43	18%
Lathrop Homes	747	100%	210	28%	150	20%	199	27%	188	25%
Lawndale Gardens	121	100%	68	56%	3	2%	22	18%	28	23%
LeClaire Courts	402	100%	190	47%	38	9%	60	15%	114	28%
Lowden Homes	116	100%	79	68%	2	2%	13	11%	22	19%
Madden-Wells Homes	1,621	100%	889	55%	40	2%	325	20%	367	23%
Randolph Towers	139	100%	95	68%	6	4%	16	12%	22	16%
Rockwell Gardens	519	100%	290	56%	15	3%	89	17%	125	24%
SS North Central	974	100%	761	78%	7	1%	91	9%	115	12%
SS North East	605	100%	475	79%	3	0%	52	9%	75	12%
SS South East	454	100%	335	74%	2	0%	57	13%	60	13%
SS South West	262	100%	202	77%		0%	20	8%	40	15%
SS West	192	100%	166	86%		0%	10	5%	16	8%
Stateway Gardens	696	100%	443	64%	13	2%	108	16%	132	19%
Taylor Homes	1,564	100%	959	61%	68	4%	208	13%	329	21%
Trumbull Park Homes	383	100%	206	54%	8	2%	59	15%	110	29%
Washington Park Homes	367	100%	221	60%	13	4%	69	19%	64	17%
Wentworth Gardens	388	100%	242	62%	10	3%	61	16%	75	19%
Grand Total	16,846	100%	10,208	61%	611	4%	2,761	16%	3,266	19%

*Does not include 10.1.99 households from Senior-designated properties.

**This report reflects the 10.1.99 development only; it does not indicate where families currently reside or where they satisfied their Right of Return

***Public notice process includes 10/1/99 families who no longer receive a subsidy from CHA

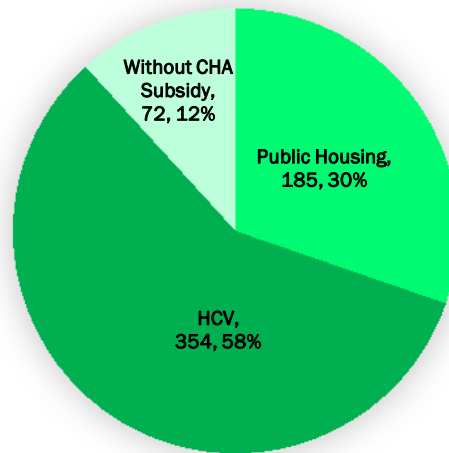
B. Status of Households Awaiting Right of Return

All families with a Right of Return have been asked to complete a Housing Choice Survey to indicate their top three housing choices, which helps CHA to best meet their housing needs in satisfying their Right of Return. As part of CHA's obligation to the RRC, CHA posts public notices annually in eight local newspapers for three consecutive weeks to outreach to former 10/1/99 residents seeking to satisfy their Right of Return. In addition, all current CHA residents with a Right of Return have access to social service providers that offer ongoing, wrap-around support to address any barriers related to satisfying their Right of Return. CHA staff also continues to work with each resident, based on their individual needs, to fulfill the requirements of the RRC.

As of December 31, 2015, there were 611 original 10/1/99 households who had not yet satisfied their Right of Return. The table below displays their first housing preference for satisfying their Right of Return, and the pie chart shows their current location: 30% (185) currently reside in CHA public housing; 58% (354) live in the private market with a Housing Choice Voucher provided by CHA; and 12% (72) live in the private market without CHA subsidy but have expressed a desire to return to CHA housing.

Housing Choice Survey Status for Families Awaiting Right of Return As of 12/31/2015	
Site	Total Families Choosing this Site as their First Choice
ABLA Homes	25
Altgeld-Murray Homes	18
Bridgeport Homes	4
Cabrini (all sites)	89
Dearborn Homes	7
HCV*	73
Hilliard Homes	4
Horner Homes	6
Ickes Homes	22
Lakefront Properties	5
Lake Parc Place	3
Lathrop Homes	137
Lawndale Gardens	1
LeClaire Courts	36
Lowden Homes	6
Madden-Wells Homes	34
Robert Taylor Homes	51
Rockwell Gardens	12
Scattered Sites (all areas)	20
Senior Housing	2
Stateway Gardens	16
Trumbull Park Homes	7
Washington Park Homes	20
Wentworth Gardens	13
No Housing Choice Survey**	0
Grand Total Awaiting their Right of Return as of Q4 2015	611

Current Location of Households Awaiting Right of Return



Source: CHA's Housing Offer Process (HOP) database

*34 currently live in HCV, 18 in public housing, and 21 currently do not receive CHA subsidy.

**CHA conducts extensive and ongoing outreach to families regarding their housing preferences. Families who do not complete a Housing Choice Survey will lose their Right to Return.

IV. Demographics

A. Current Demographics

CHA serves nearly 18,000 households in public housing and nearly 45,000 families participating in the Housing Choice Voucher Program.* Combined, there are more than 62,000 households and 140,000 individuals living in affordable housing in Chicago at CHA properties or in the private market with HCVs. CHA's resident population is dynamic, and CHA will continue to increase leasing from several wait lists to offer housing to additional eligible Chicago families. Public housing and HCV programs are limited to households who earn 80% or less of local Area Median Income (AMI). HUD establishes income limits every year based on income and family size. In 2015, 80% of Chicago AMI for a family of four is \$60,800.

The majority of current heads of households in both public housing and HCV programs are female. And, while most heads of household are African American, the number of White and Hispanic heads of household in public housing has increased since 2000. In public housing, the number of youth ages 17 and under has decreased over time while the senior population has increased.

	Public Housing			HCV*	Both
	All Family-Designated	Senior-Designated	Total Public Housing		
OVERALL DEMOGRAPHICS					
Total Households	9,178	8,511	17,689	44,773	62,462
Total Residents	23,365	9,416	32,781	107,411	140,192
HOUSEHOLD SIZE					
Average Household Size	2.5	1.1	1.8	2.4	2.3
HEAD OF HOUSEHOLD GENDER					
Female	8,108	3,911	12,019	37,002	49,021
Male	1,070	4,600	5,670	7,771	13,441
RESIDENT AGE					
Youth (0-17)	9,869	8	9,877	41,918	51,795
Working-Age (18-54)	10,243	174	10,417	48,473	58,890
Near-Elderly (55-61)	1,465	702	2,167	7,877	10,044
Elderly (62+)	1,788	8,532	10,320	9,133	19,453
HEAD OF HOUSEHOLD RACE/ETHNICITY					
African American, non-Hispanic	8,125	4,976	13,101	39,224	52,325
Hispanic, any race	901	861	1,762	4,038	5,800
White, non-Hispanic	136	1,488	1,624	1,318	2,942
Asian, non-Hispanic	17	1,119	1,136	133	1,269
Other/Unknown race	15	67	82	60	142
DISABILITY STATUS					
Household with a disabled member	3,386	4,472	7,858	17,709	25,567
% of households with a disabled member	37%	53%	44%	40%	40.9%
HOUSEHOLD INCOME					
# at 0-30% AMI (Extremely Low Income)	7,029	7,325	14,354	36,713	51,067
# at 31-50% AMI (Very Low Income)	1,338	1,024	2,362	6,218	8,580
# at 51-80% AMI (Low Income)	604	138	742	1,786	2,528
# at 81%+ AMI (Moderate Income)	207	24	231	56	287
% at 0-30% AMI (Extremely Low Income)	77%	86%	81%	82%	82%
% at 31-50% AMI (Very Low Income)	15%	12%	13%	14%	14%
% at 51-80% AMI (Low Income)	7%	2%	4%	4%	4%
% at 81%+ AMI (Moderate Income)	2%	0%	1%	0.1%	0.5%
HEAD OF HOUSEHOLD EMPLOYMENT STATUS					
Total # of Work-Eligible**	5,098	2	5,100	23,839	28,939
# of Work-Eligible Employed***	3,131	1	3,132	11,430	14,562
% of Work-Eligible Employed	61%	50%	61%	48%	50%
OPPORTUNITY/GENERAL AREA					
Households living in General or Opportunity Areas	2,021	4,278	6,299	8,766	15,065

*HCV demographic data includes all tenant-based vouchers (including VASH, Choose to Own, and Mainstream 5yr vouchers), project-based vouchers, and Mod-Rehab. It does not include port-outs administered by other PHAs.

**Heads of Household age 18-54 who are not receiving SSI, social security, or pensions are considered work-eligible.

***Work-Eligible Heads of Household who report income from wages.

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B. Waitlist Demographics

CHA maintains several types of wait lists for public housing portfolios and the HCV Program. Individuals or families interested in public housing or the HCV Program must apply to wait lists to access these affordable housing options. Public housing wait lists include the Family Housing (Community-Wide) Wait List, Scattered Sites (Community Area) Wait Lists, and Senior Site-Based Wait Lists. CHA maintains separate wait lists for the HCV Program and for the Property Rental Assistance/PRA Program (project-based vouchers).

The following CHA wait list demographics are based on available data that is self-reported by applicants on the wait lists.

	Family (Community-Wide)	Scattered Site	Senior Site-Based	HCV	PRA/PBV	Total - All Wait Lists
OVERALL DEMOGRAPHICS						
Total Applicants*	39,596	7,900	14,532	44,816	15,769	122,613
HOUSEHOLD SIZE						
Average Household Size	2.1	2.5	1.1	2.2	2.3	2.1
HEAD OF HOUSEHOLD GENDER						
Female	27,984	5,165	7,747	31,322	10,840	83,058
Male	11,326	908	6,747	13,067	4,723	36,771
Unknown Gender	286	1,827	38	427	206	2,784
HEAD OF HOUSEHOLD AGE						
Working Age (18-54)	31,164	6,524	97	33,952	11,985	83,722
Near-Elderly (55-61)	3,622	823	8,011	3,982	1,478	17,916
Elderly (62+)	2,165	524	6,388	2,796	919	12,792
Unknown Age	2,645	29	36	4,086	1,387	8,183
HEAD OF HOUSEHOLD RACE/ETHNICITY						
African American, non-Hispanic	31,760	5,866	9,542	35,829	12,433	95,430
Hispanic, any race	3,784	1,244	1,142	4,791	1,654	12,615
White, non-Hispanic	1,605	243	1,634	2,125	832	6,439
Asian, non-Hispanic	253	53	1,136	228	106	1,776
Other or Unknown race and ethnicity	2,194	494	1,078	1,843	744	6,353
DISABILITY STATUS						
Households requesting accessible unit	116	161	18	2247	3	2,545
HOUSEHOLD INCOME						
\$0-\$4,999	5,799	2,053	4,025	3,101	1,794	16,772
\$5,000-\$9,999	6,389	1,411	4,897	7,469	2,450	22,616
\$10,000-\$19,999	7,825	1,580	3,901	8,433	3,081	24,820
\$20,000-\$29,999	3,652	714	1,078	2,740	1,298	9,482
\$30,000+	3,042	252	550	1,634	904	6,382
Unknown Income	12,889	1,890	81	21,439	6,242	42,541

*Applicants may be on multiple wait lists.

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VII. Section 3 and M/W/DBE Report

Overview of Section 3

Section 3 of the Housing and Development Act of 1968 requires that employment and other economic opportunities generated by federal financial assistance for housing and community development programs are, to the greatest extent feasible, directed toward low-income and very low-income persons, particularly those who are recipients of government assistance for housing. Opportunities are provided through hiring, contracting, or alternative programs.

Q4 2015 Section 3 Compliance

Hiring Requirement: 30% of all new hires must be Section 3.

In Q4 2015, there was a need for 86 new hires for CHA contracts executed during Q4, with a commitment to hire 50 Section 3 new hires (58.14%) during the term of the contracts. The commitment far exceeds the required 30%. As of the end of Q4 2015, 35 of the 50 Section 3 new hires were employed (40.70%). The remaining new hires will be employed in future phases over the duration of the contracts.

Q2 2015 SECTION 3 HIRES	Q4 2015	YTD
Low Income CHA PH/HCV Resident (LICHAR) Hires	21	107
Low Income Chicago Area Residents (LICAR) Hires	14	83
Total Section 3 Hires	35	190
Total Section 3 Hiring Requirement	30.0%	30.0%
Total Section 3 Hiring Commitment	58.14%	62.12%
Total Section 3 Hiring Achievement to date	40.70%	36.54%

Contracting Requirements: Prime Contractors are required to subcontract 10% of the total contract value for construction contracts and 3% of the total contract value for all other contracts to Section 3 Business Concerns.¹

Q4 2015 SECTION 3 CONTRACT AWARDS				
	Professional Service	Construction	Total	YTD
Section 3 Business Concern Contract Awards (\$)	\$2,411,388	\$7,252,747	\$9,664,135	\$28,543,483
Total CHA Contract Awards (\$)	\$23,040,480	\$44,157,271	\$67,197,751	\$198,499,982
Section 3 Business Concern Contract Awards (%)	10.47%	16.42%	14.38%	14.38%

In Q4 2015, CHA has exceeded its contracting requirement (10%) for Construction contracts at 16.42%. CHA has also exceeded its contracting requirement (3%) at 10.47% for Professional Services contracts.

¹ Contractors are required to sub-contract to the maximum extent feasible. If a contractor can document inability to meet the sub-contracting goals, 'other economic opportunities' may be offered, including mentorship programs, internships and contributions to the Section 3 Fund.

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Alternative Programs: A prime contractor who has demonstrated its attempts, to the maximum extent feasible, to meet its Section 3 hiring and contracting goals may satisfy Section 3 obligations by engaging in indirect participation, mentorship program participation, and/or other results-oriented economic opportunities as alternative means to achieving Section 3 goals. In addition, a contribution to CHA's Section 3 Fund is allowable under the other economic opportunities category, as long as the contribution complies with CHA's Section 3 policy.

As of December 31, 2015 CHA's Section 3 Fund has a balance of \$ 1,540,055.60

- From October 1, 2015 through December 31, 2015, CHA expended \$301,477.10 from the fund, for a total of \$776,725.30 expended in 2015.
- Section 3 Fund expenditures were for Chicago Urban League (\$96,815.90), individual grants for Section 3 Businesses (\$122,125.68) and On-Center Construction Management Software (\$82,535.50 to assist Section 3 Businesses with applying for CHA construction contracting opportunities).
- CHA Contractors and Private Property Management companies contributed \$40,263.30 to the fund as Other Economic Opportunities in the 4th quarter of 2015.

Q4 2015 Section 3 Program Highlights

- Announced the winners of the Section 3 Competitive Grant on December 11, 2015.
- 42 Section 3 Businesses were awarded grants up to \$20,000.
- 36 of the Section 3 Businesses awarded grants were CHA Public Housing Residents or HCV participants.
- The CHA has provided need-based grants of up to \$5,000 to 48 Section 3 Businesses.

M/W/DBE Overview and YTD Compliance

The Chicago Housing Authority (CHA) takes all necessary and reasonable steps to ensure that Minority, Women and Disadvantaged Business Enterprise (M/W/DBE) contractors have the maximum opportunity to compete for and perform on contracts and subcontracts administered by the CHA.

MBE/WBE/DBE goals vary depending on the contract amount and type. Construction contracts are broken down by their contract value, requiring a different percentage requirement for each threshold, as detailed below. All Professional Service and Supply & Delivery contracts have a twenty percent (20%) participation requirement. Any contract under twenty-five thousand dollars (\$25,000) does not require M/W/DBE participation.

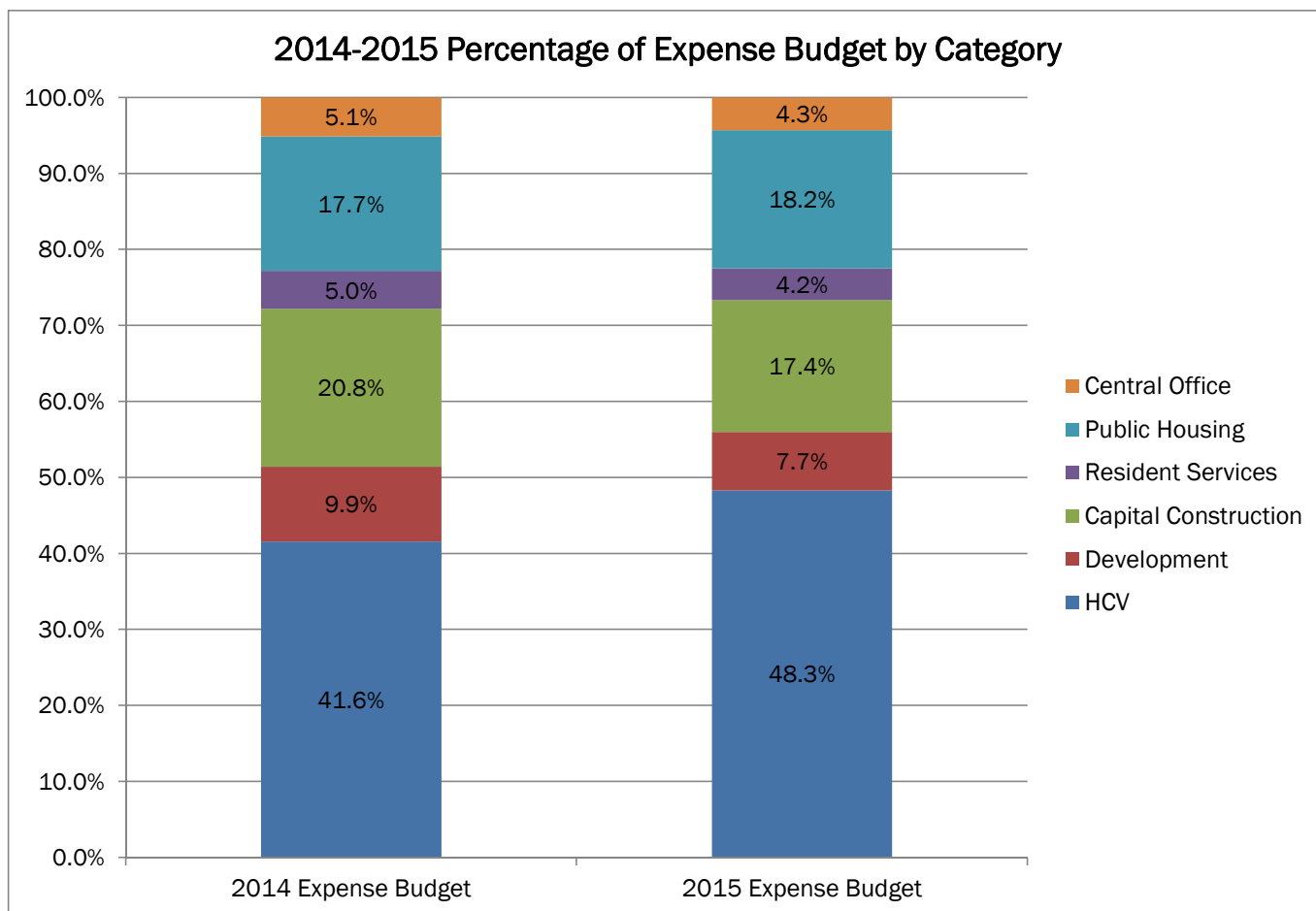
The chart below outlines the MBE/WBE/DBE participation requirements and achievements for Q4 that are based on expenditures.

Type of Contract	Contract Amount (\$)	MBE/WBE/DBE Participation Goals (%)	2015 - 4 th Quarter Total Payments	2015 - 4 th Quarter Payments for credit M/W/DBE Primes and Subcontractors	2015 - 4 th Quarter MBE/WBE/DBE Participation Rate (%)	YTD MBE/WBE/DBE Participation Rate (%)
Construction	\$25,000 - \$200,000	25.0%	\$61,106	\$32,970	54.0%	52.4%
	\$200,001 - \$500,000	30.0%	\$24,390	\$16,190	66.4%	66.1%
	\$500,001 - \$1,000,000	35.0%	\$489,517	\$318,737	65.1%	65.6%
	\$1,000,001 +	40.0%	\$70,814,969	\$30,506,751	43.1%	45.2%
Prof Serv and Supply & Delivery	\$25,000 +	20.0%	\$31,039,331	\$8,151,967	26.3%	30.3%

VI. CHA Funding Summary

As an MTW agency, CHA has the flexibility to combine MTW sources of funding, including Public Housing Operating Subsidy, Capital Funds and HCV Program funds, into a single fund. This allows CHA to allocate funding based on agency priorities and Plan Forward goals. The following charts show how CHA resources are budgeted across major categories of agency operations and activities: HCV Program, Public Housing Property, Resident Services, Development, Capital Construction and Central Office. While CHA's funding sources are relatively stable, requirements or decisions to increase resources in one category results in decreases in available funding for other categories.

The below chart will be updated annually in the 1st quarter to reflect the current year budget.



Expense Category	2014 Expense Budget	2014 Percentage	2015 Expense Budget	2015 Percentage
HCV	\$ 426,625,476	41.6%	\$ 471,660,952	48.3%
Development	\$ 101,227,515	9.9%	\$ 74,888,273	7.7%
Capital Construction	\$ 213,167,242	20.8%	\$ 169,670,578	17.4%
Resident Services	\$ 51,132,914	5.0%	\$ 40,923,534	4.2%
Public Housing	\$ 181,638,964	17.7%	\$ 177,341,415	18.2%
Central Office	\$ 52,526,808	5.1%	\$ 41,890,661	4.3%
Grand Total	\$ 1,026,318,919	100%	\$ 976,375,413	100%

*Central Office costs include CHA staff costs associated with support functions (Executive, Legal, Finance, Procurement and ITS). It does not include CHA staff costs associated with operating programs (HCV, Public Housing Property, Capital Construction, Development, or Resident Services). Staff costs associated with operating programs are included in those categories.

VII. CHA Voucher Utilization

Each year, the CHA sends a request to HUD regarding the distribution of its Housing Choice Vouchers between block grant vouchers and leasing vouchers. The number of vouchers assigned to each category is based on projected HCV leasing for the year and other funding needs across the agency. The projections take into account factors such as estimated attrition and average search time and are presented in terms of Unit Months Leased (UML). In terms of UML, a voucher that is leased for July-December would only count as half a voucher because it is not being leased for the entire year.

Housing Choice Voucher Election	
	2015 Authorized
Block Grant Vouchers	9,049
Leasing Vouchers	42,654
TOTAL	51,703

Progress on Increased Utilization Goals	
Goal: Lease Additional 5,000 Vouchers in 2015	
Total Vouchers Leased as of 1/1/15*	40,348
Total Vouchers Leased as of 12/31/15*	45,973
Difference (Increase/Decrease)	5,625

Total Voucher Utilization	
	12/31/2015
Total Vouchers Leased*	45,973
Total Vouchers Available	51,703
% Leasing Utilization	89%

*Based on 1/22/16 VMS data report for 12/31/15. HCV utilization data includes all tenant-based vouchers (including VASH, Choose to Own, and Mainstream 5yr vouchers), project-based vouchers, as well as port-outs administered by other PHAs. It does not include Mod Rehab.

Other Voucher Utilization Key Indicators	
	12/31/2015
Vouchers Issued in 2015	7,963
Vouchers Leased in 2015	7,524
Vouchers Returned in 2015 (Attrition)	1,781
Voucher Holders Currently Searching for Units	2,039

VIII. CHA Capital Plan/Reserves Summary

CHA Proposed Capital Plan as of Q4 2015
(000's omitted)

Sources	2014 Actual	2015 Budget	2015 Actual	2016 Budget	2017 Proposed	2018 Proposed	2019 Proposed	2020 Proposed
Reserve Balance (prior year)	\$ 239,736	\$ 221,847	\$ 221,847	\$ 154,033	\$ 44,568	\$ (105,216)	\$ (284,775)	\$ (504,003)
Prior Year Capital Fund	41,224	40,397	53,720	108,140	-	-	-	-
Current Year Capital Grant	152	69,516	-	66,700	64,165	59,032	54,310	49,965
HOPE VI Funds	4,761	3,036	1,577	3,025	-	-	-	-
MTW Funding - Capital/Development	6,036	37,213	41,257	6,288	-	-	-	-
Other Funds	-	-	10,278	-	-	-	-	-
Total Available Source	\$ 291,909	\$ 372,009	\$ 328,679	\$ 338,186	\$ 108,733	\$ (46,184)	\$ (230,465)	\$ (454,038)
Uses								
Development	\$ 28,930	\$ 72,490	\$ 57,706	\$ 74,876	\$ 69,920	\$ 111,160	\$ 99,180	\$ 88,805
Capital Construction	106,916	165,365	113,447	216,476	141,783	125,207	172,160	172,160
Debt Service	1,338	2,296	2,278	2,266	2,246	2,224	2,198	1,977
Security/Resident Services	3,000	17,354	16,342	-	-	-	-	-
Total Uses	\$ 140,184	\$ 257,505	\$ 189,773	\$ 293,618	\$ 213,949	\$ 238,591	\$ 273,538	\$ 262,942
Balance Sheet Change/Unspent Funding	70,122	-	15,127	-	-	-	-	-
Remaining funds	\$ 221,847	\$ 114,504	\$ 154,033	\$ 44,568	(\$105,216)	(\$284,775)	(\$504,003)	(\$716,980)

CHA Reserves Summary as of Q4 2015
(000's omitted)

	2014 Actual	2015 Actual	2016 Budget
Reserve Balance (prior year)	\$239,736	\$221,847	\$154,033
Planned Annual Capital Reserves Expenditures			
Development	\$19,568	\$8,109	\$26,900
Capital Construction	\$64,113	\$58,490	\$82,565
Security/Resident Services/Debt Service	\$4,330	\$16,342	
Total Planned Capital Reserves Expenditures	\$88,011	\$82,941	\$109,465
Balance Sheet Changes and Unspent MTW Funds	\$70,122	\$15,127	\$0
Projected Reserve Balance as of 12/31	\$221,847	\$154,033	\$44,568

* CHA maintains a HUD-allowed operating reserve of \$11.7M that the agency intends to use for future capital expenditures.