



Chicago Housing Authority  
Quarterly Report for the Quarter Ending 12/31/24

KEY PERFORMANCE METRICS

1Q 2025 Public Housing Occupancy\*

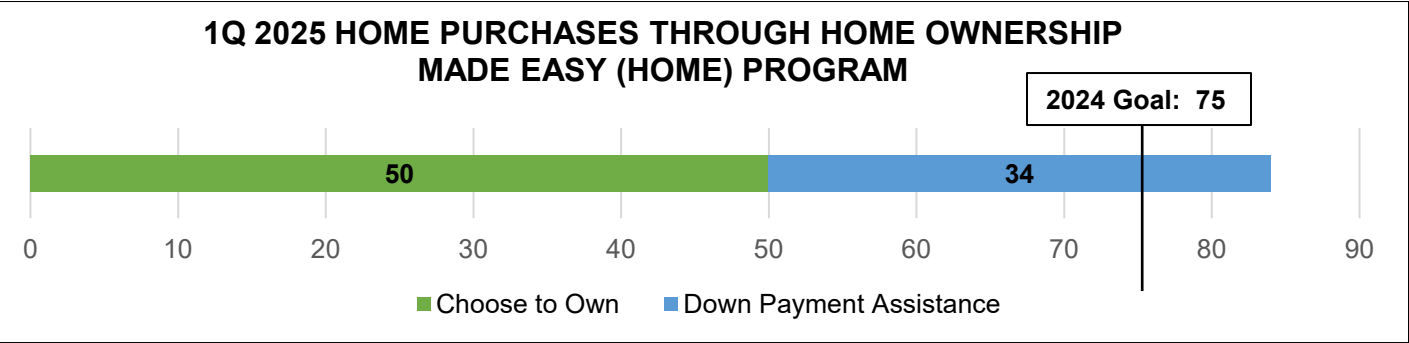
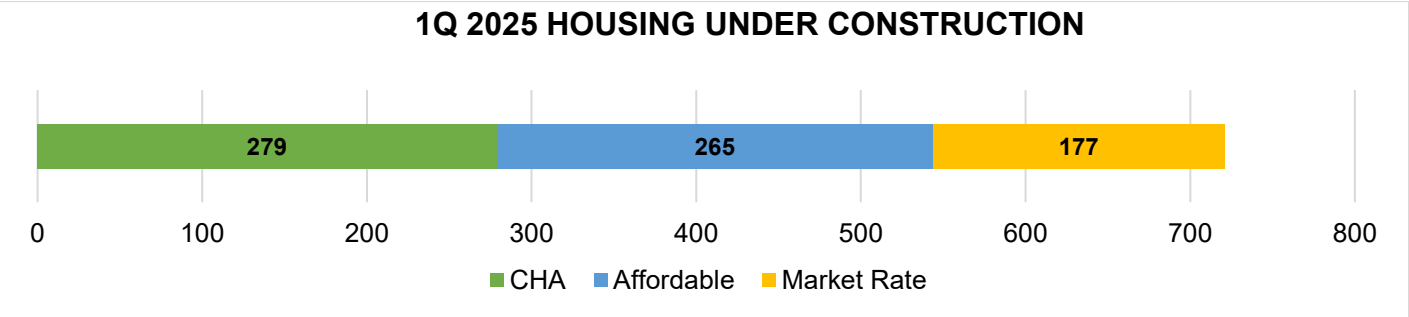
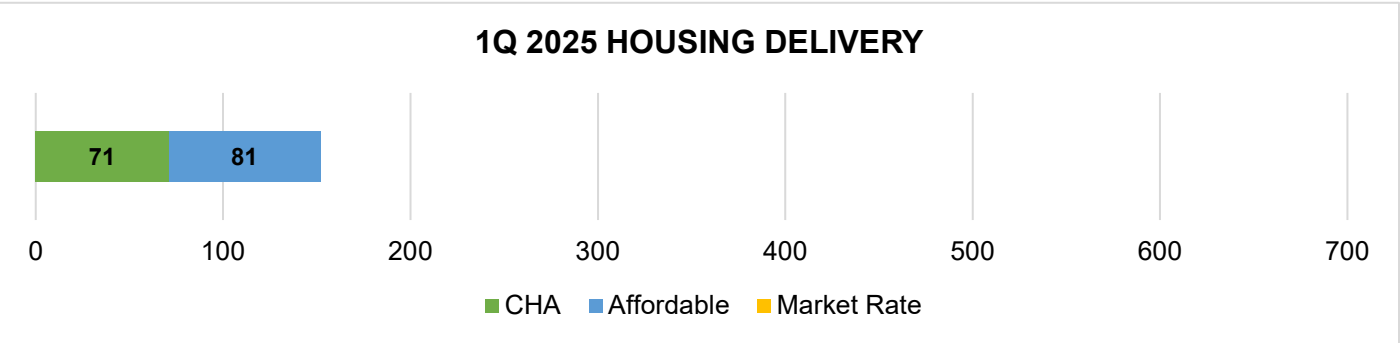
95%

*\*Using HUD MASS Methodology, which is based on occupied units/leasable units and excludes offline (not leasable) units*

4Q 2024 HCV Utilization\*\*

98%

*\*\*Regular HCV tenant-based vouchers*

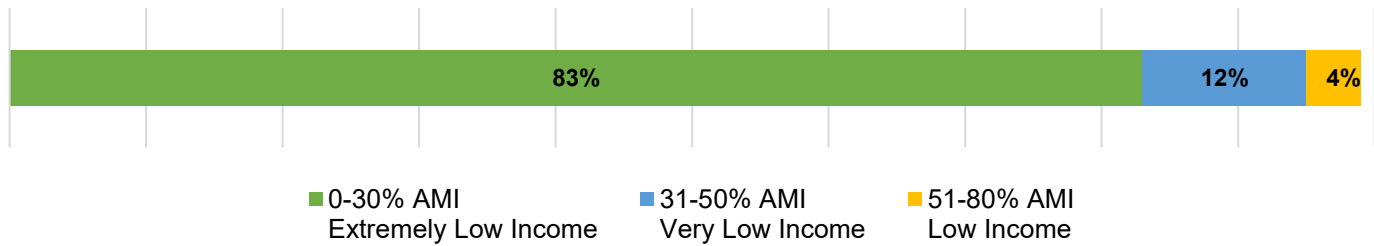


Disclaimer: This report reflects unaudited data obtained from standard CHA recordkeeping systems and reports, including but not limited to the PHAS11A and PHAS11B. This report is presented for informational purposes only as a snapshot in time of CHA housing stock, resident demographics and programs, and the accuracy and reliability of this data is not guaranteed.

## RESIDENTS

CHA HOUSEHOLD DEMOGRAPHICS			
	Vouchers	Public Housing	All CHA
Total Households	52,678	12,287	64,965
Average Household Size	2	2	2
Average HOH Age	53	57	54
Total Residents	107,757	25,302	133,059

### CHA HOUSEHOLD INCOME BY AMI CATEGORY



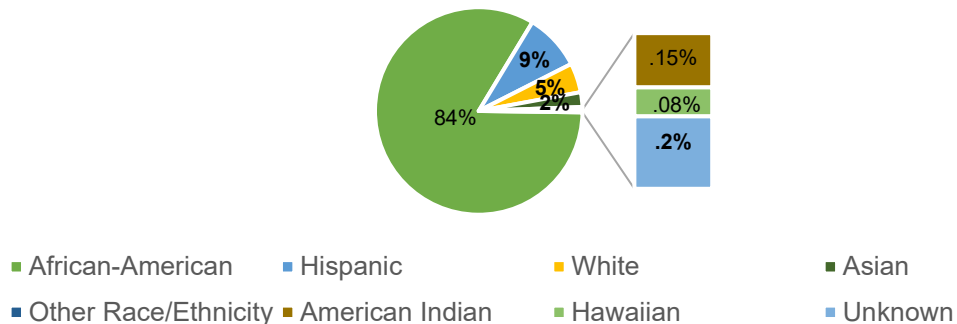
2023 HUD Area Median Income (AMI) Limits for the Chicago Region--Family of Four\*

0-30% AMI (Extremely Low Income)	\$33,100
31-50% AMI (Very Low Income)	\$55,150
51-80% AMI (Low Income)	\$88,250

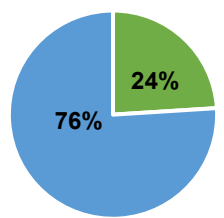
\*The "Chicago Region" includes Rockford and Joliet.

See the HUD website for additional information: <https://www.huduser.gov/portal/datasets/il.html>

### CHA HEAD OF HOUSEHOLD RACE/ETHNICITY

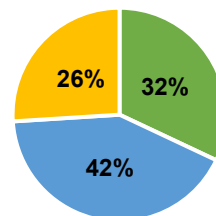


### CHA HEAD OF HOUSEHOLD GENDER



Male Female

### CHA RESIDENT AGE

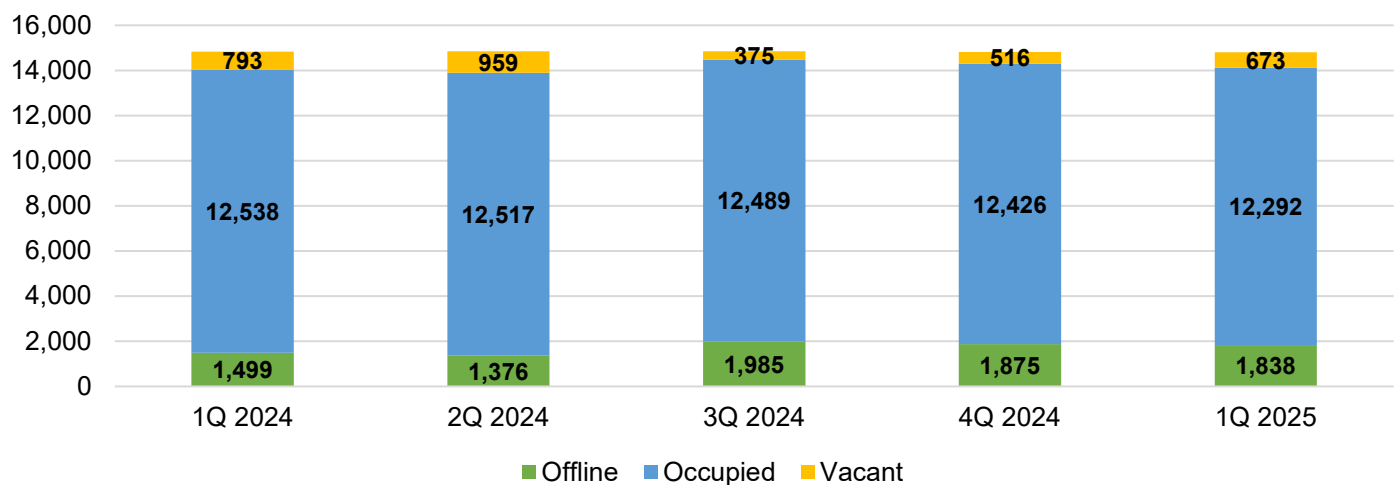


Youth (Age 0-17) Working Age (Age 18-54) Near Elderly/Elderly (Age 55+)

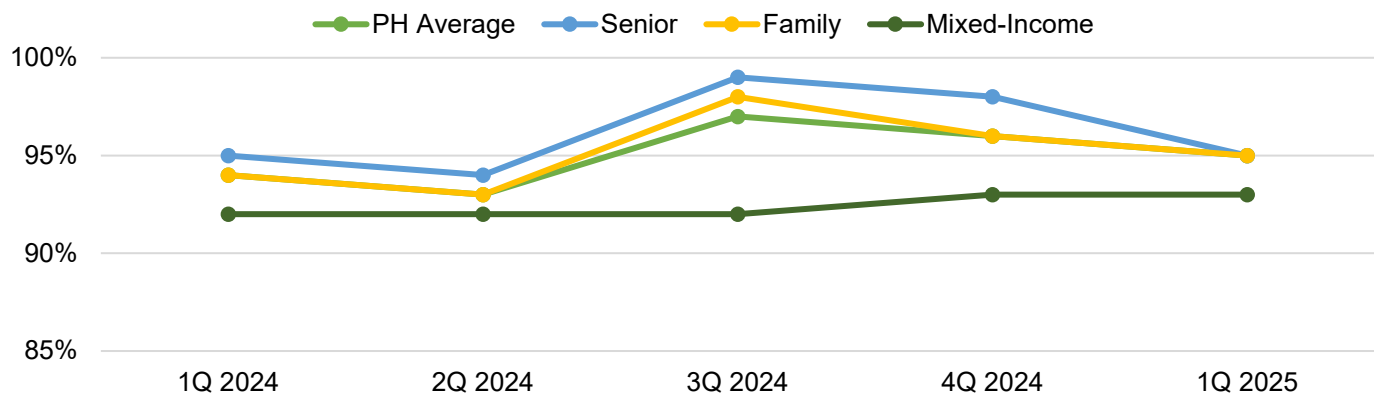
## PUBLIC HOUSING OCCUPANCY

PUBLIC HOUSING OCCUPANCY						
Portfolio	Total Units	Offline	Available for Leasing	Occupied	Vacant	Occupancy Rate
PH Senior	4,058	246	3,812	3,636	176	95%
PH Family	8,413	1,585	6,828	6,503	325	95%
PH Mixed-Income	2,332	7	2,325	2,153	172	93%
<b>All PH</b>	<b>14,803</b>	<b>1,838</b>	<b>12,965</b>	<b>12,292</b>	<b>673</b>	<b>95%</b>
Total Units	All units in the property whether available for leasing or not					
Offline	Vacant units that are not available for leasing for the following HUD-approved reasons: <ul style="list-style-type: none"> <li>• Litigation</li> <li>• Used for approved-non-dwelling purposes</li> <li>• Schedule for demolition or disposition</li> <li>• Under rehab or scheduled for rehab</li> </ul>					
Available for Leasing	Total units minus offline units					
Occupied	A CHA resident is living in the unit					
Vacant	Units that are not occupied because they are undergoing repairs or unit turn work prior to being leased or are in the process of being leased.					
Occupancy Rate	Occupied units divided by units available for leasing (per HUD MASS formula)					

### PUBLIC HOUSING UNIT STATUS OVER TIME



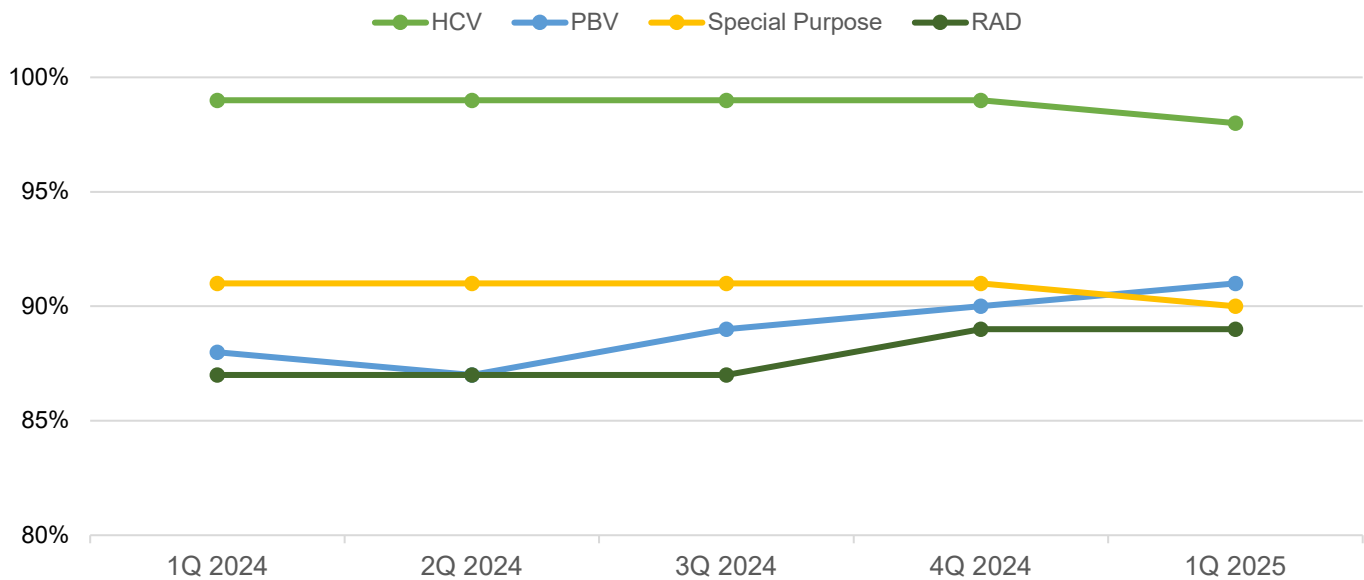
### PUBLIC HOUSING OCCUPANCY OVER TIME



## VOUCHERS

Voucher Utilization			
Type*	Allocation	Leased	% Utilized
HCV Tenant-Based	41,704	40,965	98%
Project-Based	4,220	3,832	91%
Special Purpose	2,782	2,512	90%
Rental Assistance Demonstration Project- Based	6,782	6,058	89%
<b>Total</b>	<b>55,488</b>	<b>53,367</b>	<b>96%</b>
HCV Tenant-Based Vouchers	Families use the voucher to lease the home of their choice in the private rental market. Units are subject to HUD's Fair Market Rent and inspection standards.		
Project-Based Vouchers (PBV)	Used by PHAs to subsidize a certain number of units in a privately-owned multi-family property pursuant to a long-term contract.		
Rental Assistance Demonstration (RAD) PBV	Used by PHAs to convert traditional public housing units to project-based voucher funding to ensure long-term affordability and fund capital improvements. Properties continue to be owned and managed by the PHA.		
Special Purpose Vouchers	Vouchers are targeted to specific populations such as veterans, former foster youth and people experiencing homelessness. PHAs collaborate with partners who provide services.		

### VOUCHER UTILIZATION OVER TIME



**DEVELOPMENT**

<b>FY2025 HOUSING UNDER CONSTRUCTION</b>				
<b>Development</b>	<b>Total Units</b>	<b>CHA</b>	<b>Affordable</b>	<b>Market Rate</b>
1237 N California	40	18	22	0
Grace Manor	64	19	45	0
Heart of Uptown	103	25	78	
Lakeview Landing	37	37	0	0
Ogden Commons A2	75	30	27	18
Parkside 5	99	37	28	34
Roosevelt Square 3B	207	75	40	92
Westhaven IID	96	38	25	33
<b>TOTAL</b>	<b>721</b>	<b>279</b>		
<b>FY2025 HOUSING DELIVERED</b>				
<b>Development</b>	<b>Total Units</b>	<b>CHA</b>	<b>Affordable</b>	<b>Market Rate</b>
Canvas at Leland 4715 N Western	63	16	47	0
Encuentro Square	89	55	34	0
<b>TOTAL</b>	<b>152</b>	<b>71</b>	<b>81</b>	<b>0</b>

<b>FY2025 Projected Closings</b>					
<b>Development</b>	<b>Date</b>	<b>Total Units</b>	<b>CHA</b>	<b>Affordable</b>	<b>Market Rate</b>
Legends South A3	Feb-25	52	21	21	10
Oak and Larrabee Phase I	2Q 2025	78	37	24	17
Lathrop 1C	3Q 2025	309	121	92	96
Southbridge 1C	4Q 2025	105	37	19	49
Le Claire Phase 1A North/ Phase 1A South	4Q 2025	183	91	74	18
<b>Total</b>		<b>727</b>	<b>307</b>	<b>230</b>	<b>190</b>

## **APPENDIX**

The following information can be found on CHA's Data and Impact Hub:

CHA Portfolio Maps

CHA Household and Resident Demographic Data

Detailed Property Listing for Public Housing

Detailed Property Listing for Project-Based Voucher Housing