

CHA Quarterly Report, 1st Quarter 2016



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 March 31, 2016 and status as of the end of the 1st quarter of 2016.

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.

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CHA Funding Priorities

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

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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 March 31, 2016, the total number of CHA public housing units is 21,410. 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	4,454	2,057	287	6.1%	231
Scattered	2,764	2,452	91	221	8.3%	186
Senior	8,955	7,779	805	371	4.6%	239
Mixed	2,893	2,780	4	109	3.8%	68
Totals	21,410	17,465	2,957	988	5.4%	724

*Total offline unit count is different from total in the detailed offline report due to differences in the dates for various data reports used to compile the information.

**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	1251	660	60	4.6%	44
Bridgeport Homes & Elderly	129	119	10	0	0.0%	0
Brooks Homes	371	313	45	13	4.0%	11
Cabrini Rowhouses	584	136	444	4	2.9%	1
Dearborn Homes	668	615	4	49	7.4%	36
Horner Super Block	201	142	56	3	2.1%	3
Horner-Westhaven	351	265	32	54	16.9%	53
Lake Parc Place	290	263	10	17	6.1%	13
Lathrop Homes	925	128	759	38	22.9%	38
Lawndale Gardens	121	114	5	2	1.7%	1
Lowden Homes	127	125	2	0	0.0%	0
Trumbull Park Homes & Ida Platt Senior Apts	465	433	12	20	4.4%	13
Washington Park Low Rises & Elderly	252	231	10	11	4.5%	11
Wentworth Gardens	343	319	8	16	4.8%	7
Totals	6,798	4,454	2,057	287	6.1%	231

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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	831	24	63	7.0%	49
SS Region 2	766	687	22	57	7.7%	51
SS Region 3	337	300	8	29	8.8%	22
SS Region 4	494	427	15	52	10.9%	24
SS Region 5	249	207	22	20	8.8%	40
Totals	2,764	2,452	91	221	8.3%	186

*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	116	3	6	4.9%	1
Albany Terrace Apts	350	313	7	30	8.7%	25
Alfreda Barnett Duster Apts	129	118	3	8	6.3%	6
Apartamentos Las Americas	212	197	3	12	5.7%	10
Armour Square Apts & Annex	392	368	14	10	2.6%	5
Blake/Martinez/Wood Apts	317	303	7	7	2.3%	2
Bousfield/Richardson-Jones Apts	266	253	5	8	3.1%	2
Caroline Hedger Apts	450	281	169	0	0.0%	0
Castleman/Ella Flagg Young Apts	436	421	7	8	1.9%	4
Daniel Hudson Burnham Apts	181	166	13	2	1.2%	1
Edith Spurlock Sampson Apts	394	367	9	18	4.7%	8
Elizabeth Davis Apts	149	141	1	7	4.7%	3
Fannie Emanuel Apts	181	0	181	0	0.0%	0
Fisher Apts	199	133	66	0	0.0%	0
Flannery Apts	252	236	4	12	4.8%	12
Green/Harsh Apts	278	258	6	14	5.1%	8
Harry Schneider Apts	174	164	1	9	5.2%	8
Hattie Callner Apts	147	139	4	4	2.8%	3
Irene McCoy Gaines Apts	151	139	2	10	6.7%	7
Judge Slater Apts & Annex	407	334	58	15	4.3%	6
Kenneth Campbell Apts	165	156	2	7	4.3%	1
Lidia Pucinska Apts	378	368	3	7	1.9%	2
Lincoln Perry Apts and Annex	450	350	80	20	5.4%	18
Long Life Apts	116	113	3	0	0.0%	0
Lorraine Hansberry Apts	169	158	3	8	4.8%	5
Mahalia Jackson Apts	282	262	5	15	5.4%	10
Major Lawrence Apts	193	116	62	15	11.5%	12
Mary Hartwell Catherwood Apts	357	340	3	14	4.0%	8
Minnie Riperton Apts	339	251	60	28	10.0%	17
Patrick Sullivan Apts	482	438	4	40	8.4%	33
Vivian Carter Apts	224	211	3	10	4.5%	3
Wicker Park Apts & Annex	225	215	5	5	2.3%	3
William Jones Apts	116	106	3	7	6.2%	5
Zelda Ormes Apts	269	248	6	15	5.7%	11
Totals	8,955	7,779	805	371	4.6%	239

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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	166	1	6	3.5%	3
Casa Queretaro	15	0	0	15	100.0%	0
Coleman Place	52	52	0	0	0.0%	0
Domain Lofts	16	16	0	0	0.0%	0
Fountain View	14	13	0	1	7.1%	1
Gwendolyn Place	30	30	0	0	0.0%	0
Hansberry Square	83	81	0	2	2.4%	1
Hilliard Family Phase 1	59	56	0	3	5.1%	2
Hilliard Family Phase 2	58	57	0	1	1.7%	1
Hilliard Senior Phase 1	94	91	0	3	3.2%	3
Hilliard Senior Phase 2	94	94	0	0	0.0%	0
Jackson Square at West End	57	56	0	1	1.8%	1
Jazz On the Boulevard	30	30	0	0	0.0%	0
Keystone Place	38	38	0	0	0.0%	0
Lake Park Crescent Phase 1	60	58	0	2	3.3%	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	51	0	3	5.6%	2
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%	1
Oakwood Shores Phase 1A	63	61	0	2	3.2%	1
Oakwood Shores Phase 1B	63	61	0	2	3.2%	1
Oakwood Shores Phase 2A	81	80	0	1	1.2%	1
Oakwood Shores Phase 2B	29	28	0	1	3.4%	1
Oakwood Shores Phase 2C Mercy	19	19	0	0	0.0%	0
Oakwood Shores Terrace Phase 2D	22	22	0	0	0.0%	0
Old Town Square	16	16	0	0	0.0%	0
Old Town Village West	66	64	0	2	3.0%	2
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%	1
Park Boulevard Phase 2A	46	44	0	2	4.3%	1
Park Boulevard Phase 2B	37	37	0	0	0.0%	0
Park Douglas	60	56	0	4	6.7%	1
Parkside 2B	36	3	0	33	91.7%	29
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	37	1	1	2.6%	0
Quincy	27	26	0	1	3.7%	1
Renaissance North	18	17	0	1	5.6%	0
Roosevelt Square Phase 1	125	124	0	1	0.8%	1
Roosevelt Square Phase 2	120	115	0	5	4.2%	0
Savoy Square	60	59	0	1	1.7%	1
Shops and Lofts at 47th	28	28	0	0	0.0%	0
ST. EDMUNDS MEADOWS	14	14	0	0	0.0%	0
Sullivan Station	47	47	0	0	0.0%	0
The Dorchester	12	12	0	0	0.0%	0
The Kenmore	100	99	1	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 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%	1
West End Phase 2	65	63	0	2	3.1%	2
Westhaven Park Phase 1	87	86	0	1	1.1%	1
Westhaven Park Phase 2B	70	68	0	2	2.9%	1
Westhaven Park Phase 2C	46	44	0	2	4.3%	1
Westhaven Park Tower	34	33	0	1	2.9%	1
Totals	2,893	2,780	4	109	3.8%	66

*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 Q1 2016		
Category	Offline Units as of Q1 2016	% of Offline Units Q1 2016
Pending Redevelopment/ Planning	2,107	71%
Major or Routine Capital Maintenance	556	19%
Pending Demolition or Disposition Activity	47	2%
Non-Dwelling Units	245	8%
Total Offline Units*	2,955	100%

Offline Unit Status by Category as of 1st Quarter 2016

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 Q2 2015	Offline Units as of Q3 2015	Offline Units as of Q4 2015	Offline Units as of Q1 2016	Q2 2015 Status	Q3 2015 Status	Q4 2015 Status	Q1 2016 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.	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.	CHA continues to work with stakeholders to close the financial transaction for Phase 1A by the end of 2016. During Q1 2016, the City Council approved the Zoning/Planned Development, a TIF community meeting was held, and CHA received a recommendation letter of pending IHDA Board approval of 9% tax credits.
Frances Cabrini Rowhouses	438	438	438	438	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.	CHA submitted a HUD Choice Neighborhoods Initiative Planning & Action Grant for the redevelopment of the Frances Cabrini Rowhouses. It is expected HUD will make an award announcement 3rd quarter 2016.
Altgeld Gardens/Murray Homes	633	648	648	648	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.	Implementation planning and continuation of the Section 106 process are ongoing. 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.

Development/Site	Offline Units as of Q2 2015	Offline Units as of Q3 2015	Offline Units as of Q4 2015	Offline Units as of Q1 2016	Q2 2015 Status	Q3 2015 Status	Q4 2015 Status	Q1 2016 Status
Horner-Westhaven / Horner Superblock	88	89	87	87	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.	CHA plans to close the transaction in 2nd quarter 2016 through the Rental Assistance Demonstration (RAD) Program. CHA has submitted the disposition application and RAD financing plan to HUD.
Parkview-Fannie Emanuel	181	181	181	181	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 scheduled for completion in 2nd quarter 2017. These units will be removed from PIC in 1st quarter 2016 due to RAD conversion.	CHA closed on the financial transaction/RAD conversion for Fannie Emanuel on December 22, 2015. Construction is scheduled for completion in 2nd quarter 2017. These units were removed from PIC during 1st quarter 2016 and will ultimately be removed from this report due to RAD conversion.
Total Pending Redevelopment/ Planning	2,093	2,109	2,107	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 Q2 2015	Offline Units as of Q3 2015	Offline Units as of Q4 2015	Offline Units as of Q1 2016	Q2 2015 Status	Q3 2015 Status	Q4 2015 Status	Q1 2016 Status
Judge Slater (Senior Site)	43	54	54	53	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.	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.
Lincoln Perry Apts and Annex (Senior Site)	64	74	72	72	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.	Construction started as scheduled in October 2013; project is expected to be completed in the 3rd quarter of 2016. Additional units were taken offline in 2015 in order to accelerate the completion of this project. The number of offline units may fluctuate during construction.

Development/Site	Offline Units as of Q2 2015	Offline Units as of Q3 2015	Offline Units as of Q4 2015	Offline Units as of Q1 2016	Q2 2015 Status	Q3 2015 Status	Q4 2015 Status	Q1 2016 Status
Caroline Hedger Apartments	98	143	158	168	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.	Construction began in September 2014; all units are now expected to be completed in 1st quarter of 2017. The number of offline units will fluctuate during construction.
Minnie Riperton Apartments	26	56	53	53	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.	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.
Major Lawrence Apartments	36	65	60	60	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.	Construction began in June 2014 and initially required 36 offline units to accommodate construction. Project acceleration required a minimum of 60 offline units for completion. The project is now expected to complete in 3rd quarter 2016. The number of offline units will fluctuate during construction.
Judge Fisher Apartments	59	60	61	64	<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.	The 2nd phase of the project is scheduled to be completed in 2nd quarter 2016. The 3rd phase is scheduled to start in 2nd quarter 2016, and the number of offline units will fluctuate. The overall project is scheduled for completion in 4th quarter 2016.

Development/Site	Offline Units as of Q2 2015	Offline Units as of Q3 2015	Offline Units as of Q4 2015	Offline Units as of Q1 2016	Q2 2015 Status	Q3 2015 Status	Q4 2015 Status	Q1 2016 Status
Other Senior Sites	14	14	14	14	<p>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.</p> <p>2 units remain offline at 4645 Sheridan (Ella Flagg Apts) due to water damage and are scheduled for completion in 4th quarter of 2015.</p> <p>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.</p>	<p>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.</p> <p>2 units remain offline at 4645 Sheridan (Ella Flagg Apts) due to water damage and are scheduled for completion in 4th quarter of 2015.</p> <p>2 units at 3030 W. 21st Place (Albany Terrace) are offline due to water damage and scheduled for completion in 4th quarter 2016.</p>	<p>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.</p> <p>2 units remain offline at 4645 Sheridan (Ella Flagg Apts) due to water damage and are scheduled for completion in 3rd quarter of 2016.</p> <p>2 units at 3030 W. 21st Place (Albany Terrace) are offline due to water damage and scheduled for completion in 4th quarter 2016.</p>	<p>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 2nd quarter 2016.</p> <p>2 units remain offline at 4645 Sheridan (Ella Flagg Apts) due to water damage. The project is scheduled for completion in 3rd quarter of 2016.</p> <p>2 units at 3030 W. 21st Place (Albany Terrace) are offline due to water damage and scheduled for completion in 4th quarter 2016.</p>
Other Family Sites	2	2	2	0	<p>2 units at Coleman Place were damaged by fire and are scheduled to be available for leasing by the 4th quarter of 2015.</p>	<p>2 units at Coleman Place were damaged by fire and are scheduled to be available for leasing by the 4th quarter of 2015.</p>	<p>2 units at Coleman Place are complete and will be returned to leasing in 1st quarter 2016.</p>	<p>2 units at Coleman Place were completed and returned to leasing in 1st quarter 2016.</p>
Scattered Sites	84	85	78	72	<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>	<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>The status of current offline units is as follows: - 50 units available for occupancy in 2016. - 3 units available for occupancy in 2017. - 19 units pending assessment for demolition/disposition.</p>
Total Undergoing Major or Routine Capital Maintenance	426	553	552	556				

Units Pending Demolition/Disposition Activity: Units currently pending demolition or disposition; these units will not come back online.								
Development/Site	Offline Units as of Q2 2015	Offline Units as of Q3 2015	Offline Units as of Q4 2015	Offline Units as of Q1 2016	Q2 2015 Status	Q3 2015 Status	Q4 2015 Status	Q1 2016 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. CHA anticipates submitting the disposition application to HUD in 3rd quarter 2016.
Scattered Sites	-	-	6	6	N/A	N/A	Units pending demolition at 3605 W Douglas.	The building was demolished in 1st quarter 2016. CHA anticipates the units will be removed from PIC in 3rd quarter 2016.
Total Pending Demolition or Disposition Activity	41	41	47	47				
Non-Dwelling Units: Units used for non-dwelling purposes.								
Development/Site	Offline Units as of Q2 2015	Offline Units as of Q3 2015	Offline Units as of Q4 2015	Offline Units as of Q1 2016	Q2 2015 Status	Q3 2015 Status	Q4 2015 Status	Q1 2016 Status
Non-Dwelling Units	263	246	245	245	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.	No change.
TOTAL OFFLINE UNITS*	2,823	2,949	2,951	2,955				

*Total offline unit count is different from total in the occupancy report due to differences in the dates for various data reports used to compile the information.

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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 March 31, 2016 the unit delivery goal of 25,000 units is 90% complete, with a total of 22,386 units. This includes 2,577 public housing units in mixed-income communities, 16,885 family, senior, and scattered site/acquisition units, and 2,965 project-based voucher units in Chicago.

Unit Delivery Summary as of Q1 2016				
Unit Delivery Category	Total Units by Unit Delivery Category	Target Population		
		Family	Senior	Supportive
Total Housing Units Delivered	22,427	10,744	10,358	1,325
Public Housing Units by Category	19,462	9,829	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	2,577	2,330	247	0
PII/REAP	38	38	0	0
PRA/PBV Units	2,965	915	725	1,325

Public Housing Unit Delivery by Site as of Q1 2016				
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
Casa Queretaro	2012 W 17th St	15	Family	Mixed Income
Castleman/Ella Flagg Young Apts	4945 N Sheridan Rd	436	Senior	Senior

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Public Housing Unit Delivery by Site as of Q1 2016				
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 Q1 2016				
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	36	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 Q1 2016				
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		19,462		

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PRA/PBV Unit Delivery by Site as of Q1 2016

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 Q1 2016			
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 Hoyne 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
Milwaukee Avenue Apartments	3064 N Milwaukee	11	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

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PRA/PBV Unit Delivery by Site as of Q1 2016			
PRA/PBV Site Name	Central Address	Total PRA Units	Target Population
Princeton Park Homes (West 91st Street Corp)	261 W. 91st St	1	Family
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 Wash	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		2,965	

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B. Annual Unit Delivery Projections/Status

In FY2016, CHA projects a total of 1,028 new units through mixed-income redevelopment, public housing rehabilitation, acquisition and project-based vouchers through the PRA Program. As of March 31, 2016, CHA completed 41 new units in FY2016, including 30 public housing units in mixed-income sites and 11 project-based vouchers in PRA sites.

FY2016 Unit Delivery Projections/Completion				
Development/Program	FY2016 Planned Units	Q1 2016 Total	Target Population	Unit Delivery Category
Altgeld Gardens	218	0	Family	Family
Casa Queretaro	15	15	Family	Mixed Income
City Gardens	25	0	Family	Mixed Income
Rosenwald Courts Apartments- PH	60	0	Senior	Mixed Income
St. Edmund's Oasis	19	0	Family	Mixed Income
Sterling Park Apartments	66	0	Family	Mixed Income
Parkside of Old Town Phase IIB	0	15	Family	Mixed Income
Real Estate Acquisition Program (REAP)	50	0	Family	Acquisition (PII/REAP)
Access Housing	38	0	Supportive	PRA/PBV
Rosenwald Courts Apartments- PRA/PBV	60	0	Senior	PRA/PBV
65th Infantry Regiment Veterans Housing	48	0	Supportive	PRA/PBV
Milwaukee Avenue Apartments	0	11	Supportive	PRA/PBV
Sponsor-Based Housing	100	0	TBD	PRA/PBV
Mod Rehab Conversions	125	0	TBD	PRA/PBV
Additional PRA/PBV- TBD	204	0	TBD	PRA/PBV
Total	1,028	41		

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 March 31, 2016, 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 03/31/2016										
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%	968	56%	36	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%	333	19%	294	17%
Dearborn Homes	639	100%	360	56%	8	1%	120	19%	151	24%
Hilliard Homes	140	100%	89	64%	1	1%	24	17%	26	19%
Horner Homes	699	100%	511	73%	3	0%	104	15%	81	12%
Ickes Homes	820	100%	449	55%	48	6%	147	18%	176	21%
Lake Parc Place	235	100%	165	70%	0	0%	27	11%	43	18%
Lathrop Homes	747	100%	210	28%	148	20%	201	27%	188	25%
Lawndale Gardens	121	100%	68	56%	3	2%	22	18%	28	23%
LeClaire Courts	402	100%	190	47%	39	10%	60	15%	113	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%	96	69%	6	4%	16	12%	21	15%
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	0%	20	8%	40	15%
SS West	192	100%	167	87%	0	0%	10	5%	15	8%
Stateway Gardens	696	100%	444	64%	12	2%	108	16%	132	19%
Taylor Homes	1,564	100%	959	61%	69	4%	207	13%	329	21%
Trumbull Park Homes	383	100%	206	54%	8	2%	59	15%	110	29%
Washington Park Homes	367	100%	221	60%	12	3%	70	19%	64	17%
Wentworth Gardens	388	100%	242	62%	10	3%	61	16%	75	19%
Grand Total	16,846	100%	10,218	61%	601	4%	2,766	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

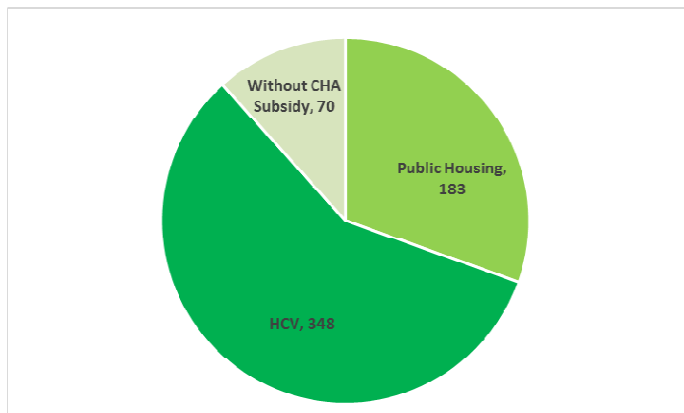
B. Status of Households Awaiting Right of Return

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 March 31, 2016, 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 with a Right of Return As of 03/31/2016	
Site	Total Families Choosing this Site as their First Choice
ABLA Homes	24
Altgeld-Murray Homes	17
Bridgeport Homes	4
Cabrini (all sites)	89
Dearborn Homes	7
HCV*	71
Hilliard Homes	3
Horner Homes	6
Ickes Homes	21
Lakefront Properties	5
Lake Parc Place	3
Lathrop Homes	135
Lawndale Gardens	1
LeClaire Courts	37
Lowden Homes	6
Madden-Wells Homes	34
Robert Taylor Homes	52
Rockwell Gardens	12
Scattered Sites (all areas)	20
Senior Housing	2
Stateway Gardens	14
Trumbull Park Homes	7
Washington Park Homes	18
Wentworth Gardens	13
No Housing Choice Survey**	0
Grand Total Awaiting their Right of Return as of Q1 2016	601

Current Location of Households Awaiting Right of Return



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

*34 currently live in HCV, 16 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.

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IV. Demographics

A. Current Demographics

CHA serves nearly 18,000 households in public housing and over 44,000 families participating in the Housing Choice Voucher Program. Combined, there are more than 62,000 households and nearly 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 2016, 80% of Chicago AMI for a family of four is \$61,500.

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	9,069	8,393	17,462	44,893	62,355
Total Residents	22,958	9,300	32,258	107,316	139,574
HOUSEHOLD SIZE					
Average Household Size	2.5	1.1	1.8	2.4	2.3
HEAD OF HOUSEHOLD GENDER					
Female	8,016	3,877	11,893	37,048	48,941
Male	1,053	4,516	5,569	7,845	13,414
RESIDENT AGE					
Youth (0-17)	9,585	10	9,595	41,766	51,361
Working-Age (18-54)	10,114	167	10,281	48,373	58,654
Near-Elderly (55-61)	1,458	668	2,126	7,948	10,074
Elderly (62+)	1,801	8,455	10,256	9,229	19,485
HEAD OF HOUSEHOLD RACE/ETHNICITY					
African American, non-Hispanic	8,012	4,898	12,910	39,303	52,213
Hispanic, any race	892	858	1,750	4,066	5,816
White, non-Hispanic	135	1,457	1,592	1,323	2,915
Asian, non-Hispanic	16	1,112	1,128	141	1,269
Other/Unknown race	14	68	82	60	142
DISABILITY STATUS					
Household with a disabled member	3,353	4,472	7,825	17,735	25,560
% of households with a disabled member	37%	53%	44%	40%	41.0%
HOUSEHOLD INCOME					
# at 0-30% AMI (Extremely Low Income)	6,943	7,242	14,185	36,589	50,774
# at 31-50% AMI (Very Low Income)	1,326	990	2,316	6,344	8,660
# at 51-80% AMI (Low Income)	575	135	710	1,893	2,603
# at 81%+ AMI (Moderate Income)	225	26	251	67	318
% at 0-30% AMI (Extremely Low Income)	77%	86%	81%	82%	81%
% at 31-50% AMI (Very Low Income)	15%	12%	13%	14%	14%
% at 51-80% AMI (Low Income)	6%	2%	4%	4%	4%
% at 81%+ AMI (Moderate Income)	2%	0%	1%	0%	1%
HEAD OF HOUSEHOLD EMPLOYMENT STATUS					
Total # of Work-Eligible**	5,049	7	5,056	23,848	28,904
# of Work-Eligible Employed***	3,133	5	3,138	11,733	14,871
% of Work-Eligible Employed	62%	71%	62%	49%	51%
OPPORTUNITY/GENERAL AREA					
Households living in General or Opportunity Areas	1,995	4,228	6,223	8,779	15,002

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*	39,281	8,405	14,177	43,054	15,637	120,554
HOUSEHOLD SIZE						
Average Household Size	2.1	2.5	1.1	2.2	2.3	2.1
HEAD OF HOUSEHOLD GENDER						
Female	27,774	5,670	7,516	29,969	10,753	81,682
Male	11,218	978	6,626	12,686	4,685	36,193
Unknown Gender	289	1,757	35	399	199	2,679
HEAD OF HOUSEHOLD AGE						
Working Age (18-54)	30,827	6,939	96	32,730	11,848	82,440
Near-Elderly (55-61)	3,608	876	7,932	3,805	1,514	17,735
Elderly (62+)	2,208	565	6,127	2,879	934	12,713
Unknown Age	2,638	25	22	3,640	1,341	7,666
HEAD OF HOUSEHOLD RACE/ETHNICITY						
African American, non-Hispanic	31,566	6,310	9,213	34,476	12,334	93,899
Hispanic, any race	3,724	1,258	1,121	4,548	1,642	12,293
White, non-Hispanic	1,565	234	1,622	2,075	818	6,314
Asian, non-Hispanic	253	46	1,177	221	105	1,802
Other or Unknown race and ethnicity	2,173	557	1,044	1,734	738	6,246
DISABILITY STATUS						
Households requesting accessible unit	105	160	14	2226	1	2,506
HOUSEHOLD INCOME						
\$0-\$4,999	5,666	2,244	3,923	3,126	2,161	17,120
\$5,000-\$9,999	6,228	1,566	4,745	7,333	2,434	22,306
\$10,000-\$19,999	7,617	1,750	3,834	7,711	3,047	23,959
\$20,000-\$29,999	3,633	764	1,074	2,277	1,273	9,021
\$30,000+	3,504	281	525	1,322	896	6,528
Unknown Income	12,633	1,800	76	21,285	5,826	41,620

*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.

Q1 2016 Section 3 Compliance

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

In Q1 2016, there was a need for 209 new hires for CHA contracts executed during Q1, with a commitment to hire 117 Section 3 new hires (55.98%) during the term of the contracts. The commitment far exceeds the required 30%. As of the end of Q1 2016, 72 of the 117 Section 3 new hires were employed (34.45%). The remaining new hires will be employed in future phases over the duration of the contracts.

Q1 2016 SECTION 3 HIRES	Q1 2016	YTD
Low Income CHA PH/HCV Resident (LICHAR) Hires	44	44
Low Income Chicago Area Residents (LICAR) Hires	28	28
Total Section 3 Hires	72	72
Total Section 3 Hiring Requirement	30.0%	30.0%
Total Section 3 Hiring Commitment	55.98%	55.98%
Total Section 3 Hiring Achievement to date	34.45%	34.45%

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

Q1 2016 SECTION 3 CONTRACT AWARDS						
	Professional Service	Construction	PPM Professional Service	PPM Construction	Total	YTD
Section 3 Business Concern Contract Awards (\$)	\$469,354	\$2,612,328	\$68,502.00	\$494,276.38	\$3,644,460.38	\$3,644,460.38
Total CHA Contract Awards (\$)	\$8,563,949	\$4,212,270	\$590,834.50	\$593,300.86	\$13,960,354.36	\$13,960,354.36
Section 3 Business Concern Contract Awards (%)	5.48%	62.02%	11.59%	83.31%	26.11%	26.11%

In Q1 2016, CHA has exceeded its contracting requirement (10%) for Construction contracts at 62.02% and 83.31% for Private Property Management construction contracts. CHA has also exceeded its contracting requirement (3%) for Professional Services contracts at 5.48%, and 11.59% for PPM Professional Services contracts.

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.

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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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 March 31, 2016 CHA's Section 3 Fund has a balance of \$ 919,677.81.

- From January 1, 2016 to March 31, 2016 CHA expended \$ 286,711.60 from the fund.
- Section 3 Fund expenditures were for Section 3 Competitive Grants (34 grants of up to \$10,000 were distributed)
- CHA Contractors contributed \$31,690.39 to the fund as Other Economic Opportunities in the 1st quarter of 2016.

Q2 2016 Section 3 Program Highlights

- Provided the initial competitive grants of up to \$10,000 to Section 3 Business Concerns.
- The inaugural Section 3 Symposium was held on February 25, 2016 at the Hyatt Regency. 125 people participated in the event. Session topics included: Doing business with the CHA, Workforce development, Credit and Bonding, and Davis Bacon requirements.
- The new Section 3 Business Concern registry was implemented. The interactive portal allows Section 3 Business Concerns to connect with prime contractors.
- Submitted the January 31, 2016 Voluntary Compliance agreement report to the Department of Housing and Urban Development's Fair Housing and Equal Opportunity Office.

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 Q1 that are based on expenditures.

Type of Contract	Contract Amount (\$)	MBE/WBE/DBE Participation Goals (%)	2016 - 1 st Quarter Total Payments	2016 - 1 st Quarter Payments for credit M/W/DBE Primes and Subcontractors	2016 - 1 st Quarter MBE/WBE/DBE Participation Rate (%)	YTD MBE/WBE/DBE Participation Rate (%)
Construction	\$25,000 - \$200,000	25.0%	\$62,020	\$42,360	68.3%	68.3%
	\$200,001 - \$500,000	30.0%	\$1,130,028	\$404,539	35.8%	35.8%
	\$500,001 - \$1,000,000	35.0%	\$1,048,905	\$761,123	72.6%	72.6%
	\$1,000,001 +	40.0%	\$90,366,335	\$23,192,375	25.7%	25.7%
Pro Svc and Supply & Delivery	\$25,000 +	20.0%	\$38,364,285	\$8,954,926	23.3%	23.3%

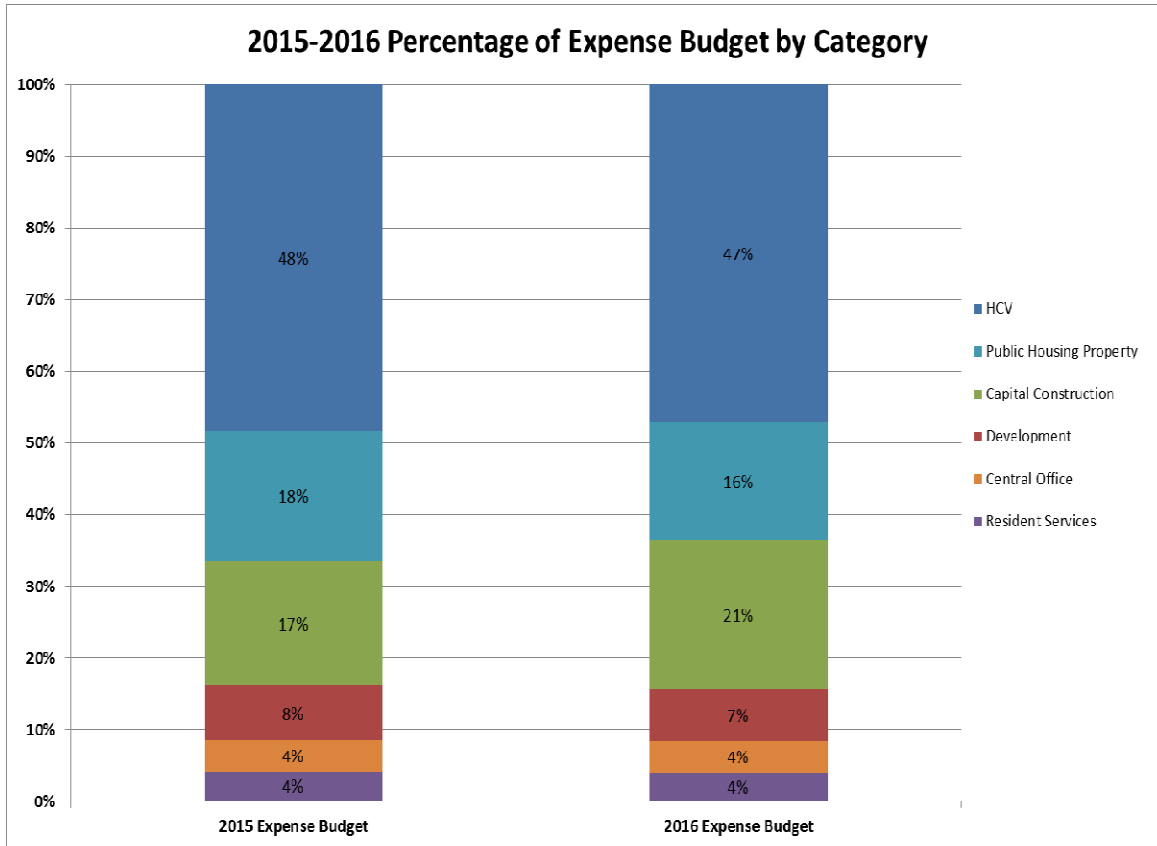
The shortfall in the 40% M/W/DBE participation requirement category is attributable to a number of factors: 1) the 'slowness' of construction work during the winter season; 2) only few of the contracts awarded within this category actually started work during the period under review; and 3) a significant number of the ones that started work have either not been paid or were yet to report payments in B2Gnow. However, a recent audit of these contracts indicates that almost all of them are now in compliance.

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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	2015 Expense Budget	2015 Percentage	2016 Expense Budget	2016 Percentage
HCV	\$ 471,660,952	48%	\$ 503,209,854	47%
Public Housing Property	\$ 177,341,415	18%	\$ 175,640,329	16%
Capital Construction	\$ 169,670,578	17%	\$ 221,400,324	21%
Development	\$ 74,888,273	8%	\$ 77,523,683	7%
Central Office	\$ 41,890,661	4%	\$ 46,424,463	4%
Resident Services	\$ 40,923,534	4%	\$ 43,292,865	4%
Grand Total	\$ 976,375,413	100%	\$ 1,067,491,518	100%

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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	
	2016 Authorized
Block Grant Vouchers	5,213
Leasing Vouchers	46,918
TOTAL	52,131

Progress on Increased Utilization Goals	
Total Vouchers Leased as of 1/1/16*	45,973
Total Vouchers Leased as of 3/31/2016*	46,375
Difference (Increase/Decrease)	402

Total Voucher Utilization	
	3/31/2016
Total Vouchers Leased*	46,375
Total Vouchers Available	52,131
% Leasing Utilization	89%

*Based on 4/22/16 VMS data report for 3/31/2016.

Other Voucher Utilization Key Indicators	
	3/31/2016
Vouchers Issued in 2016	423
Vouchers Leased in 2016	920
Vouchers Returned in 2016 (Attrition)	377
Voucher Holders Currently Searching for Units	1,063

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VIII. CHA Exception Payment Standards

BACKGROUND

- Since 2010, CHA, under its MTW authority, is authorized to apply exception payment standards up to 300% of the HUD FMR.
- CHA's current MTW authority allows HCV households to receive an exception payment standard when:
 - Moving to an Opportunity Area; or
 - A Reasonable Accommodation is approved.
- In August 2014, CHA lowered the limit on exception payment standards to 150% of the HUD FMR.

ANALYSIS OF EXCEPTION PAYMENT STANDARDS

- CHA currently administers 1,424 vouchers with approved exception payment standards, representing approximately 3.1% of CHA's HCV portfolio. This data is as of 3/31/16.

% FMR	Active Exception Payment Standards as of 12/31/15	Active Exception Payment Standards as of 3/31/2016	Change from 12/31/2015 to 3/31/2016
Under 111%*	139	184	45
111-120%	339	352	13
121-135%	306	328	22
136-150%	320	397	77
151-180%	57	41	-16
181-200%	26	21	-5
201-250%	64	43	-21
251-300%	65	58	-7
TOTAL	1,316	1,424	108

Reason for Exception Payment Standard	Active Exception Payment Standards as of 12/31/2015	Active Exception Payment Standards as of 3/31/16	Change from 12/31/15 to 3/31/2016
Reasonable Accommodation	20	22	2
Opportunity Area	1,296	1,402	106
TOTAL	1316	1424	108

* HUD does not regard payment standards below 111% of FMR as exception payment standards. However, CHA's payment standard does not go up to 110%, and CHA has historically considered any payment standard that exceeds the Payment Standard Schedule as an exception, even if it is still below 111% of FMR.

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TRANSITION TIMELINE FOR EXCEPTION PAYMENT STANDARDS ABOVE 150% FMR

- CHA lowered its limit on exception payment standards to 150% FMR in August 2014. Exception payment standards over 150% FMR are in the process of being phased out as participants come in for their recertifications.
- CHA sent letters to all participants with exception payment standards over 150% FMR in late August 2014 to explain the policy change and its implications for them.
- CHA expects that all exception payment standards over 150% will be phased out by mid-2018, based on the following schedule.
- This schedule is based on the timing of participants' recertifications; some participants may choose to move between recertifications, meaning some exception payment standards may be phased out sooner.

	Total EPS Households	Households in Opportunity Areas	Households with a Reasonable Accommodation
Total Households over 150% FMR as of August 2014	284	277	7
Transitioned as of 3/31/2016/15	128	126	2
New Households over 150% FMR as of 3/31/16*	6	6	0
Remaining for Transition as of 3/31/16	162	157	5
<i>Households Transitioning in 2016</i>			
1st Quarter 2016	2	2	0
2nd Quarter 2016	19	19	0
3rd Quarter 2016	28	28	0
4th Quarter 2016	20	20	0
<i>Households Transitioning in 2017</i>			
1st Quarter 2017	18	15	3
2nd Quarter 2017	15	15	0
3rd Quarter 2017	17	17	0
4th Quarter 2017	32	31	1
<i>Households Transitioning in 2018</i>			
1st Quarter 2018	4	3	1
2nd Quarter 2018	6	6	0
3rd Quarter 2018	1	1	0

*These five families had a change in household composition or payment standard moving them to a different FMR category. According to CHA policy, these families' payment standards will be adjusted at their next biennial recertifications, which will bring them below 150% FMR.

CHA Proposed Capital Plan as of Q1 2016

Sources	2014 Actual	2015 Actual	2016 Budget	2016 1Q Forecast	2017 Proposed	2018 Proposed	2019 Proposed	2020 Proposed
Reserve Balance (prior year)	\$ 239,736	\$ 221,847	\$ 154,033	\$ 154,033	\$ 44,568	\$ (110,216)	\$ (289,775)	\$ (509,003)
Prior Year Capital Fund	41,224	53,720	108,140	108,140	-	-	-	-
Current Year Capital Grant	152	-	66,700	46,426	64,165	59,032	54,310	49,965
HOPE VI Funds	4,761	1,577	3,025	3,025	-	-	-	-
MTW Funding - Capital/Development	6,036	41,257	6,288	4,444	-	-	-	-
Other Funds	-	10,278	-	19,000	-	-	-	-
Total Available Source	\$ 291,909	\$ 328,679	\$ 338,186	\$ 335,068	\$ 108,733	\$ (51,184)	\$ (235,465)	\$ (459,038)

Uses

Development	\$ 28,930	\$ 57,706	\$ 74,876	\$ 90,918	\$ 69,920	\$ 111,160	\$ 99,180	\$ 88,805
Capital Construction	106,916	113,447	216,476	197,316	146,783	125,207	172,160	172,160
Debt Service	1,338	2,278	2,266	2,266	2,246	2,224	2,198	1,977
Security/Resident Services	3,000	16,342	-	-	-	-	-	-
Total Uses	\$ 140,184	\$ 189,773	\$ 293,618	\$ 290,500	\$ 218,949	\$ 238,591	\$ 273,538	\$ 262,942

Bal Sheet Change/Unspent Funding	70,122	15,127	-	-	-	-	-	-
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Remaining funds	\$ 221,847	\$ 154,033	\$ 44,568	\$ 44,568	(\$110,216)	(\$289,775)	(\$509,003)	(\$721,980)
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CHA Reserves Summary as of Q1 2016

	2014 Actual	2015 Actual	2016 Budget	2016 1Q Forecast
Reserve Balance (prior year)	\$239,736	\$221,847	\$154,033	\$154,033
Planned Annual Capital Reserves Expenditures				
Development	\$19,568	\$8,109	\$26,900	\$26,900
Capital Construction	\$64,113	\$58,490	\$82,565	\$82,565
Security/Resident Services/Debt Service	\$4,330	\$16,342		
Total Planned Capital Reserves Expenditures	\$88,011	\$82,941	\$109,465	\$109,465
Balance Sheet Changes and Unspent MTW Funds	\$70,122	\$15,127	\$0	\$0
Projected Reserve Balance as of 12/31	\$221,847	\$154,033	\$44,568	\$44,568

*CHA maintains a HUD-allowed operating reserve of \$117M that the agency intends to use for future capital expenditures