

# CHA Quarterly Report, 2<sup>nd</sup> 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 June 30, 2015 and status as of the end of the 2<sup>nd</sup> 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

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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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# CHA Quarterly Report, 2nd Quarter 2015

## 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 June 30, 2015, the total number of CHA public housing units is 21,354. 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	4,522	2,059	217	3.1%	162
Scattered	2,727	2,503	98	126	4.6%	98
Senior	8,955	8,059	661	235	7.3%	125
Mixed	2,874	2,799	5	70	2.4%	30
<b>Totals</b>	<b>21,354</b>	<b>17,883</b>	<b>2,823</b>	<b>648</b>	<b>3.0%</b>	<b>415</b>

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	1238	660	73	5.6	59
Bridgeport Homes & Elderly	129	117	10	2	1.7	0
Brooks Homes	371	318	45	8	2.5	7
Cabrini Rowhouses	584	137	444	3	2.1	1
Dearborn Homes	668	647	4	17	2.6	15
Horner Super Block	201	148	51	2	1.3	0
Horner-Westhaven	351	268	39	44	14.1	36
Lake Parc Place	290	268	10	12	4.3	8
Lathrop Homes	925	138	759	28	16.9	25
Lawndale Gardens	121	116	5	0	0.0	0
Lowden Homes	127	121	2	4	3.2	0
Trumbull Park Homes & Ida Platt Senior Apts	465	446	12	7	1.6	1
Washington Park Low Rises & Elderly	252	230	10	12	5.0	10
Wentworth Gardens	343	330	8	5	1.5	0
<b>Totals</b>	<b>6,798</b>	<b>4,522</b>	<b>2,059</b>	<b>217</b>	<b>3.1%</b>	<b>162</b>

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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 North Central	1,109	1,020	46	43	4.0	31
SS North East	621	563	22	36	6.0	30
SS South East	528	481	17	30	5.9	23
SS South West	220	208	5	7	3.3	6
SS West	249	231	8	10	4.2	8
<b>Totals</b>	<b>2,727</b>	<b>2,503</b>	<b>98</b>	<b>126</b>	<b>4.6%</b>	<b>98</b>

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	119	3	3	2.5	1
Albany Terrace Apts	350	327	7	16	4.7	7
Alfreda Barnett Duster Apts	129	123	3	3	2.4	1
Apartamentos Las Americas	212	204	3	5	2.4	2
Armour Square Apts & Annex	392	362	14	16	4.2	3
Blake/Martinez/Wood Apts	317	302	7	8	2.6	4
Bousfield/Richardson-Jones Apts	266	260	5	1	0.4	0
Caroline Hedger Apts	450	347	99	4	1.1	1
Castleman/Ella Flagg Young Apts	436	427	7	2	0.5	0
Daniel Hudson Burnham Apts	181	167	13	1	0.6	1
Edith Spurlock Sampson Apts	394	376	9	9	2.3	2
Elizabeth Davis Apts	149	142	1	6	4.1	5
Fannie Emanuel Apts	181	0	181	0	0.0	0
Fisher Apts	199	135	61	3	2.2	1
Flannery Apts	252	243	5	4	1.6	1
Green/Harsh Apts	278	268	6	4	1.5	1
Harry Schneider Apts	174	168	1	5	2.9	2
Hattie Callner Apts	147	142	4	1	0.7	0
Irene McCoy Gaines Apts	151	146	2	3	2.0	0
Judge Slater Apts & Annex	407	351	48	8	2.2	6
Kenneth Campbell Apts	165	159	2	4	2.5	0
Lidia Pucinska Apts	378	334	3	41	10.9	41
Lincoln Perry Apts and Annex	450	358	72	20	5.3	14
Long Life Apts	116	112	3	1	0.9	0
Lorraine Hansberry Apts	169	166	3	0	0.0	0
Mahalia Jackson Apts	282	273	5	4	1.4	0
Major Lawrence Apts	193	150	38	5	3.2	2
Mary Hartwell Catherwood Apts	357	348	3	6	1.7	2
Minnie Riperton Apts	339	294	32	13	4.2	6
Patrick Sullivan Apts	482	460	4	18	3.8	12
Vivian Carter Apts	224	212	3	9	4.1	3
Wicker Park Apts & Annex	225	216	5	4	1.8	4
William Jones Apts	116	110	3	3	2.7%	2
Zelda Ormes Apts	269	258	6	5	1.9%	1
<b>Totals</b>	<b>8,955</b>	<b>8,059</b>	<b>661</b>	<b>235</b>	<b>7.3%</b>	<b>125</b>

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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	171	1	1	0.6	0
Coleman Place	52	50	2	0	0.0	0
Domain Lofts	16	16	0	0	0.0	0
Fountain View	14	13	0	1	7.1	1
Gwendolyn Place	25	18	0	7	28.0	5
Hansberry Square	83	83	0	0	0.0	0
Hilliard Family Phase 1	59	59	0	0	0.0	0
Hilliard Family Phase 2	58	58	0	0	0.0	0
Hilliard Senior Phase 1	94	92	0	2	2.1	1
Hilliard Senior Phase 2	94	94	0	0	0.0	0
Jackson Square at West End	57	57	0	0	0.0	0
Jazz On the Boulevard	30	28	0	2	6.7	2
Keystone Place	38	38	0	0	0.0	0
Lake Park Crescent Phase 1	60	59	0	1	1.7	0
Lake Park Crescent Phase 1A For Sale	26	26	0	0	0.0	0
Langston	29	29	0	0	0.0	0
Mahalia Place	54	53	0	1	1.9	0
Mohawk North	16	15	0	1	6.3	1
North Town Village Phase 1	39	38	0	1	2.6	0
North Town Village Phase 2	40	39	0	1	2.5	1
Oakwood Shores Phase 1A	63	63	0	0	0.0	0
Oakwood Shores Phase 1B	63	62	0	1	1.6	0
Oakwood Shores Phase 2A	81	81	0	0	0.0	0
Oakwood Shores Phase 2B	29	29	0	0	0.0	0
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	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	54	0	0	0.0	0
Park Boulevard Phase 2A	46	44	0	2	4.4	0
Park Boulevard Phase 2B	37	9	0	28	75.7	5
Park Douglas	60	59	0	1	1.7	0
Parkside Condo	72	70	0	2	2.8	2
Parkside Condo Phase 1B	35	34	0	1	2.9	1
Parkside of Old Town Phase 2A	39	39	0	0	0.0	0
PII Northern Region	23	23	0	0	0.0	0
PII Southern Region	14	6	0	8	57.1	8
Quincy	27	27	0	0	0.0	0
Renaissance North	18	18	0	0	0.0	0
Roosevelt Square Phase 1	125	124	0	1	0.8	0
Roosevelt Square Phase 2	120	119	0	1	0.8	0
Savoy Square	60	58	0	2	3.3	1
Shops and Lofts at 47th	28	28	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
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	98	1	1	1.0	0
The Pershing	27	27	0	0	0.0	0
The Pomeroy	105	102	1	2	1.9	0
West End Phase 1	14	14	0	0	0.0	0
West End Phase 2	65	65	0	0	0.0	0
Westhaven Park Phase 1	87	87	0	0	0.0	0
Westhaven Park Phase 2B	70	69	0	1	1.4	1
Westhaven Park Phase 2C	46	46	0	0	0.0	0
Westhaven Park Tower	34	34	0	0	0.0	0
<b>Totals</b>	<b>2,874</b>	<b>2,799</b>	<b>5</b>	<b>70</b>	<b>2.4%</b>	<b>30</b>

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## B. Offline Unit Status Report

CHA Offline Unit Summary as of Q2 2015		
Category	Offline Units as Q2 2015	% of Offline Units Q2 2015
Pending Redevelopment/Planning	2,093	74%
Major or Routine Capital Maintenance	426	15%
Pending Demolition or Disposition Activity	41	1%
Non-Dwelling Units	263	9%
<b>Total Offline Units</b>	<b>2,823</b>	<b>100%</b>

Offline Unit Status by Category as of 2nd 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 Q4 2014	Offline Units as of Q1 2015	Offline Units as of Q2 2015	Q4 2014 Status	Q1 2015 Status	Q2 2015 Status
Lathrop Homes	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.
Frances Cabrini Rowhouses	438	438	438	CHA plans to hold meetings to present the updated Development Zone Plan to the community and to release a solicitation for the first phase of the plan by the 2nd quarter of 2015. CHA will plan for a solicitation for the Cabrini Rowhouses upon resolution of the pending litigation.	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.
Altgeld Gardens/Murray Homes	633	633	633	Implementation planning and continuation of the Section 106 process are ongoing. In 4th quarter 2014, CHA received approval through the 106 process for Blocks 7 and 8 redevelopment plans. CHA will present the final site plan to the Altgeld-Murray residents and surrounding community in 1st quarter of 2015.	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.
Horner-Westhaven / Horner Superblock	92	92	88	Agreed Order for Horner Superblock redevelopment was finalized in 4th quarter 2014. Site planning and design continue.  The offline unit count was adjusted during 3rd/4th quarter as a result of data system updates and AMP reconfiguration.	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.

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Development/Site	Offline Units as of Q4 2014	Offline Units as of Q1 2015	Offline Units as of Q2 2015	Q4 2014 Status	Q1 2015 Status	Q2 2015 Status
Parkview-Fannie Emanuel	181	181	181	Interior demolition expected to begin in 1st quarter 2015. Construction expected to start in 2nd quarter 2015.	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.
<b>Total Pending Redevelopment/ Planning</b>	<b>2,097</b>	<b>2,097</b>	<b>2,093</b>			
<b>Units Undergoing Major or Routine Capital Maintenance</b> : 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 Q4 2014	Offline Units as of Q1 2015	Offline Units as of Q2 2015	Q4 2014 Status	Q1 2015 Status	Q2 2015 Status
Judge Slater (Senior Site)	45	45	43	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.	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.
Eckhart-Lidia Pucinska Apts (Senior Site)	39	38	0	Construction is expected to be completed in the 2nd quarter of 2015. The number of offline units will fluctuate during construction.	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 Q4 2015 report.)</i>
Lincoln Perry Apts and Annex (Senior Site)	64	64	64	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 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.
Caroline Hedger Apartments	98	98	98	Construction began in September 2014; 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 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.
Minnie Riperton Apartments	26	26	26	Construction began in June 2014 and will require 26 offline units to accommodate construction. Project is now expected to be completed in the 2nd quarter of 2016 due to discovered conditions.	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.
Major Lawrence Apartments	36	36	36	Construction began in June 2014 and required 36 offline units to accommodate construction. Project is now expected to be completed in the 2nd quarter of 2016 due to discovered conditions.	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.

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Development/Site	Offline Units as of Q4 2014	Offline Units as of Q1 2015	Offline Units as of Q2 2015	Q4 2014 Status	Q1 2015 Status	Q2 2015 Status
Judge Fisher Apartments	0	0	59	N/A	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.
Armour Square Apartments	14	14	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 now scheduled for completion in the 2nd quarter of 2015.	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 Q4 2015 report.)</i>
Other Senior Sites	14	14	14	10 units are offline at Loyola and Ridge (1930 W. Loyola Ave/Daniel Hudson Burnham Apts); 1 additional unit was added to the project in 4th quarter 2014. Due to expansion of the project scope, these units are now 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. 1 additional unit was moved to offline status in 4th quarter 2014.  2 units at 150 S Campbell (Alfreda Barnett Duster Apts) were completed in 4th quarter 2014.  <u>New Project:</u> 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 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, when the façade restoration project is completed.
Other Family Sites	17	0	2	7 units at Brooks Homes are now scheduled for completion in 1st quarter of 2015.  10 units are offline at Washington Park due to a roof leak; 1 additional unit was added to the project in 4th quarter 2014. Units will now be completed in 1st quarter 2015.	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 <sup>th</sup> quarter of 2015.



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Development/Site	Offline Units as of Q4 2014	Offline Units as of Q1 2015	Offline Units as of Q2 2015	Q4 2014 Status	Q1 2015 Status	Q2 2015 Status
Scattered Sites	95	91	84	<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>-12 units completed in 4th quarter 2014. -60 units available for occupancy in 2015. -9 units available for occupancy in 2016. -12 units pending demolition/disposition. -14 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.</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>
<b>Total Undergoing Major or Routine Capital Maintenance</b>	<b>448</b>	<b>426</b>	<b>426</b>			
<b>Units Pending Demolition/Disposition Activity</b> : Units currently pending demolition or disposition; these units will not come back online.						
Development/Site	Offline Units as of Q4	Offline Units as of Q1	Offline Units as of Q2	Q4 2014 Status	Q1 2015 Status	Q2 2015 Status
ABLA	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.
<b>Total Pending Demolition or Disposition Activity</b>	<b>41</b>	<b>41</b>	<b>41</b>			
<b>Non-Dwelling Units:</b> Units used for non-dwelling purposes.						
Category	Offline Units as of Q4 2014	Offline Units as of Q1 2015	Offline Units as of Q2 2015	Q4 2014 Status	Q1 2015 Status	Q2 2015 Status
Non-Dwelling Units	266	266	263	1 unit was added to this category for the temporary relocation of the Brooks Homes LAC Office during construction at 1254 S Loomis.	No change.	3 units previously used for non-dwelling purposes were returned to leasing in 2nd quarter 2015.
<b>TOTAL OFFLINE UNITS</b>	<b>2,852</b>	<b>2,830</b>	<b>2,823</b>			

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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 June 30, 2015 the unit delivery goal of 25,000 units is 89% complete, with a total of 22,260 units. This includes 2,521 public housing units in mixed-income communities, 16,884 family, senior, and scattered site/acquisition units, and 2,855 project-based voucher units in Chicago.

Unit Delivery Summary as of Q2 2015				
Unit Delivery Category	Total Units by Unit Delivery Category	Target Population		
		Family	Senior	Supportive
<b>Total Housing Units Delivered</b>	<b>22,260</b>	<b>10,585</b>	<b>10,358</b>	<b>1,317</b>
Public Housing Units by Category	19,405	9,772	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	2,521	2,274	247	0
PII/REAP	37	37	0	0
PRA/PBV Units	2,855	813	725	1,317

Public Housing Unit Delivery by Site as of Q2 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 Lituanica 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

# CHA Quarterly Report, 2nd Quarter 2015

## Public Housing Unit Delivery by Site as of Q2 2015

Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
Caroline Hedger Apts	6400 N Sheridan Rd	450	Senior	Senior
Castleman/Ella Flagg Young Apts	4945 N Sheridan Rd	436	Senior	Senior
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	25	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

# CHA Quarterly Report, 2nd Quarter 2015

## Public Housing Unit Delivery by Site as of Q2 2015

Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
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
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

# CHA Quarterly Report, 2nd Quarter 2015

## Public Housing Unit Delivery by Site as of Q2 2015

Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
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
Patrick Sullivan Apts	1633 W Madison St	482	Senior	Senior
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
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

# CHA Quarterly Report, 2nd Quarter 2015

## Public Housing Unit Delivery by Site as of Q2 2015

Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
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
<b>Total Public Housing Units</b>		<b>19,405</b>		

## PRA/PBV Unit Delivery by Site as of Q2 2015

PRA/PBV Site Name	Central Address	Total PRA Units	Target Population
Harrison Courts*	2910 W Harrison St	123	Family
Lathrop Elderly*	2717 N Leavitt St	92	Senior
Loomis Courts*	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

# CHA Quarterly Report, 2nd Quarter 2015

## PRA/PBV Unit Delivery by Site as of Q2 2015

PRA/PBV Site Name	Central Address	Total PRA Units	Target Population
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
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	Supportive
Humboldt Park Residence	1152 N Christiana Ave	20	Supportive
Illinois Accessible Housing Initiative	Various	32	Supportive
Independence Apts	925 S Independence Blvd	9	Family
Ironwood Courts	6019 S Indiana Ave	14	Family
Jarvis Apts	2049 W Jarvis Ave	8	Family
Karibuni Place	8200 S Ellis Ave	11	Supportive
Kenmore Plaza Apts	5225 N Kenmore Ave	105	Senior

# CHA Quarterly Report, 2nd Quarter 2015

PRA/PBV Unit Delivery by Site as of Q2 2015			
PRA/PBV Site Name	Central Address	Total PRA Units	Target Population
Lake Street Studios	727 W Lake St	61	Supportive
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	11	Family
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 Vash	7750 S Emerald Ave	40	Supportive
Sunnyside Kenmore Apts	4130 N Kenmore Ave	10	Family



# CHA Quarterly Report, 2nd Quarter 2015

PRA/PBV Unit Delivery by Site as of Q2 2015			
PRA/PBV Site Name	Central Address	Total PRA Units	Target Population
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
Thresholds Humboldt & Kiley House	1819 N Humboldt Blvd & 4734 S Ellis Ave	34	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
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	6	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
<b>Total PRA/PBV Units</b>		<b>2,855</b>	

\*City-State PBV Site

# CHA Quarterly Report, 2nd Quarter 2015

## 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. As of 2nd quarter 2015, CHA completed 253 new units in FY2015, including 53 public housing units in mixed-income sites and 200 project-based vouchers in several PRA sites.

### FY2015 Unit Delivery Projections/Completion as of Q2 2015

Development/Program	FY2015 Planned Units	FY2015 Actual Units as of Q2 2015	Target Population	Unit Delivery Category
Parkside of Old Town Phase IIB	36	0	Family	Mixed-Income
Park Boulevard Phase IIB	37	37	Family	Mixed-Income
Legends South Phase C3/Gwendolyn Place	21	16	Family	Mixed-Income
Real Estate Acquisition Program	25	0	Family	REAP
Altgeld Gardens	218	0	Family	Family Rehabilitation
Montclare Senior	38	38	Senior	PRA/PBV
Illinois Accessible Housing Initiative Phase 2	11	4	Supportive	PRA/PBV
West Humboldt Place	4	0	Supportive	PRA/PBV
Access Housing	20	0	Supportive	PRA/PBV
Veterans New Beginnings	48	48	Supportive	PRA/PBV
Milwaukee Avenue Apartments	11	0	Supportive	PRA/PBV
Mercy Uptown	50	0	Family	PRA/PBV
Princeton Park	21	0	Family	PRA/PBV
3714 W Wrightood Apts	0	5	Family	PRA/PBV
Kenmore Plaza Apartments (Preservation)	150	105	Senior	PRA/PBV
Sponsor-Based Housing	350	0	TBD	PRA/PBV
<b>Total</b>	<b>1,040</b>	<b>253</b>		

## 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 June 30, 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 6/30/2015										
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)	1,153	100%	727	63%	16	1%	245	21%	165	14%
Altgeld-Murray Homes	1,717	100%	966	56%	38	2%	289	17%	424	25%
Bridgeport Homes	123	100%	83	67%	3	2%	15	12%	22	18%
Cabrini	1,770	100%	1,032	58%	113	6%	329	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%	441	54%	58	7%	145	18%	176	21%
Lake Parc Place	235	100%	164	70%	1	0%	27	11%	43	18%
Lathrop Homes	747	100%	209	28%	158	21%	192	26%	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%	886	55%	43	3%	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%	1	0%	19	7%	40	15%
SS West	192	100%	166	86%		0%	10	5%	16	8%
Stateway Gardens	696	100%	442	64%	14	2%	108	16%	132	19%
Taylor Homes	1,564	100%	959	61%	69	4%	207	13%	329	21%
Trumbull Park Homes	383	100%	205	54%	9	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%
<b>Grand Total</b>	<b>16,846</b>	<b>100%</b>	<b>10,198</b>	<b>61%</b>	<b>635</b>	<b>4%</b>	<b>2,747</b>	<b>16%</b>	<b>3,266</b>	<b>19%</b>

\*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

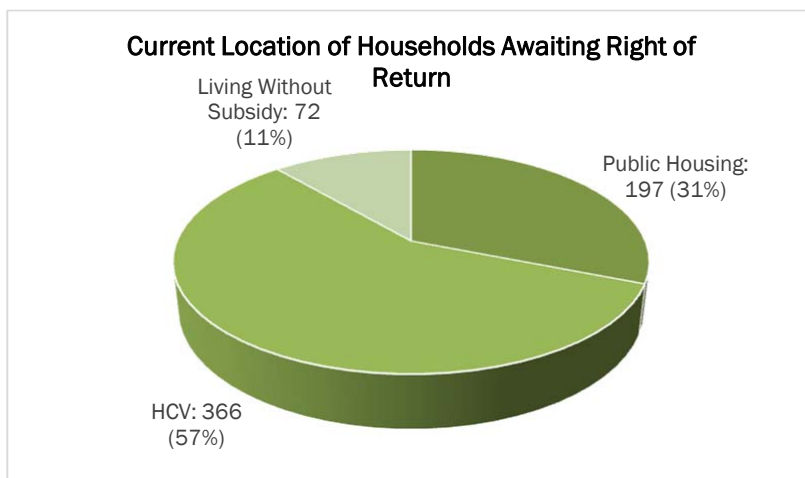
# CHA Quarterly Report, 2nd Quarter 2015

## 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 June 30, 2015, there were 635 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: 31% (197) currently reside in CHA public housing; 57% (366) live in the private market with a Housing Choice Voucher provided by CHA; and 11% (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 06/30/2015	
Site	Total Families Choosing this Site as their First Choice
ABLA Homes	26
Altgeld-Murray Homes	19
Bridgeport Homes	4
Cabrini (all sites)	89
Dearborn Homes	8
HCV*	74
Hilliard Homes	4
Horner Homes	6
Ickes Homes	25
Lakefront Properties	9
Lathrop Homes	145
Lawndale Gardens	1
LeClaire Courts	36
Lowden Homes	6
Madden-Wells Homes	35
Robert Taylor Homes	51
Rockwell Gardens	14
Scattered Sites (all areas)	20
Senior Housing	1
Stateway Gardens	18
Trumbull Park Homes	9
Washington Park Homes	20
Wentworth Gardens	12
No Housing Choice Survey**	3
<b>Grand Total Awaiting their Right of Return as of Q2 2015</b>	<b>635</b>



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

\*31 currently live in HCV, 19 in public housing, and 24 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 of Return.

# CHA Quarterly Report, 2nd Quarter 2015

## IV. Demographics

### A. Current Demographics

CHA serves nearly 18,000 households in public housing and over 41,000 families participating in the Housing Choice Voucher Program. Combined, there are more than 59,000 households and 134,000 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		
<b>OVERALL DEMOGRAPHICS</b>					
Total Households	9,197	8,671	17,868	42,915	60,783
Total Residents	23,360	9,593	32,953	104,305	137,258
<b>HOUSEHOLD SIZE</b>					
Average Household Size	2.5	1.1	1.8	2.4	2.3
<b>HEAD OF HOUSEHOLD GENDER</b>					
Female	8,129	3,940	12,069	35,749	47,818
Male	1,068	4,731	5,799	7,166	12,965
<b>RESIDENT AGE</b>					
Youth (0-17)	9,852	10	9,862	41,238	51,100
Working-Age (18-54)	10,337	187	10,524	46,933	57,457
Near-Elderly (55-61)	1,439	763	2,202	7,465	9,667
Elderly (62+)	1,732	8,633	10,365	8,669	19,034
<b>HEAD OF HOUSEHOLD RACE/ETHNICITY</b>					
African American, non-Hispanic	8,125	5,101	13,226	37,553	50,779
Hispanic, any race	903	868	1,771	3,900	5,671
White, non-Hispanic	138	1,520	1,658	1,286	2,944
Asian, non-Hispanic	16	1,112	1,128	115	1,243
Other/Unknown race	15	70	85	61	146
<b>DISABILITY STATUS</b>					
Household with a disabled member	3,385	4,530	7,915	17,196	25,111
% of households with a disabled member	37%	52%	44%	40%	
<b>HOUSEHOLD INCOME</b>					
# at 0-30% AMI (Extremely Low Income)	7,030	7,467	14,497	35,478	49,975
# at 31-50% AMI (Very Low Income)	1,362	1,027	2,389	5,743	8,132
# at 51-80% AMI (Low Income)	600	154	754	1,635	2,389
# at 81%+ AMI (Moderate Income)	205	23	228	59	287
% at 0-30% AMI (Extremely Low Income)	76%	86%	81%	83%	82%
% at 31-50% AMI (Very Low Income)	15%	12%	13%	13%	13%
% at 51-80% AMI (Low Income)	7%	2%	4%	4%	4%
% at 81%+ AMI (Moderate Income)	2%	0%	1%	0.1%	0.5%
<b>HEAD OF HOUSEHOLD EMPLOYMENT STATUS</b>					
Total # of Work-Eligible**	5,218	6	5,224	22,756	27,980
# of Work-Eligible Employed***	3,239	4	3,243	10,722	13,965
% of Work-Eligible Employed	62%	67%	62%	47%	49%
<b>OPPORTUNITY/GENERAL AREA</b>					
Households living in General or Opportunity Areas	2,035	4,300	6,335	8,575	14,910

\*Includes Project-Based Vouchers, VASH, Choose to Own, Mod-Rehabs, Mainstream 5yr

\*\*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. The HCV Program maintains separate wait lists for tenant-based vouchers 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 (Community Area)	Senior Site- Based	HCV	PRA/PBV	Total - All Wait Lists
<b>OVERALL DEMOGRAPHICS</b>						
Total Applicants*	41,035	6,578	12,855	45,211	16,098	121,777
<b>HOUSEHOLD SIZE</b>						
Average Household Size	2.2	2.5	1.1	2.2	2.3	2.4
<b>HEAD OF HOUSEHOLD GENDER</b>						
Female	29,118	4,028	6,987	31,601	11,067	82,801
Male	11,615	664	5,823	13,175	4,825	36,102
Unknown Gender	302	1,886	45	435	206	2,874
<b>HEAD OF HOUSEHOLD AGE</b>						
Working Age (18-54)	32,395	5,436	96	34,497	12,313	84,737
Near-Elderly (55-61)	3,733	679	6,759	3,825	1,506	16,502
Elderly (62+)	2,226	457	5,975	2,610	932	12,200
Unknown Age	2,681	6	25	4,279	1,347	8,338
<b>HEAD OF HOUSEHOLD RACE/ETHNICITY</b>						
African American, non-Hispanic	32,833	5,198	8,461	36,163	12,699	95,354
Hispanic, any race	3,982	699	1,007	4,816	749	11,253
White, non-Hispanic	1,654	190	1,391	2,151	855	6,241
Asian, non-Hispanic	263	45	1,002	231	111	1,652
Other/Unknown race and ethnicity	2,303	446	994	1,850	1,684	7,277
<b>DISABILITY STATUS</b>						
Households requesting accessible unit	132	166	18	0	3	319
<b>HOUSEHOLD INCOME</b>						
\$0-\$4,999	6,000	1,755	3,696	2,869	1,045	15,365
\$5,000-\$9,999	6,689	999	4,251	7,572	2,485	21,996
\$10,000-\$19,999	8,327	1,187	3,365	8,502	3,162	24,543
\$20,000-\$29,999	3,826	603	961	2,743	1,358	9,491
\$30,000+	2,645	205	487	1,663	980	5,980
Unknown Income	13,548	1,829	95	21,862	7,068	44,402

\*Applicants may be on multiple waitlists.

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.

Q2 2015 Section 3 Compliance

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

In Q2 2015, there was a need for 165 new hires for CHA contracts executed during Q2, with a commitment to hire 86 Section 3 new hires (52.12%) during the term of the contracts. The commitment far exceeds the required 30%. As of the end of Q2 2015, 69 of the 86 Section 3 new hires were employed (41.82%). The remaining new hires will be employed in future phases over the duration of the contracts.

Q2 2015 SECTION 3 HIRES	Q2 2015	YTD
Low Income CHA PH/HCV Resident (LICHAR) Hires	36	53
Low Income Chicago Area Residents (LICAR) Hires	33	37
<b>Total Section 3 Hires</b>	<b>69</b>	<b>90</b>
Total Section 3 Hiring Requirement	30.0%	30.0%
Total Section 3 Hiring Commitment	52.12%	60.78%
Total Section 3 Hiring Achievement	<b>41.82%</b>	<b>38.79%</b>

**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.<sup>1</sup>**

Q2 2015 SECTION 3 CONTRACT AWARDS				
	Professional Service	Construction	Total	YTD
Section 3 Business Concern Contract Awards (\$)	\$28,922	\$9,299,761	\$9,328,683	\$11,260,183
Total CHA Contract Awards (\$)	\$916,050	\$66,708,937	\$67,624,987	\$90,108,129
Section 3 Business Concern Contract Awards (%)	3.16%	13.94%	13.79%	12.50%

- In Q2 2015, CHA exceeded its subcontracting requirement for Construction contracts at 13.94% and Professional Services contracts at 3.16%.

**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 June 30, 2015, CHA’s Section 3 Fund has a balance of \$ 2,076,832.56
- From April 1, 2015 to June 30, 2015, CHA expended \$115,294.87 from the fund, for a total of \$115,681.87 expended in 2015.

<sup>1</sup> 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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- Section 3 Fund expenditures were for the Chicago Urban League business development program, World Business Chicago (to assist Section 3 Businesses with contracting opportunities) and individual grants for Section 3 Businesses.
- CHA Resident Services has budgeted \$550,000 from the fund in 2015, including \$250,000 for college scholarships for CHA youth and adults, \$200,000 for the Urban League Program and \$100,000 toward the City Colleges agreement
- In June 2015, the CHA Board of Commissioners approved \$750,000 from the fund be allocated to the Pilot Section 3 Grant program for the remainder of 2015.
- CHA Contractors and Private Property Management companies contributed \$126,384.54 to the fund as Other Economic Opportunities in the 2<sup>nd</sup> quarter of 2015.

### Q2 2015 Section 3 Program Highlights

- CHA met with Congressional officers and public housing residents to discuss the Section 3 program for resident owned businesses.
- Met with the Small Business Administration, SCORE, and the Small Business Development Corporation to discuss a grant program for Section 3 Residents and Businesses.
- Became a CASE Anchor for World Business Chicago to assist small businesses with contracting opportunities.
- Upon request, CHA staff met with Section 3 Residents at CHA headquarters and in public housing development technology centers to help them create profiles in the Section 3 Hiring System.
- The Section 3 Pilot Grant Program was passed by the CHA Board of Commissioners in June.
- Met with the Central Advisory Council and the Housing Choice Voucher Participant Council to discuss Section 3 issues.
- CHA answered 78 calls on the Section 3 Support Line and assisted Section 3 Residents with many issues – ranging from website troubleshooting to answering general questions about Section 3 requirements and opportunities.

### M/W/DBE Overview and YTD Compliance

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.

M/W/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 M/W/DBE participation requirements and achievements for Q2 that are based on expenditures.

Type of Contract	Contract Amount (\$)	M/W/DBE Participation Goals (%)	Q2 2015 Total Payments	Q2 2015 Payments for credit M/W/DBE Primes and Subcontractors	Q2 2015 M/W/DBE Participation Rate (%)	YTD M/W/DBE Participation Rate (%)
Construction	\$25,000 - \$200,000	25.0%	\$6,595.00	\$4,705.00	71.3%	66.3%
	\$200,001 - \$500,000	30.0%	\$589,645.64	\$589,645.64	100.0%	96.5%
	\$500,001 - \$1,000,000	35.0%	\$646,664.15	\$44,821.50	6.9%	28.5%
	\$1,000,001 +	40.0%	\$33,922,463.28	\$19,440,846.42	57.3%	55.6%
Professional Services and Supply & Delivery	\$25,000 +	20.0%	\$26,565,265.44	\$18,996,588.94	71.5%	73.9%

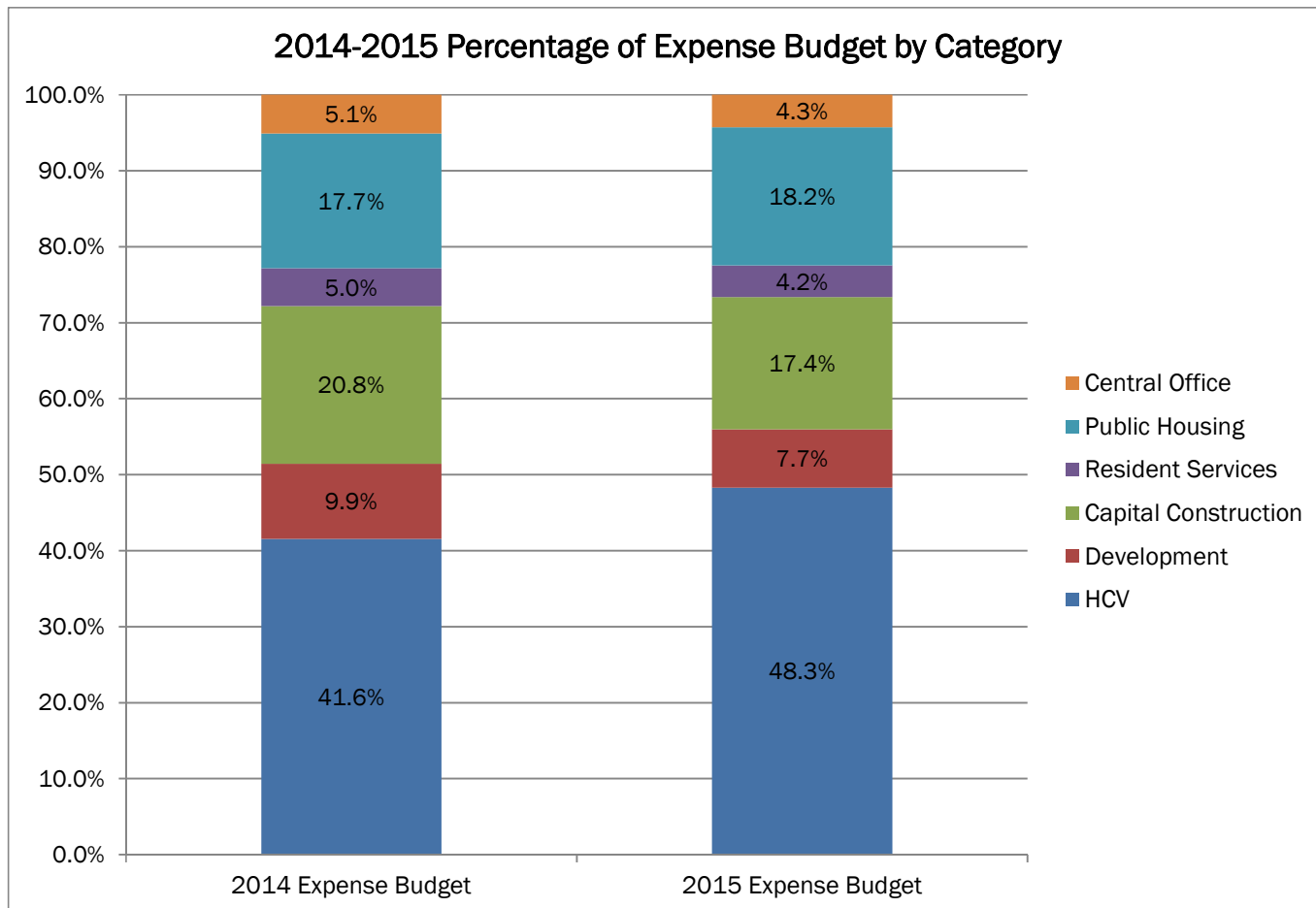


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## VI. CHA Funding Summary

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	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%
<b>Grand Total</b>	<b>\$ 1,026,318,919</b>	<b>100%</b>	<b>\$ 976,375,413</b>	<b>100%</b>

\*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.

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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	
	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 6/30/15*	43,537
Difference (Increase/Decrease)	3,189

Total Voucher Utilization	
	6/30/2015
Total Vouchers Leased*	43,537
Total Vouchers Available	51,703
% Leasing Utilization	84%

\*Based on 7/22/15 VMS data report for 6/30/15.

Other Voucher Utilization Key Indicators	
	6/30/2015
Vouchers Issued in 2015	3,986
Vouchers Leased in 2015	4,369
Vouchers Returned in 2015 (Attrition)	1,092
Voucher Holders Currently Searching for Units	2,326

## VIII. CHA Capital Plan/Reserves Summary

## CHA Proposed Capital Plan as of Q2 2015

Sources	2014 Actual	2015 Budget	2015 Forecast	2016 Proposed	2017 Proposed	2018 Proposed	2019 Proposed	2020 Proposed
Reserve Balance (prior year)	\$ 239,736	\$ 221,847	\$ 221,847	\$ 131,497	\$ 21,131	\$ (114,247)	\$ (296,383)	\$ (517,982)
Prior Year Capital Fund	41,224	40,397	40,397	113,516	17,207	-	-	-
Current Year Capital Grant	152	69,516	3,607	66,700	61,364	56,455	51,938	47,783
HOPE VI Funds	4,761	3,036	36	3,036	-	-	-	-
MTW Funding used for Capital/Development	6,036	37,213	50,077	-	-	-	-	-
Other Funds	-	-	8,000	-	-	-	-	-
<b>Total Available Source</b>	<b>\$ 291,909</b>	<b>\$ 372,009</b>	<b>\$ 323,964</b>	<b>\$ 314,749</b>	<b>\$ 99,702</b>	<b>\$ (57,792)</b>	<b>\$ (244,444)</b>	<b>\$ (470,199)</b>

## Uses

Development	\$ 28,930	\$ 72,490	\$ 58,735	\$ 74,876	\$ 69,920	\$ 111,160	\$ 99,180	\$ 88,805
Capital Construction	106,916	165,365	114,100	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	17,354	-	-	-	-	-
<b>Total Uses</b>	<b>\$ 140,184</b>	<b>\$ 257,505</b>	<b>\$ 192,467</b>	<b>\$ 293,618</b>	<b>\$ 213,949</b>	<b>\$ 238,591</b>	<b>\$ 273,538</b>	<b>\$ 262,942</b>

Balance Sheet Changes and Unspent 2014 MTW

Funds	70,122	-	-	-	-	-	-	-
<b>Remaining funds</b>	<b>\$ 221,847</b>	<b>\$ 114,504</b>	<b>\$ 131,497</b>	<b>\$ 21,131</b>	<b>(\$114,247)</b>	<b>(\$296,383)</b>	<b>(\$517,982)</b>	<b>(\$733,141)</b>

CHA Reserves Summary as of Q2 2015  
(000's omitted)

	2014 Actual	2015 Budget	2015 Forecast
<b>Reserve Balance (prior year)</b>	<b>\$239,736</b>	<b>\$221,847</b>	<b>\$221,847</b>
<b>Planned Annual Capital Reserves Expenditures</b>			
Development	\$19,568	\$18,672	\$9,648
Capital Construction	\$64,113	\$71,317	\$63,348
Security/Resident Services/Debt Service	\$4,330	\$17,354	\$17,354
<b>Total Planned Capital Reserves Expenditures</b>	<b>\$88,011</b>	<b>\$107,343</b>	<b>\$90,350</b>
Balance Sheet Changes and Unspent 2014 MTW Funds	\$70,122	\$0	\$0
<b>Projected Reserve Balance as of 12/31</b>	<b>\$221,847</b>	<b>\$114,504</b>	<b>\$131,497</b>

\*CHA maintains a HUD-allowed operating reserve of \$119M that the agency intends to use for future capital expenditures