



GOVERNMENT FINANCE OFFICERS ASSOCIATION

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**Chicago Housing Authority
Illinois**

For the Fiscal Year Beginning

January 1, 2017

Christopher P. Morill

Executive Director

TABLE OF CONTENTS

INTRODUCTION

- 1 Letter from the Chief Executive Officer
- 3 Organization Chart
- 5 Guide To The Budget

STRATEGIC PLAN

- 9 Strategic Plan

FY2018 BUDGET SUMMARY

- 11 Budget Overview
- 11 Revenue Assumptions
- 12 General Budget Assumptions
- 12 Divisional Expense Categories
- 20 Budget Process (*process flowchart*)
- 22 Personnel Summary



FUND FINANCIAL SUMMARIES (*Includes financial detail by division, fund and functional category*)

- 27 Fund Financial Summary
- 28 Enterprise Fund Combined
- 29 MTW Fund Detail
- 30 Section 8 Fund Detail (Non-MTW)
- 31 HOPE VI Fund Detail
- 32 Other Fund Detail
- 33 Functional Expense Category by Fund
- 33 Divisional Expense Category by Fund
- 34 Reconciliation of 2018 Budget to Annual Plan — Sources and Uses



REVENUE ANALYSIS (*Includes detail by Fund, revenue sources and 3—5 year trends*)

- 35 Revenue Sources Summary
- 36 MTW Fund
- 42 Section 8 Funds (Non-MTW)
- 43 Hope VI Funds
- 43 Other Funds



CAPITAL BUDGET

- 45 Capital Improvement Program
- 46 Capital Program Expenditures by Development and Fund

FUND EQUITY

- 63 Fund Equity and Balance Sheet Summary

TABLE OF CONTENTS

LONG-TERM LIABILITY

67 Long-Term Liability Summary

FINANCIAL POLICIES & PROCEDURES

69 Internal Controls
 69 Budget Policy
 74 Investment Policy
 80 Audit Policy
 80 Debt Policy



DIVISION DETAIL *(Includes departmental mission, description, accomplishments and goals)*

87 Executive Offices Division
 99 Internal Audit Division
 111 Legal Services Division
 123 Office of the Inspector General Division
 135 Finance Division
 149 Investment Division
 161 Administration Division
 177 Procurement Division
 189 Property Office Division
 211 Capital Construction & Development Division
 227 Housing Choice Voucher Division
 239 Resident Services Division



DEMOGRAPHIC & STATISTICAL INFORMATION *(Statistical Details)*

251 CHA Demographics
 255 City of Chicago Demographics
 256 CHA Property Portfolio Map
 257 CHA Family Properties Map
 258 CHA Senior Properties Map
 259 CHA Mixed Income Properties Map



GLOSSARY

261 Glossary

ACRONYMS

267 Acronyms

OTHER

269 Guide to Other Useful Documents



To the Board of Commissioners:

I am pleased to present CHA's FY2018 Comprehensive Budget Book, which outlines the budget for the upcoming year and includes important information on CHA's proposed FY2018 operating and capital expenditures. It also serves to highlight CHA's goals and plans for the next year.

FY2018 marks an important milestone for CHA. Beginning in 2017 and through 2018, CHA will celebrate its 80th anniversary and the 80th anniversary of public housing in the United States, which began with the passage of the Housing Act of 1937. Throughout its 80-year history, CHA has constantly strived to provide quality affordable housing for Chicagoans in need while serving as a responsible partner in building strong communities throughout Chicago.

Nearly 20 years ago, CHA developed the Plan for Transformation, an innovative strategic plan that included the goal of rehabilitating or replacing 25,000 units of affordable housing in Chicago. As we mark CHA's 80th anniversary, I am proud to announce that CHA will achieve that goal. By the end of FY2017, the remaining units to complete the 25,000-unit goal will be in progress or under construction. Delivery of those units will continue throughout FY2018 and beyond in communities throughout Chicago---West Town, Logan Square, Humboldt Park, Irving Park, Rogers Park and Ravenswood.

CHA continues to pursue redevelopment at historic public housing sites, including Cabrini-Green, Henry Horner Homes and Harold Ickes Homes. In October of 2017, CHA broke ground on the first phase of redevelopment at Lathrop Homes, one of CHA's oldest developments. This phase will bring 414 new or rehabbed housing units, including 151 CHA, 101 affordable and 162 market rate rental units, with the first units expected to be delivered in FY2018. The work also includes the historic preservation of 16 existing buildings, construction of one new building, installation of a new riverwalk along the Chicago River for recreational use, and improvements to and renewal of Lathrop's iconic "Great Lawn" and other public, open spaces. CHA will also continue to launch new and innovative partnerships, beginning with three co-located affordable housing apartment buildings with Chicago Public Library branches on the ground floor – one of the first cities in the country to do this.

CHA's Housing Choice Voucher (HCV) Program continues to be an important tool for providing affordable housing to those in need. In FY2018, through the HCV Program, CHA will continue to assist approximately 47,000 households by providing vouchers for units in the private rental market. We will also work to ensure the high-quality of CHA's existing housing stock by beginning or continuing work on 11 capital projects across CHA's portfolio, including renovations at CHA's scattered site properties and upgrades and life safety improvements at CHA senior properties.

Additionally, In FY2017, through a major initiative designed to expedite unit turnover and maintenance, CHA reached the goal of 90% occupancy in its public housing portfolio for the first time since the Plan for Transformation began, and we will continue to meet that goal in FY2018.

These numbers do not tell the whole story, but represent something much more important--actual families in need who received housing and other assistance through the CHA. It also demonstrates the opportunities we are creating for people.

One area where we are providing significant opportunity is for our young people. Today, there are more than 7,500 CHA residents enrolled in colleges across the country. Last summer, we saw 150 students off to college at our annual *Take Flight* event and they are now attending 60 colleges around the country. I am pleased to report that we reached a significant milestone this year, with 235 scholarships awarded to CHA residents -- the largest number to date. We've also expanded the innovative Partners in Education program with City Colleges of Chicago by adding additional funding for the 2017/2018 academic year. The program, which has enrolled over 2,200 students since 2011, allows students to take classes during the summer and college breaks so they can stay on pace or get ahead to meet their graduation requirements.

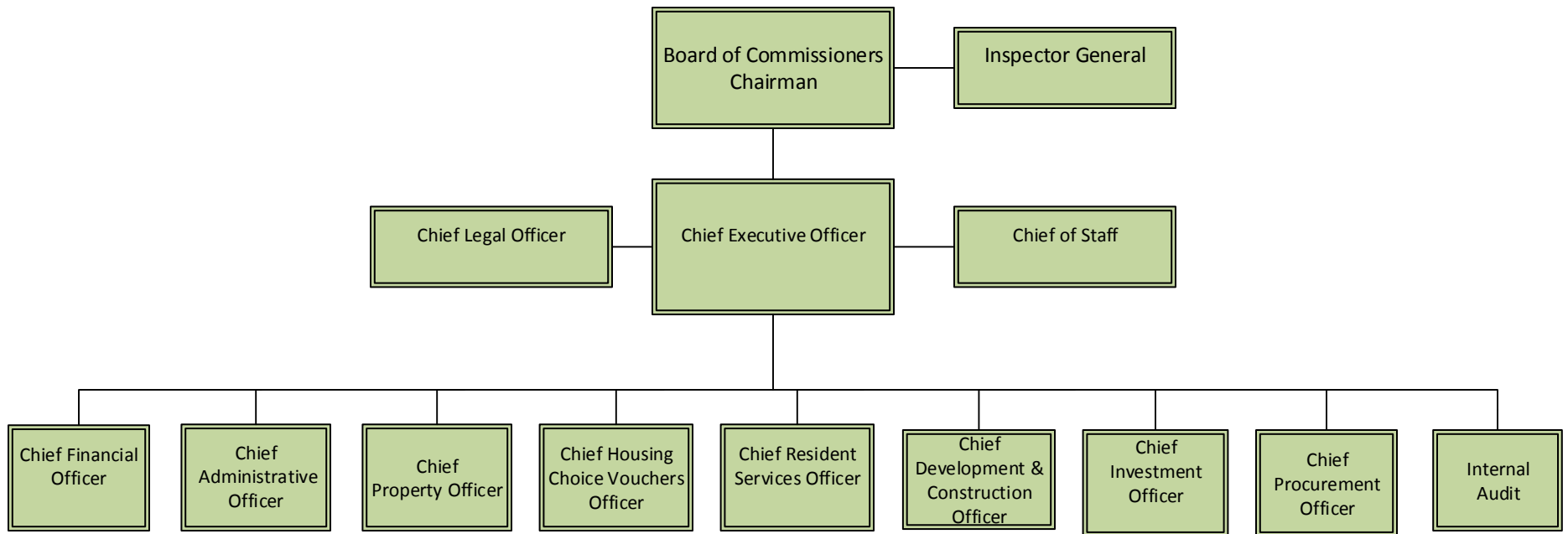
These achievements would not have been possible without the support and leadership of Mayor Rahm Emanuel, and the Board of Commissioners, led by Chairman John T. Hooker; the hard work of hundreds of CHA employees; and the important contributions of our partners in the public and private sector, including foundations, civic organizations, businesses, financial institutions, community organizations and government agencies.

Thank you for your time and interest as the agency works to strengthen Chicago neighborhoods and make them better places to live for our families.

Eugene Jones, Jr.

Chief Executive Officer

Organizational Chart



GUIDE TO THE BUDGET

FY2018 Comprehensive Budget

The Chicago Housing Authority's (CHA) Annual Comprehensive Budget for Fiscal Year 2018 (FY2018) continues to reflect the transformation of CHA's public housing portfolio through revitalization and rehabilitation. This budget is the recommended financial plan to inform the initiatives and policies of the CHA's Board of Commissioners. The year begins January 1, 2018 and ends December 31, 2018. The FY2018 Comprehensive Budget includes personnel and non-personnel line-item expenditure detail, financial summary tables, capital expenditures, and narrative overviews related to the Chicago Housing Authority's operations, as well as the CHA's programs and financial policies and procedures. Information is detailed in the sections that follow.

Letter from the Chief Executive Officer

The FY2018 budget begins with a message from the CHA's Chief Executive Officer. This letter highlights the accomplishments of the past year as well as the new initiatives and expenditure plans for the coming year.

Organizational Chart

This section presents a high-level summary of the organizational structure of the Chicago Housing Authority, which consists of the Executive Offices, Internal Audit, Legal Services, Office of the Inspector General, Finance, Investments, Administration, Procurement, Property Office, Capital Construction and Development, Housing Choice Voucher, and Resident Services.

Strategic Plan Update

In April 2013, the CHA and Mayor Rahm Emmanuel introduced the Plan Forward: Communities that Work. This new strategic plan seeks to fulfill commitments under the original Plan for Transformation but to accomplish new goals. CHA's new goals are:

1. Reimagine the final phase of the Plan for Transformation, coordinating public and private investments to develop healthy, vibrant communities;
2. Ensure that CHA's housing portfolio is safe, decent, and sustainable;
3. Expand services to more residents, targeted to their needs, and at critical milestones in their lives. CHA will pursue these goals in alignment with the objectives of the Moving to Work Demonstration program and as a full partner in the City's efforts to secure Chicago's place as a truly global city with a vital growing economy.

Budget Overview

The Budget Overview summarizes the proposed budget and outlines the assumptions used in developing this document. Information is presented by division (Executive Offices, Internal Audit, Legal Services, Office of the Inspector General, Finance, Investments, Administration, Procurement, Property Office, Capital Construction and Development, Housing Choice Voucher, and Resident Services). Executive Offices, Internal Audit, Legal Services, Office of the Inspector General, Finance, Investments, Administration and Procurement all comprise the Central Office Cost Center (COCC). General financial and programmatic information is also provided for each division.

Budget Process

This section provides an overview of the process for preparing and distributing CHA's Comprehensive Budget. A timeline, depicting key dates along with an explanation of the process and deliverables, is included in this section.

GUIDE TO THE BUDGET

Personnel Summary

This section presents a 4-year high-level summary of personnel expenses and full-time equivalents (FTEs) by division. The data is presented in both a tabular and graphical format.

Fund Financial Summary

The Fund Financial Summary provides the reader with an overview of the Authority's financial structure. The summary tables present revenue and expenditure detail, by funding source, as well as by functional and divisional expense categories.

Revenue Sources Summary

This section explains the purpose of each funding source and indicates the percentage change from the prior year. A graphical and numerical depiction of revenue sources for FY2018 is included. Finally, a five-year revenue projection is also reflected in this section.

Capital Improvement Plan

The Capital Budget Summary provides an overview of the revenue and expense components of the CHA's Capital Improvement Program along with a 5-year capital model which forecasts construction activity by category. This section also includes an Impact Analysis, which defines the operating costs that complement the CIP budget.

Fund Equity Summary

This section presents changes in equity from FY2017 and projected equity balances for all of the funding sources through the end of FY2019.

Long-Term Liability Summary

This section details the CHA's outstanding debt and the associated current and long-term repayment requirements.

Financial Policies & Procedures

The policies and procedures, which define the fiscal responsibilities of the Authority, are explained in this section. Internal Control, Budget, Investment, Audit, and Debt policies are reviewed in detail.

Division Summary

This section provides an overview for each Division and includes the description and mission statement. The Division Summary also provides the 4-year operating budget and staffing level data for each cost center within that Division.

Demographic and Statistical Information

This section includes key statistics relating to the CHA and the residents of the City of Chicago.

GUIDE TO THE BUDGET

Glossary & Acronyms

The final section of the budget includes definitions of terms and acronyms used throughout this book.

Other

This section identifies other useful documents that provide financial, programmatic, and resource information which may be useful to the reader.

Organizational Structure

The CHA is organized by division to provide greater definition of responsibilities. From the Executive Offices, the Chief Executive Officer presides over nine divisions to ensure that initiatives are planned and prioritized appropriately and that such initiatives are consistent with the Authority's stated vision and goals. The Office of the Inspector General and Internal Audit Divisions report directly to the Audit Committee of the Authority's Board. The Authority is structured under the following twelve divisions:

- 1) Executive Offices
- 2) Internal Audit
- 3) Legal Services
- 4) Office of the Inspector General
- 5) Finance
- 6) Investments
- 7) Administration
- 8) Procurement
- 9) Property Office
- 10) Capital Construction and Development
- 11) Housing Choice Voucher 12) Resident Services

A more detailed description of these divisions and their planned 2017 expenditures are shown in the "Division Detail" section.

FUNCTIONAL CATEGORIES

Central Office

The central office category consists of costs associated with the operating and administrative functions of the CHA. The central office includes Executive Offices, Internal Audit, Legal Services, Office of the Inspector General, Finance, Investments, Administration, and Procurement.

Operations

The operations category consists of contracts with the private management companies, the cost of the Housing Choice Voucher (HCV) and moderate rehabilitation programs, resident services, safety & security, and utility costs.

Capital

The capital category consists of costs for rehabilitation or construction of CHA properties.

GUIDE TO THE BUDGET

The Comprehensive Annual Financial Report

The Comprehensive Annual Financial Report (CAFR) presents the Authority's finances on the basis of Generally Accepted Accounting Principles (GAAP) for Enterprise Funds. The basis for budgeting is the same as the basis of accounting for Enterprise Funds, with the following exceptions:

- Self-insurance reserve contributions are recognized as uses for budgetary purposes.
- Capital outlays are recorded as assets on a GAAP basis and as uses for budgetary purposes. Also, purchases of equipment in excess of \$5K are capitalized.
- Depreciation is only recorded on a GAAP basis and is not recognized for budgetary purposes.
- Allowances for obsolete inventory and tenant receivables are only recorded on a GAAP basis and are not recognized for budgetary purposes.

The Authority's operations are accounted for by using GAAP for the Enterprise Fund. This fund uses the modified accrual basis (revenues are recorded when earned; expenses are recorded at the time a liability is incurred). All assets and liabilities associated with the operation of these funds are included on the statement of fund equity.

CHA's financial and analytical data is presented via three (3) functional expense categories:

1. Central Office
2. Operations
3. Capital

STRATEGIC PLAN

In FY2017, CHA will continue to focus on accelerating the pace of development to provide affordable housing options to people in need throughout Chicago; making strategic investments that promote vibrant communities; and enhancing the quality of life for CHA residents through innovative programs designed to encourage self-sufficiency.

The City of Chicago, CHA and the Plan for Transformation set in motion 16 years ago have been trend-setters for the nation. The first authority in the nation to fundamentally rethink and restructure its entire housing portfolio to ensure the greatest integration of its physical structure and residents into the fabric of the city, the Chicago experience has been recognized as an important contribution to the entire nation. Today CHA has embraced transformation and looks very different than it did in 1999. CHA is considered an exemplary agency by HUD, and CHA programs are seen as models for others throughout the nation. One of only 39 housing agencies across the country given a 10-year extension as a Moving to Work authority due to its demonstrated innovation and effectiveness, CHA is well-positioned to meet the needs of Chicago's unique neighborhoods today and into the future.

CHA continues to pursue a variety of unit delivery strategies to achieve the goal of rehabilitating or replacing 25,000 units of affordable housing in Chicago. In FY2016, CHA expects to deliver an additional 808 units of housing toward this goal. In FY2017, CHA anticipates that the remaining 1,600 units needed to meet the 25,000 unit goal will be in progress through a combination of real estate acquisitions, project-based vouchers and rehabbed and new construction public housing units.

As CHA continues its push to expand affordable housing opportunities to every Chicago neighborhood, the agency is also taking a comprehensive approach towards community investment and development with the advancement of exciting community assets like the Arts and Recreation Center at Ellis Park, a new library planned for Altgeld Gardens, three new mixed-use housing and community amenity developments and the world class XS Tennis facility located at 54th and State streets on the former Robert Taylor Homes site. The CHA has a bright future, and an important part of our success comes from the hard work of our residents and the support that CHA receives from its partners in government and the private sector. Together, we can ensure that housing and community assets create stronger Chicago neighborhoods that serve CHA residents and the larger community for decades to come.

In FY2017, CHA will continue to assist approximately 47,000 households through the Housing Choice Voucher (HCV) program by providing more than \$470 million in rental subsidies to more than 14,000 landlords across Chicago. Also in 2017, CHA will work with a consultant to complete a cost-benefit analysis of the HCV program. The results of this analysis will inform CHA's decision on whether to continue to out-source the administration of the program or transition to an in-sourced model of administration. After making a final decision, CHA will move forward with implementing a transition plan.

In order to effectively meet agency goals and continue the progress CHA has made in expanding affordable housing opportunities to every Chicago neighborhood, CHA's projected FY2017 development and capital construction activity include:

- Twenty-six public housing units at *Clybourn 1200*, a mixed-use, multi-family housing development that will include family residential units, a library, a community room, a community garden and approximately 17,000 square feet of commercial space.

STRATEGIC PLAN

- Rehabilitation work at *Fannie Emanuel Senior Apartments* (formerly Parkview), scheduled to be completed in FY2017 and deliver 181 units.
- Selection of development teams for the first phase of the Development Zone Plan (DZP) for the remaining portions of *Cabrini-Green* and the release of a solicitation for the next phase of the DZP by the second quarter 2017
- Continued redevelopment of the *Villages of Westhaven*, which will transform the existing public housing property into a mixed income development with 200 total rental units, including 95 units for CHA families, 50 for affordable, and 55 for market rate residents.
- The first phase of redevelopment activities at *Lathrop Homes*.
- Closing the RAD transaction for 6418 N. Sheridan, which will deliver approximately 60 units of CHA housing in a mixed-use development, which will include ground-floor retail, including a Target department store, and up to 120 units of housing.
- Ten major capital projects that will start or continue, including enhanced life safety features and mechanical system modernization at various senior buildings and renovations at scattered site properties.

The CHA has pioneered new concepts that have been replicated and adopted by many: the rebuilding of whole neighborhoods, the use of new financing mechanisms to ensure a mixture of incomes in any communities built, pioneering co-investment and acquisition of properties to achieve opportunity housing and income integration throughout the city. These remain the priorities of this agency as it moves into FY2017.

BUDGET OVERVIEW

REVENUE ASSUMPTIONS

MTW Fund

The MTW agreement between HUD and the CHA allows for the merging of Low-Rent, Capital Grant Fund and Section 8 Housing Choice Voucher (HCV) Program funding into a block grant. Below are the assumptions used to estimate MTW Fund Revenues for FY2018.

- Section 8 (MTW) revenue is estimated at \$553.4 million for FY2018. The total amount includes: Housing Choice Voucher revenues of \$452.8 million, MTW Block Grant voucher revenues of \$55.5 million and administrative income of \$45.1 million.
- The projected number of units receiving HUD operating subsidy for FY2018 is 17,916, a decrease from the 19,282 units subsidized in FY2017. The decrease reflects the continued movement of housing units transitioning and funded by the RAD Program, off-set by the completion of approximately 308 additional new and renovated units.
- Operating Subsidy is calculated using the amended and restated MTW Operating Subsidy Schedule provided by HUD. The formula takes into account the following: the Allowable Expense Level, a simplified delta of 0.5%, the anticipated local inflation factor of 2.1% and an estimated FY2018 HUD Congressional Appropriation of 87.8%.
- The CHA's Capital Fund allocation is based on a formula determined by HUD, and is subject to Congressional Appropriation. The CHA's budgeted FY2018 Capital Fund Program revenue amount is based on a portion of the HUD FY2017 Capital award (\$45.1 million) and the projected carryover (\$64.8 million) remaining from prior years' Capital funds.
- Rental Income reflects the 7.1% increase in occupancy levels compared to the prior year and the increase use of Mixed Income properties' tenant rent reserves.
- Rental Assistance Demonstration (RAD), a HUD demonstration program, was created in order to give public housing authorities (PHAs) a powerful tool to preserve and improve public housing properties and address the nationwide backlog of deferred maintenance. The program provides for long-term project based vouchers. HUD will be funding CHA a full year under this program, for the total number of units transitioned through the end of 2017.
- Interest Income is estimated based on an average annualized balances for the Liquidity and Reserve portfolios. Interest Income is calculated using the average annualized portfolio balance and the projected interest rate based on the current year.

Section 8 (Non-MTW)

The Section 8 (Non-MTW) revenue is comprised of the VASH, Mod Rehab, and Mainstream voucher programs totaling \$19.7 million for FY2018. The programs consist of estimated revenues for housing assistance and an administrative fee which CHA earns to manage the programs. Below are the assumptions used to calculate these programs' revenues.

- The number of VASH vouchers decreased to 1,188 compared to the budgeted 1,200 vouchers in the previous year.
- The Mod Rehab and the Mainstream programs remained relatively unchanged.
- Administrative fee income is projected at \$1.4million based on the total number of vouchers within the programs.

HOPE VI

Hope VI revenue is projected in the amount of \$1.1 million for FY2018. Of this amount, \$0.7 million will support revitalization work at Roosevelt Square. The balance of \$0.4 million will be used for community and supportive services.

OTHER FUNDS

Other funds primarily consist of third party financing expected to be used to fund capital projects throughout the agency's portfolio and various senior buildings entering HUD's RAD program.

BUDGET OVERVIEW

GENERAL BUDGET ASSUMPTIONS

The following assumptions were used in developing the Authority's FY2018 Comprehensive Budget. These assumptions guided the Authority in estimating how its operations would be funded:

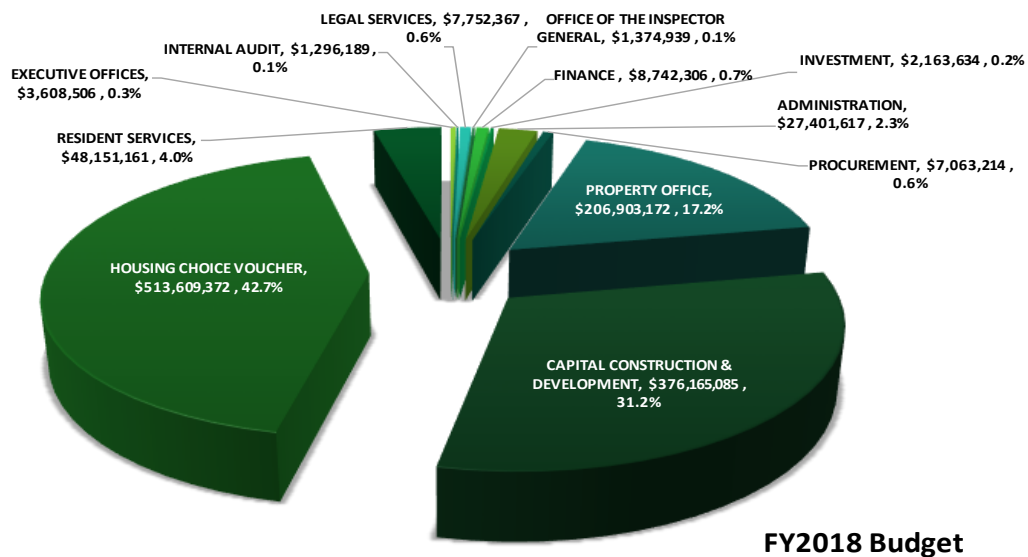
- A pay for performance pay increase is budgeted at 3.0%.
- Fringe benefit rates are expected to remain unchanged at 36.0%.

DIVISIONAL EXPENSE CATEGORIES

The CHA's budget is organized into twelve divisions: Executive Offices, Internal Audit, Legal Services, Office of the Inspector General, Finance, Investment Management, Administration, Procurement, Property Office, Capital Construction & Development, Housing Choice Voucher and Resident Services. Presented below are the divisional cost trends for FY2015, FY2016, FY2017 and FY2018.

DIVISIONAL EXPENSE SUMMARIZED

DIVISION	FY2015 Actuals	FY2016 Actuals	FY2017 Budget	FY2018 Budget	% Change
EXECUTIVE OFFICES	\$ 2,439,261	\$ 2,783,740	\$ 3,397,012	\$ 3,608,506	6.2%
INTERNAL AUDIT	1,151,745	868,674	1,256,815	1,296,189	3.1%
LEGAL SERVICES	6,155,082	6,473,560	7,649,216	7,752,367	1.3%
OFFICE OF THE INSPECTOR GENERAL	831,787	914,180	1,317,848	1,374,939	4.3%
FINANCE	5,585,719	5,062,980	6,851,768	8,742,306	27.6%
INVESTMENT	1,318,808	1,773,575	2,376,861	2,163,634	-9.0%
ADMINISTRATION	18,900,255	21,719,248	25,828,374	27,401,617	6.1%
PROCUREMENT	2,430,490	3,852,840	6,540,829	7,063,214	8.0%
PROPERTY OFFICE	164,116,654	160,688,034	200,855,960	206,903,172	3.0%
CAPITAL CONSTRUCTION & DEVELOPMENT	168,806,797	204,327,709	267,825,134	376,165,085	40.5%
HOUSING CHOICE VOUCHER	463,095,554	485,942,969	514,461,016	513,609,372	-0.2%
RESIDENT SERVICES	39,372,299	43,687,697	44,603,466	48,151,161	8.0%
TOTAL EXPENDITURES	\$ 874,204,451	\$ 938,095,206	\$ 1,082,964,299	\$ 1,204,231,562	11.2%



CHA worked carefully in developing a fiscally sound budget that addresses the present economic conditions and diverse challenges that confront government agencies nationwide.

Presented beneath each of the divisional sections are the historical (FY2015 and FY2016) and budgeted FY2017 and FY2018 non-personnel and personnel costs.

BUDGET OVERVIEW

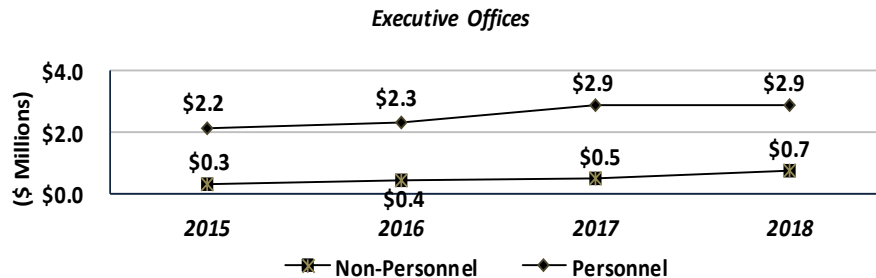
EXECUTIVE OFFICES

The Executive Offices Division consists of costs associated with the overall management, direction of policy, oversight of the day-to-day operations and determination of management priorities of the organization. Total Executive Offices Division expenses for FY2018 represent approximately 0.3% of the total \$1.2 billion dollar budget.

For FY2018 there is a 6.2% increase in overall expenses. The 46.8% increase in non-personnel is primarily due to a rise in the cost of consulting fees, membership dues and fees and advertising costs; personnel costs remained relatively unchanged.

EXPENSE BUDGET

	FY2015	FY2016	FY2017	FY2018	%
EXECUTIVE OFFICES	Actuals	Actuals	Budget	Budget	Change
Non-personnel Costs	\$ 287,277	\$ 446,649	\$ 486,386	\$ 713,886	46.8%
Personnel Costs	2,151,984	2,337,091	2,910,626	2,894,620	-0.5%
TOTAL EXECUTIVE OFFICES	\$ 2,439,261	\$ 2,783,740	\$ 3,397,012	\$ 3,608,506	6.2%



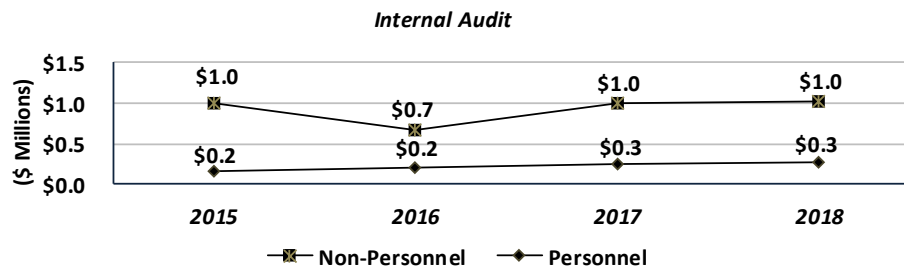
INTERNAL AUDIT

The Internal Audit Division consists of costs associated with performing audits on processes and procedures, while ensuring that internal controls are in place to safeguard the Authority's assets. The division likewise monitors the effectiveness of policies, practices and procedures. The Internal Audit Division's expenditures represent 0.1% of the \$1.2 billion dollar budget.

Non-personnel expenses increased by 3.0% primarily due to the increase in projected accounting and auditing costs. The personnel cost increase represent the 2017 compensation study salary adjustments and pay-for-performance.

EXPENSE BUDGET

	FY2015	FY2016	FY2017	FY2018	%
INTERNAL AUDIT	Actuals	Actuals	Budget	Budget	Change
Non-personnel Costs	\$ 1,000,551	\$ 661,457	\$ 1,002,904	\$ 1,032,980	3.0%
Personnel Costs	151,193	207,217	253,911	263,209	3.7%
TOTAL INTERNAL AUDIT	\$ 1,151,745	\$ 868,674	\$ 1,256,815	\$ 1,296,189	3.1%



BUDGET OVERVIEW

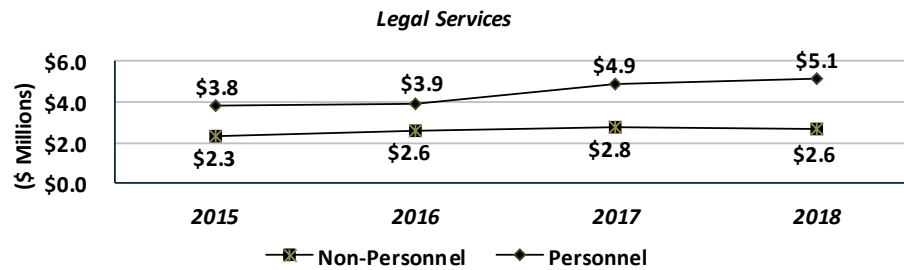
LEGAL SERVICES

The Legal Services Division consists of costs directly related to legal advice and counsel provided to the Chief Executive Officer, the Board of Commissioners and to CHA property management on a wide variety of business, operational and legal issues. Legal Services Division costs represent 0.6% of the \$1.2 billion dollar budget.

For FY2018, legal service expenses increased by 1.3%. Non-personnel dropped 4.6% due to the reduction in consultant fees and court costs and reporting fees. Personnel costs grew by 4.7% due to the 2017 compensation study salary adjustments and pay-for-performance.

EXPENSE BUDGET

	FY2015 Actuals	FY2016 Actuals	FY2017 Budget	FY2018 Budget	% Change
LEGAL SERVICES					
Non-personnel Costs	\$ 2,315,756	\$ 2,597,482	\$ 2,762,573	\$ 2,634,319	-4.6%
Personnel Costs	3,839,327	3,876,078	4,886,643	5,118,048	4.7%
TOTAL LEGAL SERVICES	\$ 6,155,082	\$ 6,473,560	\$ 7,649,216	\$ 7,752,367	1.3%



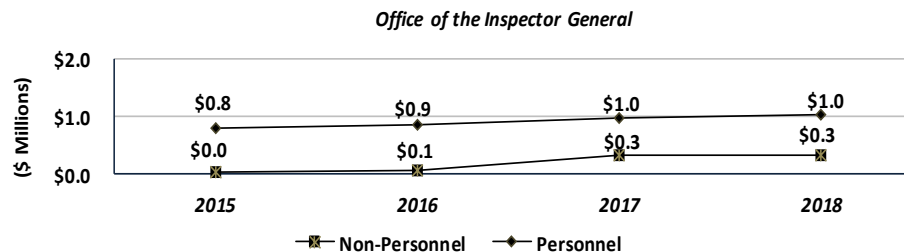
OFFICE OF THE INSPECTOR GENERAL

The Office of the Inspector General Division consists of costs directly related to independent oversight of CHA programs through criminal and administrative investigations, reviews and Performance audits, and outside consultant services for digital forensic investigations. The Inspector General's Division costs represent 0.1% of the \$1.2 billion dollar budget.

Expenditures in this division increased by 4.3% as a whole primarily due the 2017 compensation study salary adjustments and pay-for-performance. Non-personnel costs grew by 3.0% as a result of the planned purchase of computer software.

EXPENSE BUDGET

	FY2015 Actuals	FY2016 Actuals	FY2017 Budget	FY2018 Budget	% Change
OFFICE OF THE INSPECTOR GENERAL					
Non-personnel Costs	\$ 27,073	\$ 55,169	\$ 332,250	\$ 342,218	3.0%
Personnel Costs	804,714	859,011	985,598	1,032,721	4.8%
TOTAL OFFICE OF THE INSPECTOR GENERAL	\$ 831,787	\$ 914,180	\$ 1,317,848	\$ 1,374,939	4.3%



BUDGET OVERVIEW

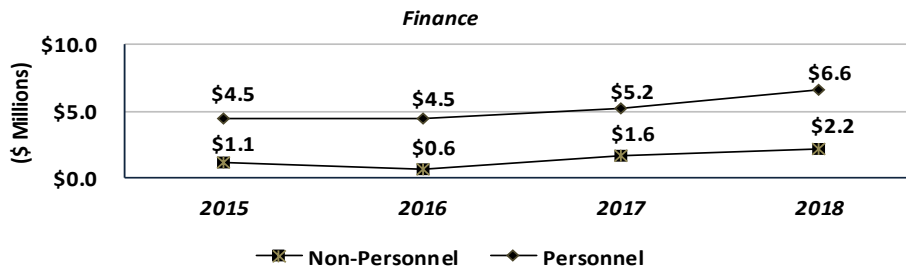
FINANCE

The Finance Division consists of costs associated with the accounting, budgeting and risk management activities for the Authority. The Finance Division's expenditures represent 0.7% of the \$1.2 billion dollar budget.

Overall, expenditures in this division increased by 27.6%. Non-personnel expenses grew by 34.2% as a result of a portion of the accounting and auditing cost coming under the comptrollers office, an increase in consulting fees, and an increase in staff training. Personnel costs rose by 25.5% as a result of 9 additional FTEs, the 2017 compensation study salary adjustments and pay-for-performance.

EXPENSE BUDGET

	FY2015	FY2016	FY2017	FY2018	%
FINANCE	Actuals	Actuals	Budget	Budget	Change
Non-personnel Costs	\$ 1,088,427	\$ 602,864	\$ 1,630,296	\$ 2,187,255	34.2%
Personnel Costs	4,497,292	4,460,116	5,221,472	6,555,051	25.5%
TOTAL FINANCE	\$ 5,585,719	\$ 5,062,980	\$ 6,851,768	\$ 8,742,306	27.6%



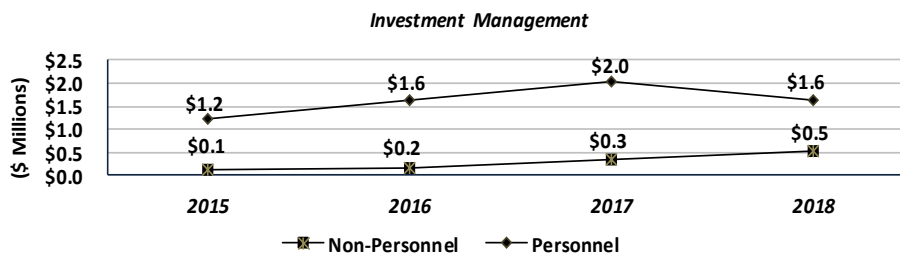
INVESTMENT

The Investment Division is responsible for all of the treasury, investment and grant activities of the Authority. This includes maximizing investment income opportunities and pursuing grant funding and other income opportunities. The Investment Management Division's expenditures represent 0.2% of the \$1.2 billion dollar budget.

Overall, expenditures in this division decreased by 9.0%. Non-personnel rose by 50.7% primarily due to the sharp increase in banking fees. Personnel costs decreased by 19.2% resulting from the reduction in 4 FTEs within the Revenue and Partnership department.

EXPENSE BUDGET

	FY2015	FY2016	FY2017	FY2018	%
INVESTMENT MANAGEMENT	Actuals	Actuals	Budget	Budget	Change
Non-personnel Costs	\$ 105,085	\$ 154,862	\$ 348,824	\$ 525,556	50.7%
Personnel Costs	1,213,723	1,618,713	2,028,037	1,638,078	-19.2%
TOTAL INVESTMENT MANAGEMENT	\$ 1,318,808	\$ 1,773,575	\$ 2,376,861	\$ 2,163,634	-9.0%



BUDGET OVERVIEW

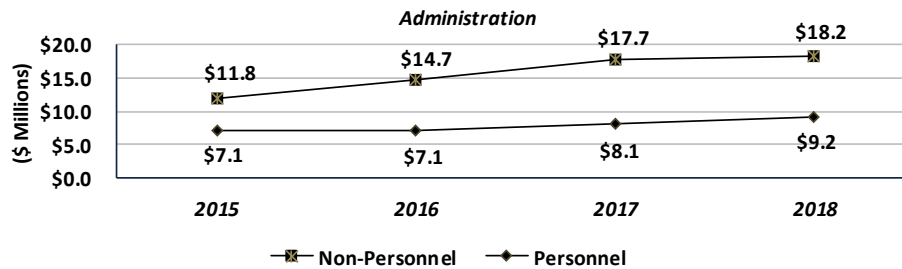
ADMINISTRATION

The Administration Division consists of costs associated with information technology, human resources, training and administrative services activities for the Authority. The Administration Division's expenditures represent 2.3% of the \$1.2 billion dollar budget.

Overall, expenditures in this division increased by 6.1%. Non-personnel rose by 2.8% primarily due to the increase in office rent at 60 East Van Buren, the planned purchase of computer storage and equipment, an increase in consulting related work for iFile Phase II and Yardi SaaS-Cloud 7.0, and the increase in the rental of office equipment. Personnel costs increased by 13.2% due to the addition of 7 FTEs as well as the 2017 compensation study salary adjustments.

EXPENSE BUDGET

	FY2015	FY2016	FY2017	FY2018	%
ADMINISTRATION	Actuals	Actuals	Budget	Budget	Change
Non-personnel Costs	\$ 11,817,992	\$ 14,652,396	\$ 17,689,846	\$ 18,191,370	2.8%
Personnel Costs	7,082,263	7,066,852	8,138,528	9,210,247	13.2%
TOTAL ADMINISTRATION	\$ 18,900,255	\$ 21,719,248	\$ 25,828,374	\$ 27,401,617	6.1%



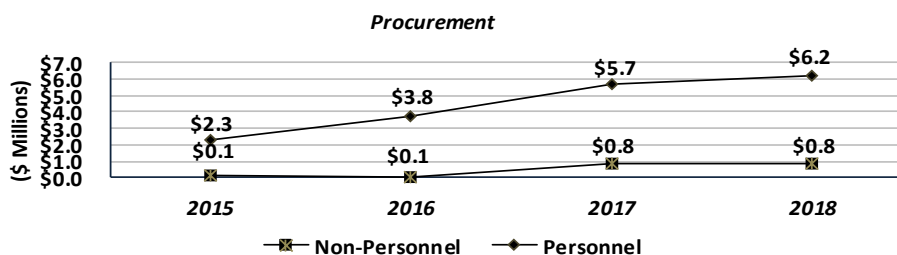
PROCUREMENT

The Procurement Division is responsible for the implementation of agency-wide purchase processes through an open procurement competition, as well as the management, monitoring and compliance of MBE/WBE/DBE and Section 3 requirements. These ensure full compliance and consistencies with federal standards. The Procurement Division's expenditures represent 0.6% of the \$1.2 billion dollar budget.

Overall, expenditures in this division increased by 8.0%. Non-personnel rose by 3.0% primarily due to the additions of protective services at the Section 3 field office. Personnel grew by 8.7% as a result of the addition of 5 FTEs, the 2017 compensation study salary adjustments, and pay-for-performance.

EXPENSE BUDGET

	FY2015	FY2016	FY2017	FY2018	%
PROCUREMENT	Actuals	Actuals	Budget	Budget	Change
Non-personnel Costs	\$ 101,509	\$ 67,089	\$ 814,010	\$ 838,369	3.0%
Personnel Costs	2,328,980	3,785,751	5,726,819	6,224,845	8.7%
TOTAL PROCUREMENT	\$ 2,430,490	\$ 3,852,840	\$ 6,540,829	\$ 7,063,214	8.0%



BUDGET OVERVIEW

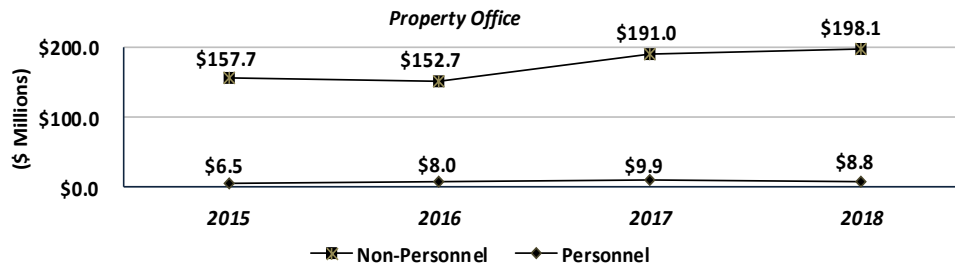
PROPERTY OFFICE

The Property Office Division consists of administrative costs associated oversight of the financial and physical well-being of CHA's housing portfolio, supervised by private management firms. The Property Division's expenditures represent 17.2% of the \$1.2 billion dollar budget.

Overall, the expenditures in this division increased by 3.0%. Non-personnel increased by 3.7% as a result of additional monies budgeted toward property operations, an upsurge in water costs due to city increases, and additional monies allocated toward security. Personnel dropped by 10.4% due to a reduction of 23 FTEs.

EXPENSE BUDGET

	FY2015	FY2016	FY2017	FY2018	%
PROPERTY OFFICE	Actuals	Actuals	Budget	Budget	Change
Non-personnel Costs	\$ 157,658,653	\$ 152,672,132	\$ 191,002,613	\$ 198,071,826	3.7%
Personnel Costs	6,458,001	8,015,902	9,853,347	8,831,346	-10.4%
TOTAL PROPERTY OFFICE	\$ 164,116,654	\$ 160,688,034	\$ 200,855,960	\$ 206,903,172	3.0%



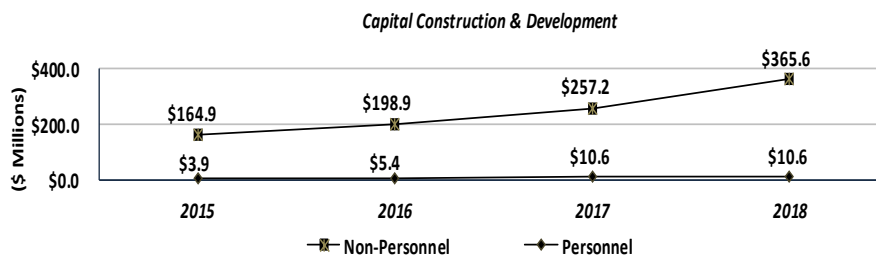
CAPITAL CONSTRUCTION & DEVELOPMENT

The Capital Construction & Development Division consists of administrative costs associated with developing mixed-income and public housing developments and rehabilitation and/or repair of existing properties. The Capital Construction & Development Division's expenditures represent 31.2% of the \$1.2 billion dollar budget.

Expenditures in this division increased by 40.5%. Non-personnel costs rose by 42.1% primarily due to planned work under the mixed-income/mixed-finance properties, acquisitions and other master planning activities. Personnel remained relatively unchanged.

EXPENSE BUDGET

	FY2015	FY2016	FY2017	FY2018	%
CAPITAL CONSTRUCTION & DEVELOPMENT	Actuals	Actuals	Budget	Budget	Change
Non-personnel Costs	\$ 164,872,727	\$ 198,878,250	\$ 257,228,750	\$ 365,568,416	42.1%
Personnel Costs	3,934,070	5,449,459	10,596,384	10,596,669	0.0%
TOTAL CAPITAL CONSTRUCTION & DEVELOPMENT	\$ 168,806,797	\$ 204,327,709	\$ 267,825,134	\$ 376,165,085	40.5%



BUDGET OVERVIEW

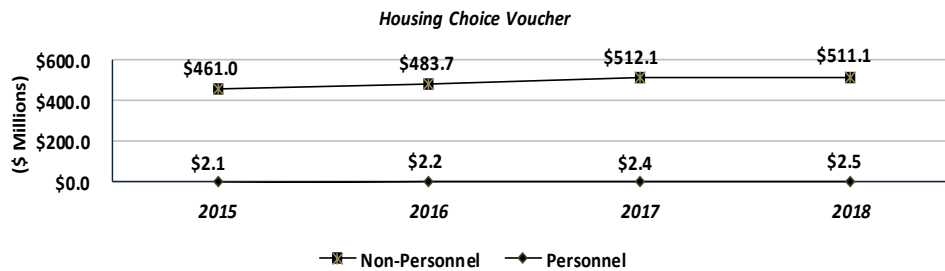
HOUSING CHOICE VOUCHER

The Housing Choice Voucher Division consists of costs associated with the administration of the Section 8 Housing Choice Voucher program, which is managed by two third-party administrators. The Housing Choice Voucher Division's expenditures represent 42.7% of the \$1.2 billion dollar budget.

Expenditures in this division decreased by 0.2%. Personnel costs increased due to the 2017 compensation study adjustment and pay-for-performance; non-personnel costs remained relatively unchanged, with a decrease of 0.2% due to a reduction in voucher leasing contingency.

EXPENSE BUDGET

	FY2015	FY2016	FY2017	FY2018	%
HOUSING CHOICE VOUCHER	Actuals	Actuals	Budget	Budget	Change
Non-personnel Costs	\$ 460,990,597	\$ 483,730,490	\$ 512,093,066	\$ 511,068,839	-0.2%
Personnel Costs	2,104,957	2,212,479	2,367,950	2,540,533	7.3%
TOTAL HOUSING CHOICE VOUCHER	\$ 463,095,554	\$ 485,942,969	\$ 514,461,016	\$ 513,609,372	-0.2%



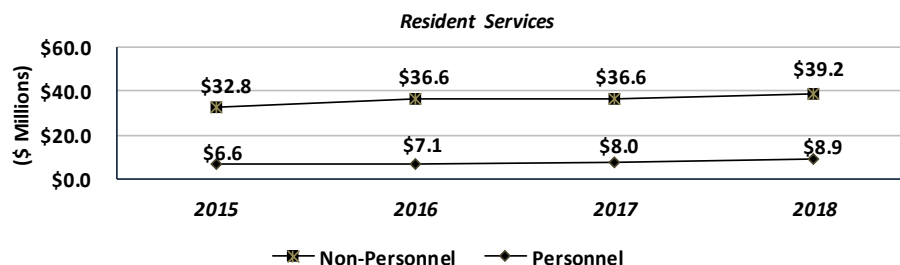
RESIDENT SERVICES

The Resident Services Division consists of costs associated with promoting resident initiatives, while connecting residents with a variety of programs and services that support residents' path toward self sufficiency. The Resident Services Division's expenditures represent 4.0% of the \$1.2 billion dollar budget.

Expenditures in this division increased by 8.0%. Non-personnel costs increased by 7.2% primarily due to the addition of resident services coordinators and the startup of the Flexible Housing Subsidy Program. 2018 Budget also reflects the anticipation of a grant award for the Summer Youth Employment Program. Personnel costs grew by 11.5% due to the addition/transfer of 7.5 FTE's and pay-for performance increases.

EXPENSE BUDGET

	FY2015	FY2016	FY2017	FY2018	%
RESIDENT SERVICES	Actuals	Actuals	Budget	Budget	Change
Non-personnel Costs	\$ 32,797,190	\$ 36,565,172	\$ 36,591,248	\$ 39,215,068	7.2%
Personnel Costs	6,575,109	7,122,525	8,012,218	8,936,093	11.5%
TOTAL RESIDENT SERVICES	\$ 39,372,299	\$ 43,687,697	\$ 44,603,466	\$ 48,151,161	8.0%



BUDGET OVERVIEW

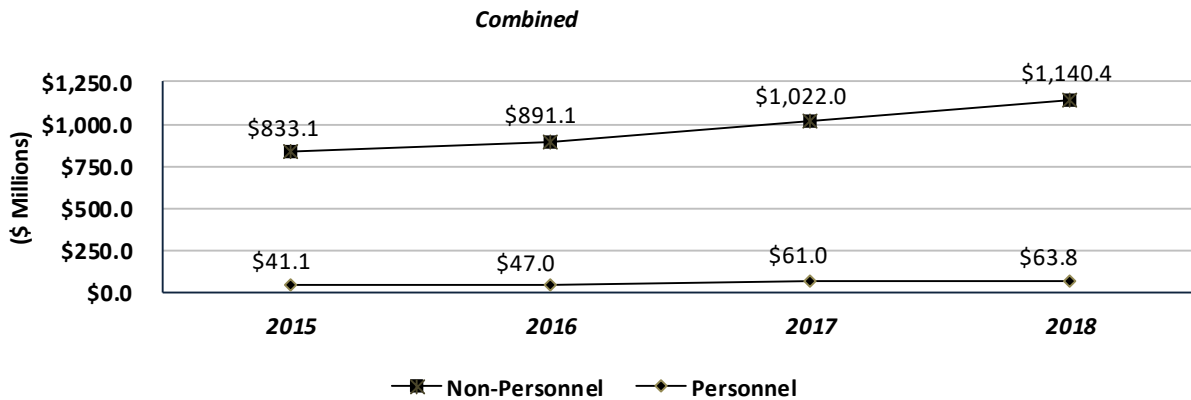
COMBINED NON-PERSONNEL & PERSONNEL EXPENDITURES

The table below summarizes the non-personnel and personnel spending trends for all divisional expenses, Authority wide, through FY2018. The 11.6% increase in non-personnel primarily reflects the planned work under the mixed-income/mixed-finance properties, acquisitions and other master planning activities.

Personnel costs increased by 4.7% primarily due to pay-for-performance increases.

EXPENSE BUDGET

	FY2015 Actuals	FY2016 Actuals	FY2017 Budget	FY2018 Budget	% Change
COMBINED					
Non-personnel Costs	\$ 833,062,838	\$ 891,084,012	\$ 1,021,982,766	\$1,140,390,102	11.6%
Personnel Costs	41,141,613	47,011,194	60,981,533	63,841,460	4.7%
TOTAL COMBINED	\$874,204,451	\$938,095,206	\$1,082,964,299	\$1,204,231,562	11.2%



BUDGET PROCESS



The preparation of the Chicago Housing Authority’s Annual Budget is the culmination of a seven-month budget process, which begins in May and ends in November of each calendar year. The FY2018 budget process required cost centers to utilize our online budgeting tool, Lawson Budgeting and Planning. All budget requests must be entered into this electronic system within a three week time period.

A. Revenue Budget

In May, revenue forecasts are generated using CHA’s 5-year operating model. The model includes projections for the inflation factor as well as Congressional appropriation estimates in the MTW Fund (Operating, Capital and Section 8 (MTW) Funds). This model also includes revenue projections for the remainder of CHA’s funding sources (Section 8, Non-MTW, Hope VI and Other funds).

B. Budget Training & Submission

In June, cost centers are given hands-on Lawson Budget & Planning module training. The module is tied directly to our in-house Enterprise Resource Planning (ERP) system, Lawson, and is used to compile personnel and non-personnel budget figures for the next fiscal year. Users are able to customize their screens to show a variety of prior year fiscal data for comparison.

Executive staff, Chiefs, Deputies, and Directors are responsible for analyzing their actual expenditures versus budget for the current year, and forecasting the forthcoming annual needs for their respective cost centers. In addition, each cost center is required to provide detail and justification of all projected expenses.

The Property Office division works with Private Property Management companies to develop detailed property operating budgets. The budget department actively participates in this process.

The Capital Construction and Development departments analyze and update the current year of their 5-year capital plans and submit them to the Budget department. This process is covered in more detail in the capital section.

Budget submissions are electronically due to the assigned cost center Budget Analyst by the end of June. The budget submission includes an electronically completed personnel and non-personnel budget with line item detail.

C. Budget Hearings

In July, budget hearings are held with each cost center. These hearings are conducted by a three (3) team Budget panel. The teams consist of the Budget Director, an OBM Manager, and a Budget Analyst. This team is responsible for gathering additional justification from the cost center to improve their chances of being granted the budget requested. This also provides the opportunity for the cost center representatives to answer any questions presented by the Budget panel prior to formulating a recommendation.

BUDGET PROCESS

D. Budget Recommendations

In August after the budget hearings have been held, the Budget panel conducts a thorough analysis of each cost centers' budget request. Adjustments are made in the areas that do not have appropriate justifications for requested funding. Recommendations are then formulated by the Budget panel. These recommendations are presented to the Chief Financial Officer for review and approval. Executive staff and the Finance Team holds a series of meetings, from August into October, with the Directors and Deputies to review cost center budgets and reduce expenditures in an effort to achieve HUD mandated goals for voucher utilization, unit delivery, and capital development.

E. Preliminary Budget

In September, the Chief Executive Officer (CEO) and the Chief of Staff are presented with the final budget recommendations. Additional adjustments are made to reflect any requested changes in the budget. The final budget recommendations become the official FY2018 preliminary budget, and become a part of the FY2018 Draft Annual Plan, including a Sources and Uses schedule that follows HUD guidelines.

F. Budget Briefing

In October, The 2018 preliminary budget is presented to Board members through a series of budget briefings. OBM staff then prepares the draft FY2018 Comprehensive Budget document. The Comprehensive Budget includes an all funds revenue summary, detailed expenditures by cost center, financial summaries and a comparison of the last five and/or three years of financial data for the Authority. A summary presentation of this document is presented to the Board of Commissioners Finance Committee. The presentation provides a general overview of the budget highlighting differences between the FY2017 budget and the proposed FY2018 budget.

G. Board Approval

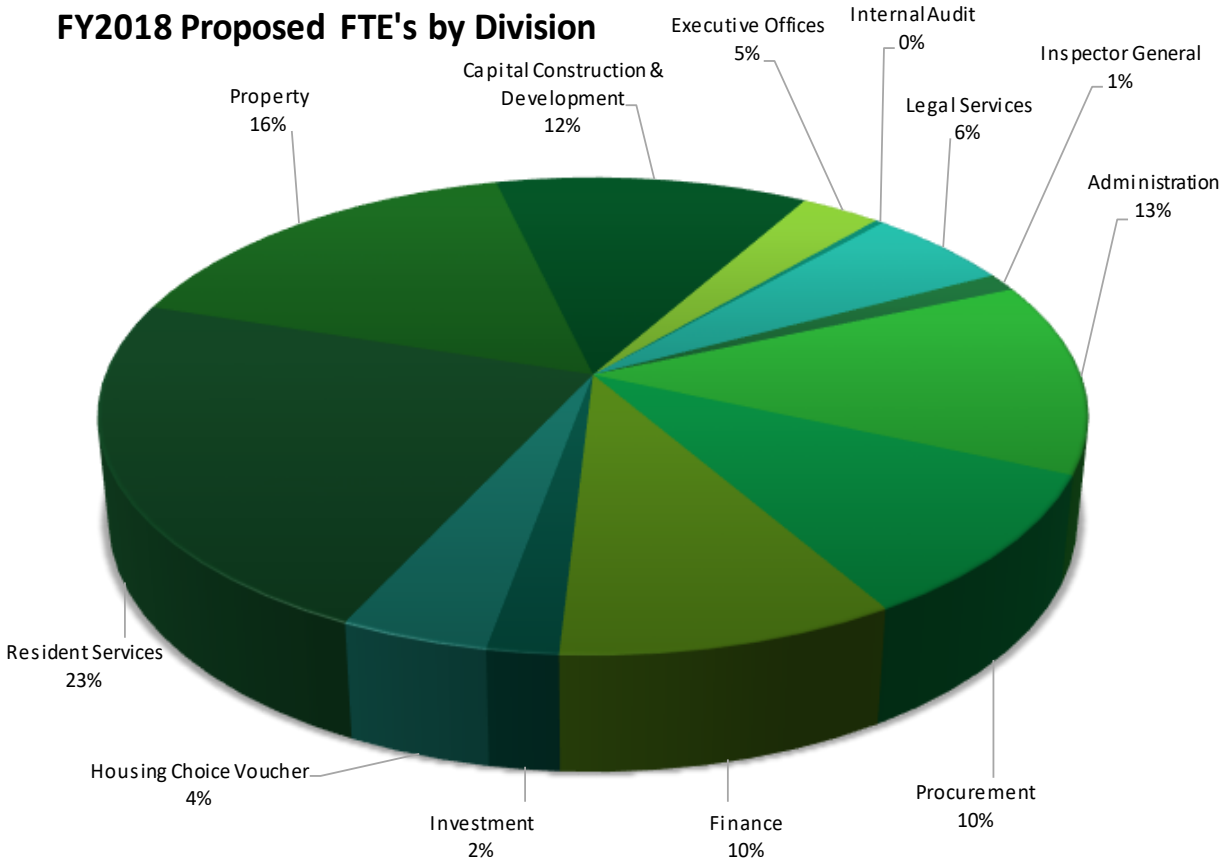
In November, the Comprehensive Budget document is presented to the Board of Commissioners for approval. After any changes or amendments requested by the Board, the document is approved and adopted by the Board. Detailed cost center budgets are forwarded to CHA Managers and the budget preparation process ends. Required budget documents are sent to HUD prior to year-end.

PERSONNEL SUMMARY

GENERAL OVERVIEW

The FY2018 proposed staffing level for the Chicago Housing Authority is set to stay at the 2017 level of 650.5 FTEs. Total personnel costs are estimated at \$63.8 million, which represents a 4.7% increase over FY2017 levels. The 4.7% increase is primarily due to Pay for Performance increases and the reclassification of positions.

Division	FY2015 ACTUAL FTE	FY2016 ACTUAL FTE	FY2017 BUDGET FTE	FY2018 BUDGET FTE	% OF CHANGE FROM PRIOR
Executive Offices	19.5	20.0	21.0	20.0	-4.8%
Internal Audit	1.0	1.0	2.0	2.0	0.0%
Legal Services	32.5	33.5	37.5	36.5	-2.7%
Inspector General	7.0	7.0	8.0	8.0	0.0%
Administration	133.0	73.0	78.0	85.0	9.0%
Procurement	27.0	38.0	59.0	64.0	8.5%
Finance	51.0	51.5	52.5	61.5	17.1%
Investment	12.5	12.0	17.0	13.0	-23.5%
Housing Choice Voucher	28.0	28.0	27.0	27.0	0.0%
Resident Services	84.5	138.0	141.5	149.0	5.3%
Property	81.5	112.0	129.0	106.0	-17.8%
Capital Construction & Development	39.0	45.0	78.0	78.5	0.6%
Total	516.5	559.0	650.5	650.5	0.0%



PERSONNEL SUMMARY

Division	FY2015 Actual	FY2016 Actual	FY2017 Budget	FY2018 Proposed	% Change From Prior Year Budget
Executive Offices	\$2,151,984	\$2,337,091	\$2,910,626	\$2,894,620	-0.5%
Internal Audit	\$151,193	\$207,217	\$253,911	\$263,209	3.7%
Legal Services	3,839,327	3,876,078	4,886,643	5,118,048	4.7%
Inspector General	804,714	859,011	985,598	1,032,721	4.8%
Administration	7,082,263	7,066,852	8,138,528	9,210,247	13.2%
Procurement	2,328,980	3,785,751	5,726,819	6,224,845	8.7%
Finance	4,497,292	4,460,116	5,221,472	6,555,051	25.5%
Investment	1,213,723	1,618,713	2,028,037	1,638,078	-19.2%
Housing Choice Voucher	2,104,957	2,212,479	2,367,950	2,540,533	7.3%
Resident Services	6,575,109	7,122,525	8,012,218	8,936,093	11.5%
Property	6,458,001	8,015,902	9,853,347	8,831,346	-10.4%
Capital Construction & Development	3,934,070	5,449,459	10,596,384	10,596,669	0.0%
Total	\$41,141,613	\$47,011,194	\$60,981,533	\$63,841,460	4.7%

Executive Offices

The Executive Offices Division includes the Office of the Chief Executive Officer, Board of Commissioners, Strategic Management & Partnerships, and Communications & Marketing. This division directs policy for the Chicago Housing Authority, oversees the day-to-day operations and determines management priorities for the Authority. The division's FTE count is expected to decrease by 1.0 FTE or 4.8% from 2017 budget levels. Personnel costs are also projected to decrease by \$16,006 or 0.5% due to the decrease of 1.0 FTE partially offset by Pay for Performance and salary adjustments.

Internal Audit

The Internal Audit Division consists of Internal Audit. This division performs audits on the processes and procedures of the Authority and ensures that internal controls are in place to safeguard the assets of the Authority. The agency's actual audit function is outsourced except for the department director and the Senior Internal Auditor. Personnel costs for this division increased by 3.7% or \$9,298 due to Pay for Performance and salary adjustments.

Legal Services

The Legal Services Division includes the Office of the General Counsel and the ADA/Section 504 Compliance Department. Responsibilities include providing legal advice and counsel to the Authority and overseeing Fair Housing Compliance. The division's FTEs are projected to decrease by 2.7% or 1.0 FTE from 2017 levels. Personnel costs will increase by 4.7% or \$231,406 due to Pay for Performance and salary adjustments.

Inspector General

The Inspector General Division includes the Office of the Inspector General. This division provides independent oversight over CHA programs through criminal and administrative investigations, reviews and performance audits. Personnel costs will increase by 4.8% or \$47,123 as a result of Pay for Performance and salary adjustments.

Administration

The Administration Division includes the Office of the Chief Administrative Officer, Diversity Liaison, Information Technology, Training, Human Resources, Charles A. Hayes Family Investment Center, General Services, Oakland Community Center and General Expense. This division provides support in the areas of human resources, training, information technology, building and fleet services in support of the Authority's goals. The FTEs in this division are expected to increase by 7 FTEs or 9.0% in 2018 due to new positions in HR and Diversity along with position transfers within the Authority. Personnel costs are expected to increase by 13.2% or \$1,071,719 due to the new and transferred FTEs, Pay for Performance, and salary adjustments.

PERSONNEL SUMMARY

Procurement

The Procurement Division includes the Department of Procurement and Contracts and the Section 3 Field Office. This division is responsible for the agency-wide purchasing process along with the monitoring and compliance of MBE/WBE/DBE and Section 3 requirements. The division's FTEs are projected to increase by 5.0 FTEs or 8.5% due to new positions being added to both cost centers in this division. Personnel costs are expected to increase by \$498,026 or 8.7% due to the additional FTEs, Pay for Performance and salary adjustments.

Finance

The Finance Division includes the Office of the Chief Financial Officer, Office of Budget and Management, the Office of the Comptroller and Risk Management. This division is responsible for ensuring the financial stability of the Chicago Housing Authority. The division's FTEs are projected to increase by 9.0 FTEs or 17.1% due to the transfer of FTEs from CCD, Property and Resident Services. Personnel costs are expected to increase by \$1,333,578 or 25.5% due to the FTE increase, Pay for Performance and salary adjustments.

Investment

The Investment Division includes the Treasury, and Revenue and Partnerships. This division is responsible for all of the management, grant funding and alternative revenue opportunities of the Authority. The division's FTEs are projected to decrease by 23.5% or 4.0 FTEs due to transfers and the elimination of 2 positions. Personnel costs will decrease by 19.2% or \$389,957 due mostly to the loss of FTEs.

Housing Choice Voucher

The Housing Choice Voucher Division includes Housing Choice Voucher staff and outsourced services. This division is responsible for oversight and management of the Housing Choice Voucher Section 8 Program. The FTEs in this division are expected to stay the same in 2018 with personnel costs increasing only by \$172,583 or 7.3% due to Pay for Performance and salary adjustments.

Resident Services

The Resident Services Division includes the Office Resident Services, Resident Services Other Funding Sources, CHA Intern Program, Central Advisory Council, and Resident Services Contracts. This division is responsible for the oversight of all resident and supportive services activities within the Chicago Housing Authority. The division's FTEs are projected to increase by 5.3% or 7.5 FTEs due to new positions and transfers within the Authority. Personnel costs will increase by 11.5% or \$923,873 due to the increase in FTEs, Pay for Performance and salary adjustments.

PERSONNEL SUMMARY

Property

The Property Division includes Asset Management Portfolio/Property Office, Private Property Management, Security Coordination, CHA Monitors, Rental Assistance Demonstration and Utilities. This division is responsible for overseeing the operations and compliance of 215 developments. The FTEs in this division are projected to decrease by 17.8% or 23.0 FTEs. This is primarily due to transfers within the Authority and the elimination of several vacant Front Desk Monitor positions. Personnel costs will decrease by 10.4% or \$1,022,001 as a result of the elimination of FTEs.

Capital Construction & Development

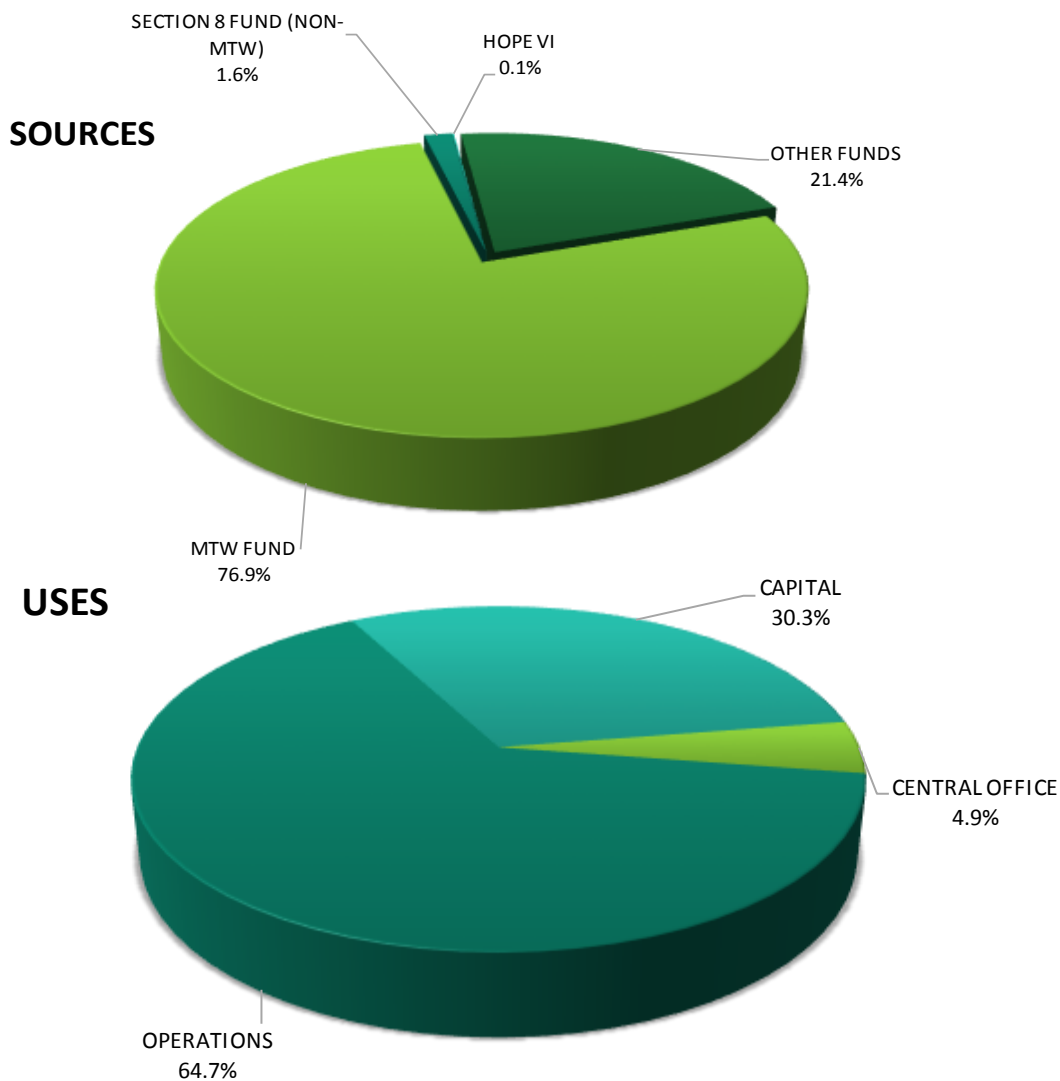
The Capital Construction & Development Division includes the Office of the Chief Construction & Development Officer, Office of Development Management & Administration, Capital Improvement, Capital Construction Administration and Development Management Capital Expense. This division is responsible for administering, managing and implementing the development plans and proposals for mixed income and public housing developments on vacant or underutilized property, and demolition or rehabilitation of existing public housing units. The FTEs in this division are expected to increase by 0.5 FTEs or 0.6% in 2018 due to the net increase of positions after the transfer and creation of several positions. Personnel costs are expected to increase by \$286 due to transfers and creation of new positions.

FUND FINANCIAL SUMMARY

The Authority has a Proprietary Fund, the Enterprise Fund and a Fiduciary Fund, the CHA Employer’s Retirement Trust Fund which is separately managed and operated. The Fiduciary Fund is not included in the Budget.

All record keeping of the Authority’s program activity is organized based on Fund Accounting. The Enterprise Fund reflects programs that provide services to residents, those used for housing operations and those related to capital improvement activities. The Enterprise Fund is considered a single accounting entity. The operation of this fund is recorded using a separate set of self-balancing accounts that comprise assets, liabilities, fund equity, revenues and expenditures. CHA resources are allocated to and accounted for in the Enterprise Fund based upon the purposes for which they will be spent and the means by which spending activity is controlled. The Authority’s accounting system maintains records that conform to Generally Accepted Accounting Principles (GAAP) for an Enterprise Fund.

The Enterprise Fund is comprised of the MTW Fund, Section 8 (Non-MTW), Hope VI, and Other Funding Programs. The Enterprise Fund is used to account for operations that are financed and operated in a manner similar to private business enterprises. Alternatively, the Board of Commissioners may decide that periodic determination of revenue earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes. The principal revenue and expense activity of the Chicago Housing Authority occurs in the Enterprise Fund. Operating activity primarily includes the administrative and maintenance functions of managing the CHA’s rental properties. The following pages present budget information related to the



FUND FINANCIAL SUMMARY

ENTERPRISE FUND

COMBINED

	FY2015 Actuals	FY2016 Actuals	FY2017 Budget	FY2018 Budget	% Change Prior Year	% of Total
SOURCES						
MTW Fund	\$ 786,095,683	\$ 855,827,252	\$ 979,059,976	\$ 925,843,412	-5.4%	76.9%
Section 8 Fund (Non-MTW)	18,204,934	17,883,947	19,382,381	19,741,891	1.9%	1.6%
Hope VI Fund	1,914,264	3,501,958	2,500,000	1,100,000	-56.0%	0.1%
Other Funds	6,756,476	12,141,975	82,021,942	257,546,259	214.0%	21.4%
TOTAL SOURCES	\$ 812,971,357	\$ 889,355,132	\$1,082,964,299	\$1,204,231,562	11.2%	100.0%
USES						
OPERATING						
CENTRAL OFFICE						
Executive Offices	\$ 2,439,261	\$ 2,783,740	\$ 3,397,012	\$ 3,608,506	6.2%	6.1%
Internal Audit	1,151,745	868,674	1,256,815	1,296,189	3.1%	2.2%
Legal Services	6,155,082	6,473,561	7,649,216	7,752,367	1.3%	13.1%
Office of Inspector General	831,787	914,180	1,317,848	1,374,939	4.3%	2.3%
Investment Management	1,318,808	1,773,575	2,376,861	2,163,634	-9.0%	3.6%
Finance	5,585,719	5,062,979	6,851,768	8,742,306	27.6%	14.7%
Administration	18,900,255	21,709,018	25,828,374	27,401,617	6.1%	46.1%
Procurement	2,430,490	3,852,841	6,540,829	7,063,214	8.0%	11.9%
TOTAL CENTRAL OFFICE	38,813,147	43,438,568	55,218,723	59,402,772	7.6%	100.0%
OPERATIONS						
Property Office	164,116,654	160,688,034	200,855,960	206,903,172	3.0%	26.5%
Capital Administration	4,014,809	5,541,603	10,697,687	10,893,705	1.8%	1.4%
Housing Choice Voucher	463,095,554	485,942,969	514,461,016	513,609,372	-0.2%	65.9%
Resident Services	39,372,300	43,687,697	44,603,466	48,151,161	8.0%	6.2%
TOTAL OPERATIONS	670,599,317	695,860,303	770,618,129	779,557,410	1.2%	100.0%
CAPITAL						
Rehabilitation and Maintenance	113,848,578	112,652,817	114,819,765	171,899,525	49.7%	47.1%
Central Office - Debt Service	1,062,894	1,366,508	2,246,116	28,784,183	1181.5%	7.9%
Development	49,679,937	84,766,781	140,061,566	164,587,672	17.5%	45.1%
TOTAL CAPITAL	164,591,409	198,786,106	257,127,447	365,271,380	42.1%	100.0%
TOTAL USES	\$ 874,003,873	\$ 938,084,977	\$1,082,964,299	1,204,231,562	11.2%	100.0%
INCREASE/(DECREASE) IN FUND EQUITY	\$ (61,032,516)	\$ (48,729,845)	\$ -	\$ -		

FUND FINANCIAL SUMMARY

ENTERPRISE FUND MTW FUND DETAIL

	FY2015 Actuals	FY2016 Actuals	FY2017 Budget	FY2018 Budget	% Change Prior Year	% of Total
SOURCES						
Capital Grants	\$ 54,187,880	\$ 106,975,272	\$ 85,936,013	\$ 109,921,687	27.9%	11.9%
Housing Assistance	414,232,265	406,079,629	450,397,763	452,762,941	0.5%	48.9%
MTW Demo Vouchers	75,947,327	74,287,397	169,424,462	55,595,003	-67.2%	6.0%
Operating Subsidy	150,925,175	165,167,611	152,016,931	141,465,971	-6.9%	15.3%
Rental Assistance Demonstration (RAD)	-	3,384,287	23,146,247	35,273,059	52.4%	3.8%
Rental Income	49,110,654	49,918,183	50,580,768	58,141,152	14.9%	6.3%
Administrative Income	36,874,567	43,218,854	44,457,792	44,930,614	1.1%	4.9%
Other Income	1,978,392	2,935,012	1,100,000	26,480,985	2307.4%	2.9%
Interest Income	2,839,424	3,861,007	2,000,000	1,272,000	-36.4%	0.1%
TOTAL SOURCES	\$ 786,095,684	\$ 855,827,251	\$ 979,059,970	\$ 925,843,412	-5.4%	100.0%
USES						
OPERATING						
CENTRAL OFFICE						
Executive Offices	\$ 2,439,261	\$ 2,783,740	\$ 3,397,012	\$ 3,608,506	6.2%	6.1%
Internal Audit	1,151,745	868,674	1,256,815	1,296,189	3.1%	2.2%
Legal Services	5,792,940	5,752,698	7,649,216	7,752,367	1.3%	13.2%
Office of Inspector General	831,787	914,180	1,317,848	1,374,939	4.3%	2.3%
Investment Management	1,318,808	1,773,575	2,376,861	2,163,634	-9.0%	3.7%
Finance	5,585,719	5,062,979	6,851,768	8,742,306	27.6%	14.8%
Administration	18,795,429	21,071,843	25,828,374	26,951,617	4.3%	45.7%
Procurement	2,430,490	3,852,841	6,540,829	7,063,214	8.0%	12.0%
TOTAL CENTRAL OFFICE	38,346,179	42,080,530	55,218,723	58,952,772	6.8%	100.0%
OPERATIONS						
Property Office	164,116,654	160,688,034	200,855,960	206,903,172	3.0%	27.3%
Capital Administration	4,014,809	5,541,603	10,697,687	10,893,705	1.8%	1.4%
Housing Choice Voucher	447,169,887	468,688,222	494,502,635	493,845,954	-0.1%	65.3%
Resident Services	36,621,276	37,731,712	42,341,086	44,919,145	6.1%	5.9%
TOTAL OPERATIONS	651,922,626	672,649,571	748,397,368	756,561,976	1.1%	100.0%
CAPITAL						
Rehabilitation and Maintenance	113,848,578	112,652,817	114,819,765	28,472,735	-75.2%	25.8%
Central Office - Debt Service	1,062,894	1,016,116	2,246,116	2,918,673	29.9%	2.6%
Development	48,102,635	62,585,521	58,629,504	78,937,256	34.6%	71.5%
TOTAL CAPITAL	163,014,107	176,254,454	175,695,385	110,328,664	-37.2%	100.0%
TOTAL USES	\$ 853,282,912	\$ 890,984,555	\$ 979,059,970	\$ 925,843,412	-5.4%	100.0%
INCREASE/(DECREASE) IN FUND EQUITY	\$ (67,187,228)	\$ (35,157,304)	\$ -	\$ -		

FUND FINANCIAL SUMMARY

ENTERPRISE FUND SECTION 8 FUND DETAIL (Non-MTW)

	FY2015 Actuals	FY2016 Actuals	FY2017 Budget	FY2018 Budget	% Change Prior Year	% of Total
SOURCES						
Capital Grants	\$ -	\$ -	\$ -	\$ -	-	-
Bond Proceeds	-	-	-	-	-	-
Housing Assistance	7,457,063	7,451,022	7,672,153	7,672,153	0.0%	38.9%
Mainstream	425,343	421,700	453,772	422,455	-6.9%	2.1%
Veteran's Affairs Supportive Housing	8,691,804	8,589,242	9,833,898	10,223,948	4.0%	51.8%
Administrative Income	1,420,562	1,421,983	1,422,558	1,423,335	0.1%	7.2%
Other Income	-	-	-	-	-	-
Interest Income	-	-	-	-	-	-
TOTAL SOURCES	\$ 17,994,772	\$ 17,883,947	\$ 19,382,381	\$ 19,741,891	1.9%	100.0%
USES						
OPERATING						
CENTRAL OFFICE						
Executive Offices	\$ -	\$ -	\$ -	\$ -	-	-
Internal Audit	-	-	-	-	-	-
Legal Services	-	-	-	-	-	-
Office of Inspector General	-	-	-	-	-	-
Investment Management	-	-	-	-	-	-
Finance	-	-	-	-	-	-
Administration	-	-	-	-	-	-
Procurement	-	-	-	-	-	-
TOTAL CENTRAL OFFICE	-	-	-	-	-	-
OPERATIONS						
Property Office	\$ -	\$ -	\$ -	\$ -	-	-
Capital Administration	-	-	-	-	-	-
Housing Choice Voucher	15,910,627	17,234,051	19,382,381	19,741,890	1.9%	100.0%
Resident Services	-	-	-	-	-	-
TOTAL OPERATIONS	15,910,627	17,234,051	19,382,381	19,741,890	1.9%	100.0%
CAPITAL						
Rehabilitation and Maintenance	\$ -	\$ -	\$ -	\$ -	-	-
Central Office - Debt Service	-	-	-	-	-	-
Development	-	-	-	-	-	-
TOTAL CAPITAL	-	-	-	-	-	0.0%
TOTAL USES	\$ 15,910,627	\$ 17,234,051	\$ 19,382,381	\$ 19,741,891	1.9%	100.0%
INCREASE/(DECREASE) IN FUND EQUITY	\$ 2,084,145	\$ 649,896	\$ -	\$ -		

FUND FINANCIAL SUMMARY

ENTERPRISE FUND HOPE VI DETAIL

<u>SOURCES</u>	<u>FY2015 Actuals</u>	<u>FY2016 Actuals</u>	<u>FY2017 Budget</u>	<u>FY2018 Budget</u>	<u>% Change Prior Year</u>	<u>% of Total</u>
Grant Funds (Hard costs)	\$ 1,577,302	\$ 3,109,850	\$ 2,100,000	\$ 700,000	-66.7%	63.6%
Grant Funds (Soft Costs)	336,962	382,124	400,000	400,000	0.0%	36.4%
Housing Assistance	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Rental Income	-	-	-	-	-	-
Administrative Income	-	-	-	-	-	-
Other Income	-	9,983	-	-	-	-
Interest Income	-	-	-	-	-	-
TOTAL SOURCES	\$ 1,914,264	\$ 3,501,957	\$ 2,500,000	\$ 1,100,000	-56.0%	100.0%
<u>USES</u>						
<u>OPERATING</u>						
<u>CENTRAL OFFICE</u>						
Executive Offices	\$ -	\$ -	-	-	-	-
Internal Audit	-	-	-	-	-	-
Legal Services	-	-	-	-	-	-
Office of Inspector General	-	-	-	-	-	-
Investment Management	-	-	-	-	-	-
Finance	-	-	-	-	-	-
Administration	-	-	-	-	-	-
Procurement	-	-	-	-	-	-
TOTAL CENTRAL OFFICE	-	-	-	-	-	0.0%
<u>OPERATIONS</u>						
Property Office	\$ -	\$ -	-	-	-	-
Capital Administration	-	-	-	-	-	-
Housing Choice Voucher	-	-	-	-	-	-
Resident Services	418,210	394,616	400,000	400,000	0.0%	100.0%
TOTAL OPERATIONS	\$ 418,210	\$ 394,616	\$ 400,000	\$ 400,000	0.0%	100.0%
<u>CAPITAL</u>						
Rehabilitation and Maintenance	\$ -	\$ -	-	-	-	-
Central Office - Debt Service	-	-	-	-	-	-
Development	1,577,302	3,109,850	2,100,000	700,000	-66.7%	100.0%
TOTAL CAPITAL	\$ 1,577,302	\$ 3,109,850	\$ 2,100,000	\$ 700,000	-66.7%	100.0%
TOTAL USES	\$ 1,995,512	\$ 3,504,466	\$ 2,500,000	\$ 1,100,000	-56.0%	100.0%
INCREASE/(DECREASE) IN FUND EQUITY	\$ (81,248)	\$ (2,509)	\$ -	\$ -		

FUND FINANCIAL SUMMARY

ENTERPRISE FUND

OTHER FUND DETAIL

	FY2015 Actuals	FY2016 Actuals	FY2017 Budget	FY2018 Budget	% Change Prior Year	% of Total
SOURCES						
Capital Grants	\$ 300,420	\$ -	\$ -	\$ 2,787,560	100.0%	1.1%
Other Inter-Gov't Operating Grants	26,250	548,620	3,000,000	-	-100.0%	-
Bonds	-	-	76,332,062	250,000,000	227.5%	97.1%
Section 3 Scholarships	366,523	341,046	500,000	250,000	-50.0%	0.1%
Other HUD Operating Grants	789,921	1,089,595	1,613,880	2,442,565	51.3%	0.9%
Non-Inter Governmental Grants	909,005	1,160,000	-	-	0.0%	-
Other Income	4,157,568	8,621,396	576,000	2,066,134	258.7%	0.8%
Interest Income	206,790	381,318	-	-	100.0%	-
TOTAL SOURCES	\$ 6,756,476	\$ 12,141,975	\$ 82,021,942	\$ 257,546,259	214.0%	100.0%
USES						
OPERATING						
CENTRAL OFFICE						
Executive Offices	\$ -	\$ -	\$ -	\$ -	0.0%	-
Internal Audit	-	-	-	-	0.0%	-
Legal Services	362,142	720,863	-	-	0.0%	-
Office of Inspector General	-	-	-	-	0.0%	-
Investment Management	-	-	-	-	0.0%	-
Finance	-	-	-	-	0.0%	-
Administration	104,826	637,175	-	450,000	100.0%	100.0%
Procurement	-	-	-	-	0.0%	-
TOTAL CENTRAL OFFICE	466,968	1,358,038	-	450,000	100.0%	100.0%
OPERATIONS						
Property Office	\$ -	\$ -	\$ -	\$ -	-	-
Capital Administration	-	-	-	-	-	-
Housing Choice Voucher	15,040	20,696	576,000	21,528	-96.3%	0.8%
Resident Services	2,332,814	5,561,369	1,862,380	2,832,016	52.1%	99.2%
TOTAL OPERATIONS	2,347,854	5,582,065	2,438,380	2,853,544	17.0%	100.0%
CAPITAL						
Rehabilitation and Maintenance	\$ -	\$ -	\$ -	\$ 143,426,790	100.0%	56.4%
Central Office - Debt Service	-	350,392	-	25,865,510	100.0%	10.2%
Development	-	19,071,410	79,332,062	84,950,416	7.1%	33.4%
TOTAL CAPITAL	-	19,421,802	79,332,062	254,242,716	220.5%	100.0%
TOTAL USES	\$ 2,814,822	\$ 26,361,905	\$ 82,021,942	\$ 257,546,259	214.0%	100.0%
INCREASE/(DECREASE) IN FUND EQUITY	\$ 3,941,654	\$ (14,219,930)	\$ -	\$ -		

FUND FINANCIAL SUMMARY

SUMMARY OF EXPENDITURES

The following two schedules represent the 2018 budget expenditures in the following categories:

I. Functional Expense Category by Fund

II. Divisional Expense Category by Fund

	Central Office	% of Total	Operations	% of Total	Capital	% of Total	FY2018 Budget Total	% of Total
Enterprise Funds:								
MTW Fund	\$ 58,952,772	99.2%	\$ 756,561,976	97.1%	\$ 110,328,664	30.2%	\$ 925,843,412	76.9%
Section 8 Non-MTW	-	0.0%	19,741,891	2.5%	-	0.0%	19,741,891	1.6%
Hope VI	-	0.0%	400,000	0.1%	700,000	0.2%	1,100,000	0.1%
Other Funds	450,000	0.8%	2,853,544	0.4%	254,242,715	69.6%	257,546,259	21.4%
TOTAL ENTERPRISE FUNDS	\$ 59,402,772	100.0%	\$ 779,557,411	100.0%	\$ 365,271,379	100.0%	\$ 1,204,231,562	100.0%

	Executive Offices	Internal Audit	Legal Services	Inspector General	Investment Management	Finance	Administration	Procurement	Housing Choice Voucher	Resident Services	Property Office	Capital Construction and Development	FY2018 Budget Total
Enterprise Funds:													
MTW Fund	\$ 3,608,506	\$ 1,296,189	\$ 7,752,367	\$ 1,374,939	\$ 2,163,634	\$ 8,742,306	\$ 26,951,617	\$ 7,063,214	\$ 493,845,954	\$ 44,919,145	\$ 206,903,172	\$ 121,222,369	\$ 925,843,412
Section 8 Non-MTW	-	-	-	-	-	-	-	-	19,741,891	-	-	-	19,741,891
Hope VI	-	-	-	-	-	-	-	-	-	400,000	-	700,000	1,100,000
Other Funds	-	-	-	-	-	-	450,000	-	21,528	2,832,016	-	254,242,716	257,546,259
TOTAL ENTERPRISE FUNDS	\$ 3,608,506	\$ 1,296,189	\$ 7,752,367	\$ 1,374,939	\$ 2,163,634	\$ 8,742,306	\$ 27,401,617	\$ 7,063,214	\$ 513,609,373	\$ 48,151,161	\$ 206,903,172	\$ 376,165,085	\$ 1,204,231,562

FUND FINANCIAL SUMMARY

RECONCILIATION OF 2018 BUDGET TO ANNUAL PLAN - SOURCES and USES

Sources FDS Line Item Name	2018 Annual Plan Dollar Amount	Reconciling Items	2018 Budget
	Total Tenant Revenue		
HUD PHA Operating Grants	750,185,058	250,000,000	1,000,185,058 A
Capital Grants	112,709,245		112,709,245
Total Fee Revenue	3,126,986		3,126,986
Interest Income	1,272,000		1,272,000
Gain or Loss on Sale of Capital Assets	-		-
Other Income	6,645,312	22,151,808	28,797,120 B
Total Revenue	\$ 932,079,753	\$ 272,151,808	\$ 1,204,231,561

Uses FDS Line Item Name	2018 Annual Plan Dollar Amount	Reconciling Items	2018 Budget
	Total Operating - Administrative		
Management Fee Expense	-		-
Allocated Overhead	52,482,304	(52,482,304)	-
Total Tenant Services	45,081,043		45,081,043
Total Utilities	27,239,255		27,239,255
Labor	-		-
Total Ordinary Maintenance	101,188,087	336,487,197	437,675,284 C
Total Protective Services	28,074,285		28,074,285
Total insurance Premiums	5,360,000		5,360,000
Total Other General Expenses	16,352,132		16,352,132
Total Interest Expense and Amortization Cost	27,459,183	1,325,000	28,784,183 D
Total Extraordinary Maintenance	10,000,000		10,000,000
Housing Assistance Payments + HAP Portability-In	473,749,504		473,749,504
Depreciation Expense	117,254,033	(117,254,033)	- E
All Other Expenses	1,113,000		1,113,000
Total Expenses	\$ 983,673,396	\$ 220,558,164	\$ 1,204,231,561

**** Note:** CHA, as an MTW agency, prepared a Sources and Uses schedule for its Annual Plan that was submitted to HUD on October 12, 2017. HUD provided the Sources and Uses format and required the use of FDS line items such as HUD PHA Operating Grants, HAP + HAP Port-ins and Depreciation Expense. The CHA FY2018 Comprehensive Budget is reviewed and approved by the CHA Board in November 2017. Updates are made to CHA's 2018 Budget after the Annual Plan is submitted to HUD.

A. CHA's 2018 budget includes the use of third party financing to fund capital projects.

B. CHA's 2018 budget includes funds from RAD loan repayments.

C. Capital expenditures are a use of funds in CHA's 2018 budget but are capitalized for FDS and Annual Plan reporting.

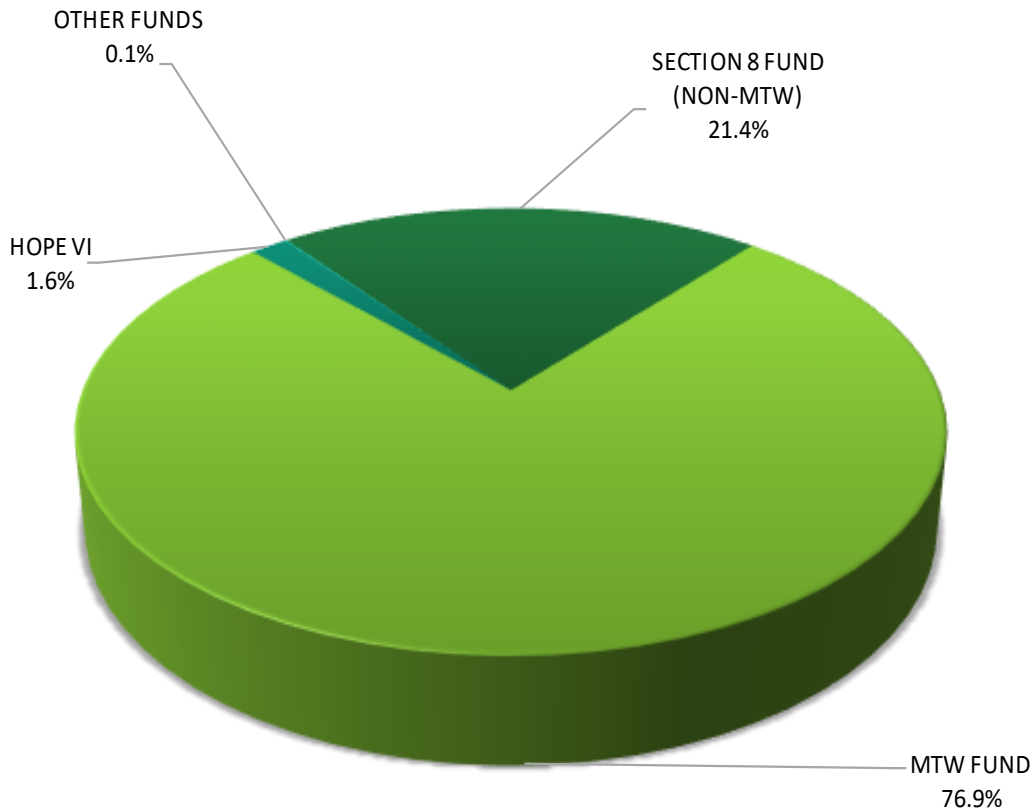
D. Principal payments on debt are a use of funds in CHA's 2018 budget but are a reduction to Long-term Debt in FDS.

E. Depreciation is an expense in FDS and, as a non-cash item, is not reflected as a use of funds in CHA's 2018 Budget.

REVENUE SOURCES ANALYSIS

The revenue summary for the Chicago Housing Authority (CHA) encompasses four major funding sources, each source of funding has several components. Below, and on succeeding pages, are tables and graphs that display historical information for each of the funding sources over a four-year period. For FY2018, total budgeted revenue for the CHA is \$1.2 billion.

	FY2015 Actuals	FY2016 Actuals	FY2017 Budget	FY2018 Budget	% Change Prior Year
MTW FUND	\$ 786,095,683	\$ 855,827,252	\$ 979,059,976	\$ 925,843,412	-5.4%
SECTION 8 FUND (NON-MTW)	18,204,934	17,883,947	19,382,381	19,741,891	1.9%
HOPE VI	1,914,264	3,501,958	2,500,000	1,100,000	-56.0%
OTHER FUNDS	6,756,476	12,141,975	82,021,942	257,546,259	214.0%
TOTAL REVENUES	\$ 812,971,357	\$ 889,355,132	\$ 1,082,964,299	\$1,204,231,562	11.2%



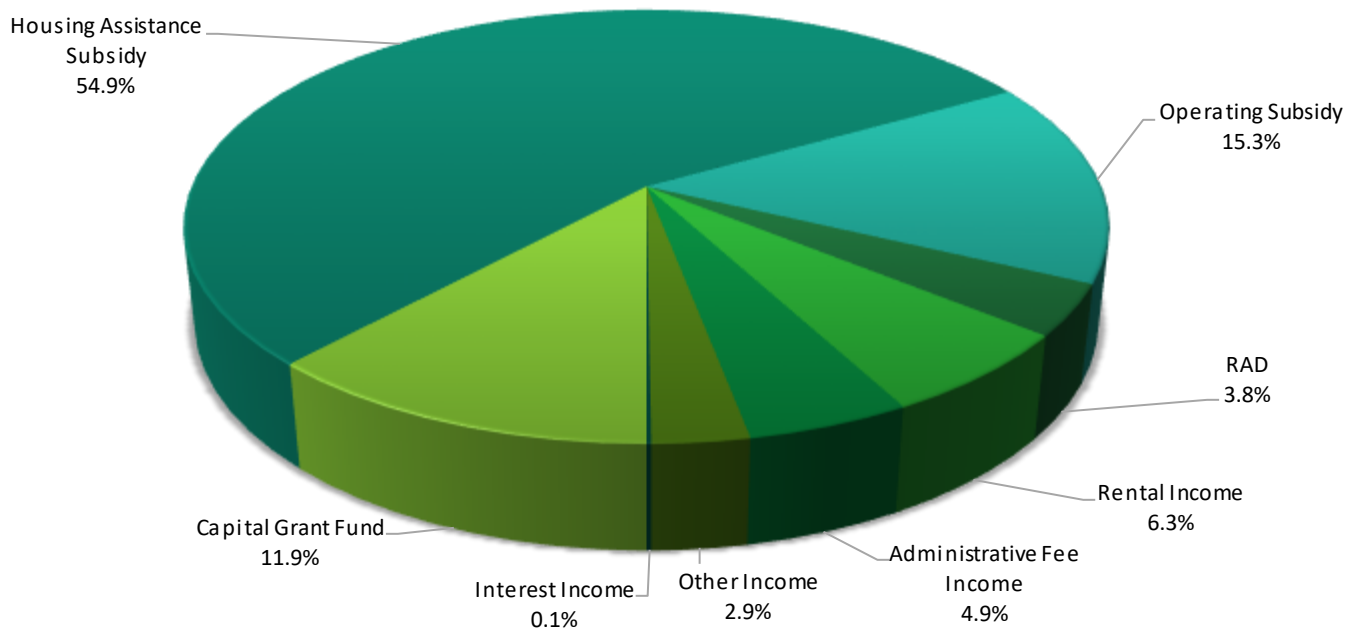
REVENUE SOURCES ANALYSIS

MTW FUND

The Moving-To-Work Agreement (MTW) between the CHA and the U.S. Department of Housing and Urban Development (HUD), allows the Authority to combine Low-Rent, Capital and Section 8 Housing Choice Voucher (HCV) Programs into Block Grant funding, which is referred to, in this document, as the “MTW Fund”.

The following table and graph reflect the major sources of revenue which make up the MTW Fund.

	FY2015 Actuals	FY2016 Actuals	FY2017 Budget	FY2018 Budget	% Change Prior Year
Capital Grant Fund	\$ 54,187,880	\$ 106,975,272	\$ 85,936,013	\$ 109,921,687	27.9%
Housing Assistance Subsidy	490,179,592	480,367,026	619,822,225	508,357,944	-18.0%
Operating Subsidy	150,925,175	165,167,611	152,016,931	141,465,971	-6.9%
Rental Assistance Demonstration	-	3,384,287	23,146,247	35,273,059	52.4%
Rental Income	49,110,654	49,918,183	50,580,768	58,141,152	14.9%
Administrative Fee Income	36,874,567	43,218,854	44,457,792	44,930,614	1.1%
Other Income	1,978,392	2,935,012	1,100,000	26,480,985	2307.4%
Interest Income	2,839,424	3,861,007	2,000,000	1,272,000	-36.4%
TOTAL REVENUES	\$ 786,095,684	\$ 855,827,251	\$ 979,059,970	\$ 925,843,412	-5.4%



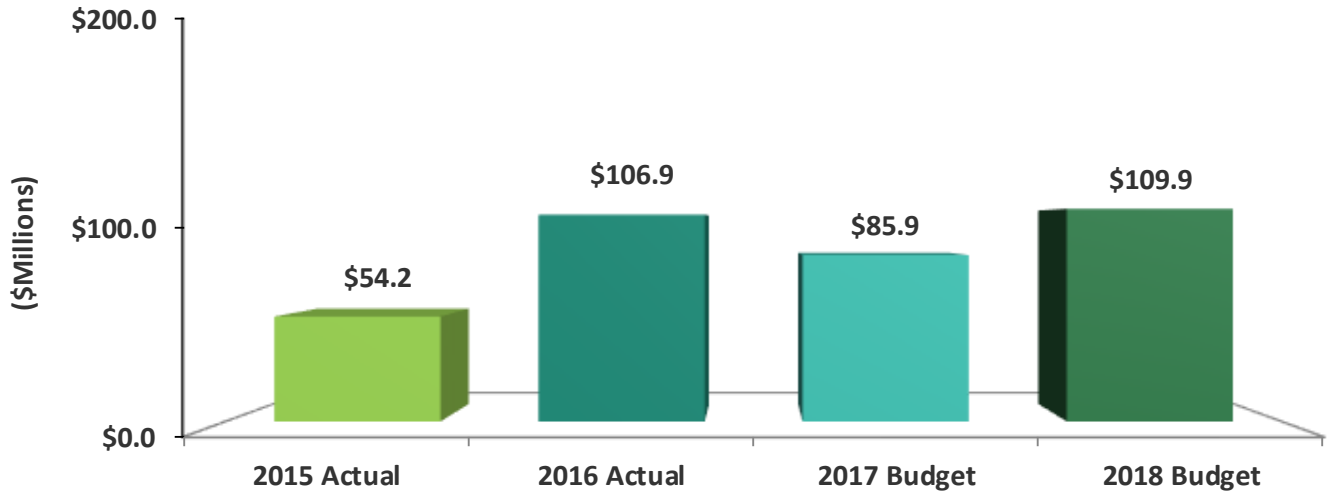
REVENUE SOURCES ANALYSIS

Capital Fund

The Capital Fund Program is utilized for rehabilitation, redevelopment and unit acquisition initiatives. In FY2018, construction activity will be centered around delivering 808 new units to the public housing portfolio through mixed-income development and public housing acquisition initiatives. Some of the anticipated Capital funded projects are Independence Apts., Northtown Apts., Ravenswood Senior Living, Lathrop Homes, Pope School, Altgeld and the “By the Hand” Community Center. FY2018 moves us closer towards reaching our goal of 25,000 housing units committed under the Plan. The FY2018 Budget estimates a \$45.1 million Capital Fund allocation with a projected FY2017 carryover amount of \$64.8 million totaling \$109.9 million.

	FY2015 Actuals	FY2016 Actuals	FY2017 Budget	FY2018 Budget	% Change
Capital Grant Funds	\$54,187,880	\$106,975,272	\$85,936,013	\$109,921,687	27.9%
TOTAL REVENUE	\$54,187,880	\$106,975,272	\$85,936,013	\$109,921,687	27.9%

CAPITAL GRANT FUNDS

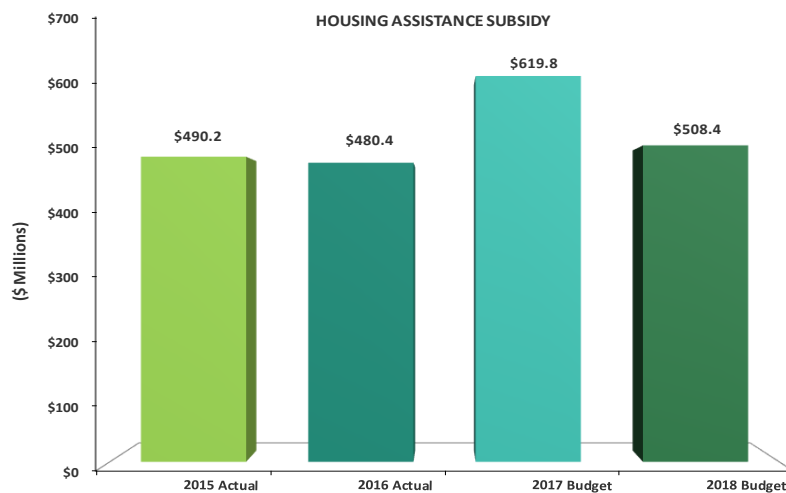


REVENUE SOURCES ANALYSIS

Housing Assistance Subsidy

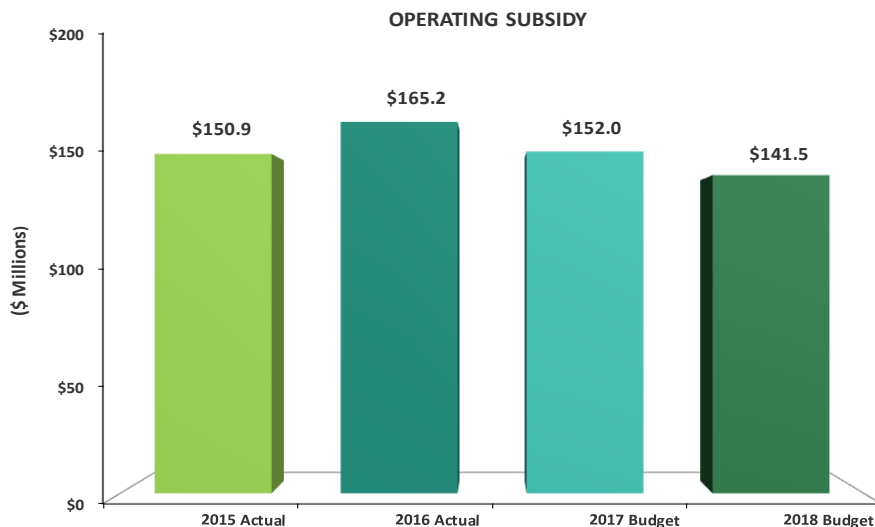
The Section 8 Housing Choice Voucher Program (HCV) is funded by Annual Contribution Contracts (ACC). The FY2018 projection for Housing Assistance Subsidy is based on leased units and is estimated at \$508.4 million for MTW vouchers, \$55.5 million for MTW Block Grant vouchers and \$452.8 Housing Choice Vouchers.

The graph below depicts CHA's Section 8 (MTW) Housing Assistance Subsidy levels for FY2015-FY2018.



Operating Subsidy

The estimation of Operating Subsidy is based upon the MTW Operating Subsidy Formula provided by HUD. The estimated Subsidy is derived by taking the Allowable Expense Level, a delta factor of 0.5%, the inflation factor of 2.1% and HUD's congressional appropriation rate. The calculated Operating Subsidy is based on 17,916 units and a congressional HUD appropriation of 87.8% for FY2018.

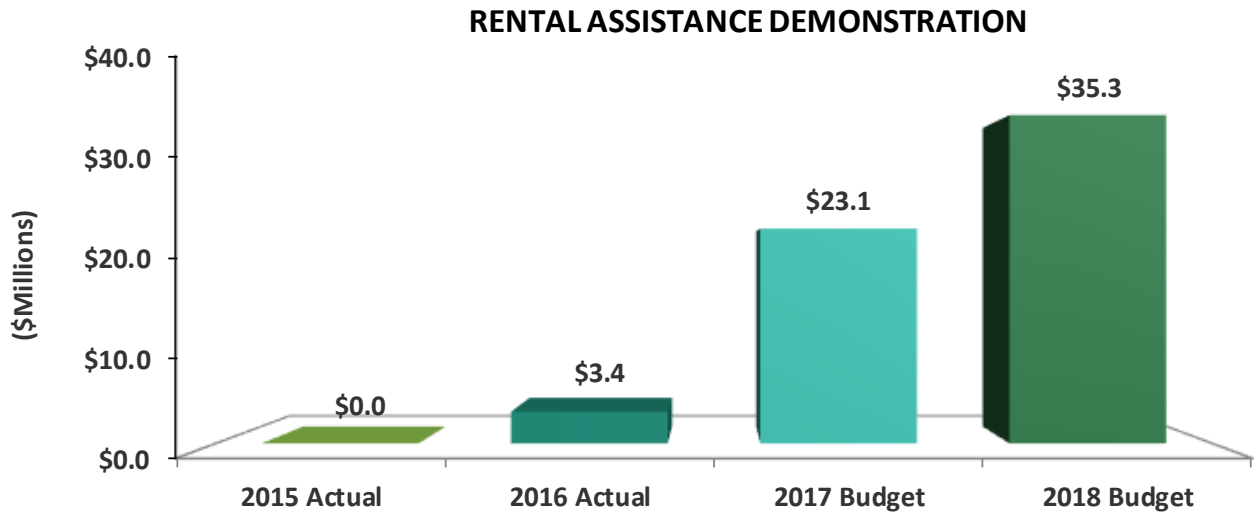


REVENUE SOURCES ANALYSIS

Rental Assistance Demonstration (RAD)

The Rental Assistance Demonstration Program was designed by HUD to assist in preserving affordable housing assets and addressing capital needs of public housing authorities (PHA's). The RAD Program allows PHA's and owners of HUD-assisted properties to convert units to project-based Section 8 programs, providing an opportunity to invest millions into properties at risk of being lost from the nation's affordable housing inventory. CHA will be utilizing funding from the RAD Program to support and continue to expand affordable housing opportunities. RAD funding for FY2018, \$35.3 million will be used for 3,687 units transitioned into the program in FY2016 and FY2017.

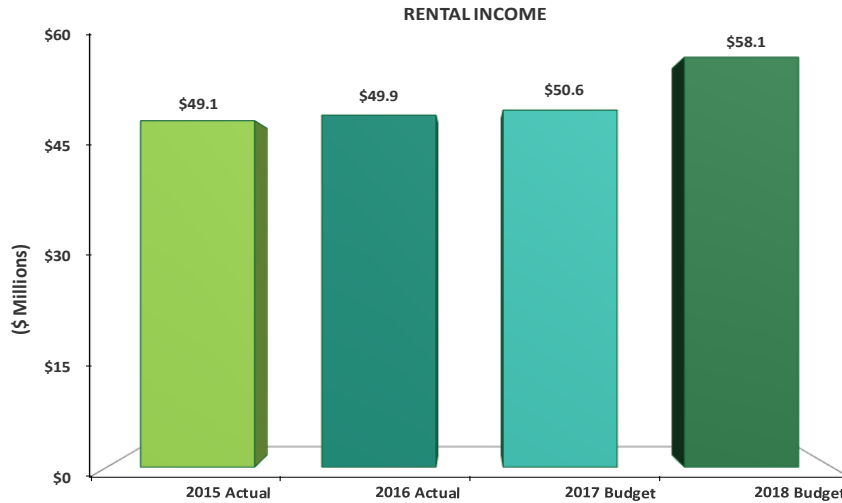
	FY2015 Actuals	FY2016 Actuals	FY2017 Budget	FY2018 Budget	% Change
RAD Funds	\$ -	\$ 3,384,287	\$ 23,146,247	\$ 35,273,059	52.4%
TOTAL REVENUE	\$ -	\$ 3,384,287	\$ 23,146,247	\$ 35,273,059	52.4%



REVENUE SOURCES ANALYSIS

Rental Income

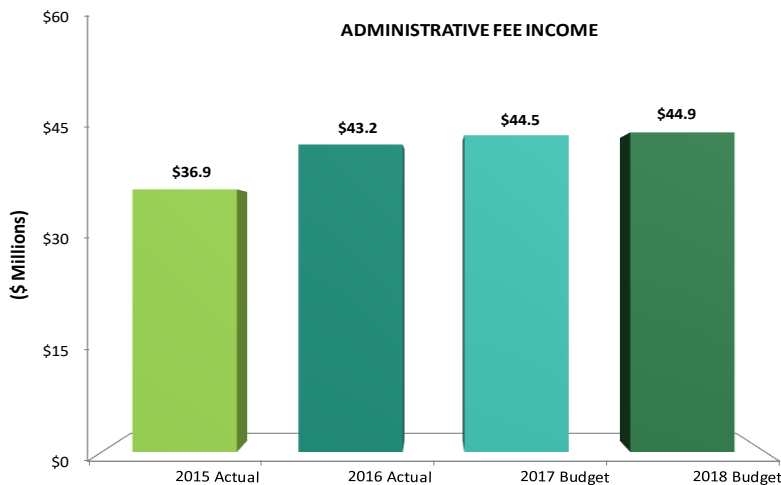
Rental Income is based on projected occupancy rates for each property, as well as, tenant rent reserves from Mixed Income properties. Presented below are the Rental Income Levels for FY2015 through FY2018. The increase from FY2017 to FY2018 is primarily due to higher occupancy.



Administrative Fee Income

The Authority earns Administrative Fees from HUD based on the total number of units leased for facilitating and managing the Section 8 public/private housing partnerships. HUD establishes a rate per unit that is subject to congressional appropriation. The Authority uses two third party administrators to operate the Section 8 Program. Administrative Income for FY2018 is estimated at \$44.9 million.

The graph below depicts the level of funding for Administrative Fees for a four year period.

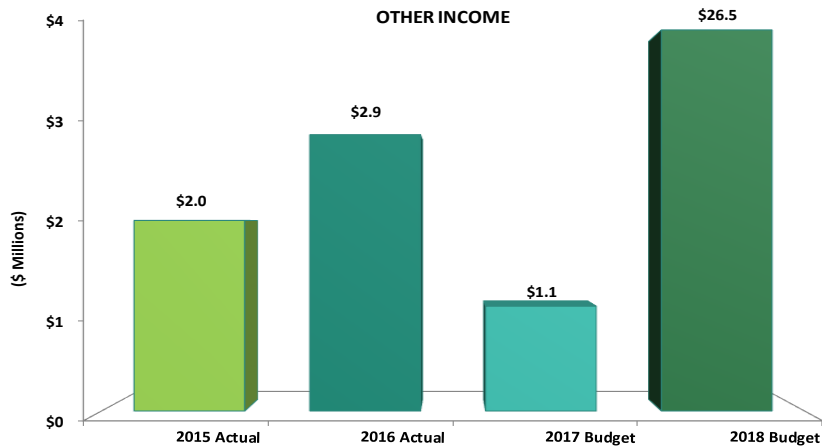


REVENUE SOURCES ANALYSIS

Other Income

Other Income is comprised of miscellaneous revenues received throughout the year. The revenue source for Other Income includes revenue receipts from the lease of CHA rooftops, Section 8 revenue from tenant fraud recovery fees and a \$25 million RAD loan repayment for Caroline Hedger.

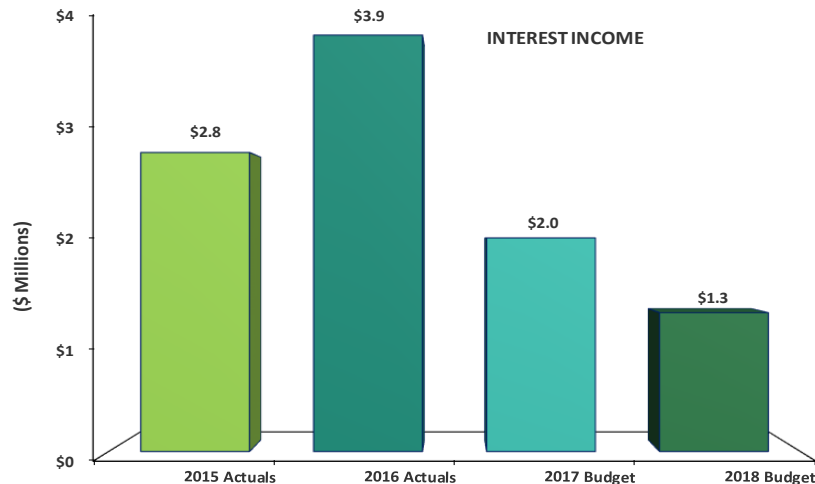
Presented below are the Other Income levels for FY2015 through FY2018.



Interest Income

The Authority's Interest Income reflects earnings on CHA's investment portfolios for Liquidity and Reserve fund balances. Interest Income is calculated using the average annualized portfolio balance and interest rate for the current year.

Presented below are the Interest Income levels for FY2015 through FY2018.



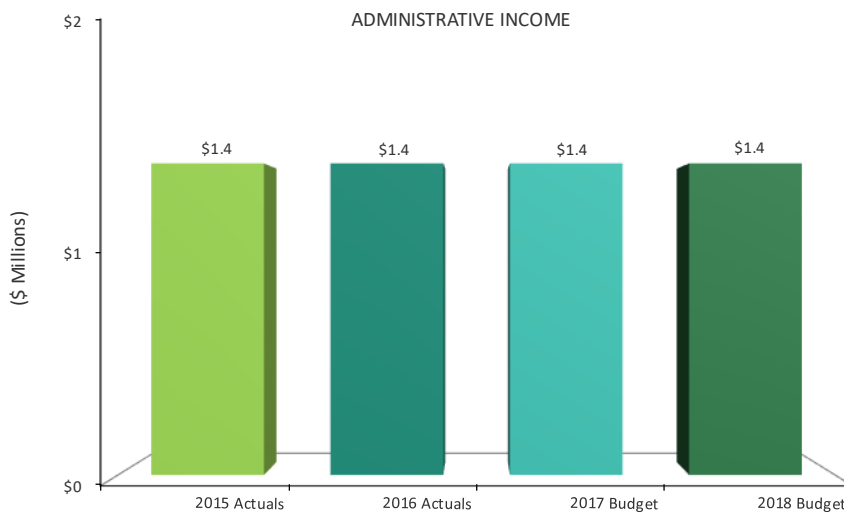
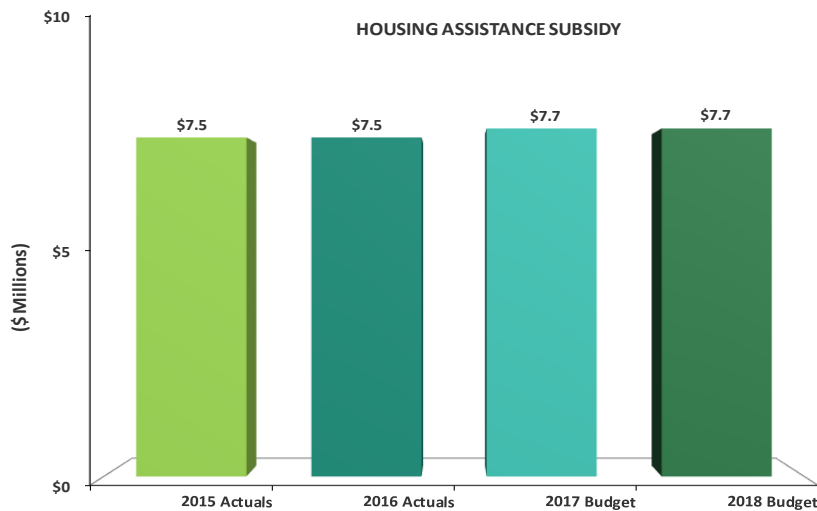
REVENUE SOURCES ANALYSIS

SECTION 8 (NON-MTW)

The Section 8 (Non-MTW) revenue consists of the Moderate Rehabilitation and Mainstream Voucher Programs, which is funded by Annual Contribution Contracts (ACC). These contracts provide appropriations for approximately 1,277 Mod Rehab, 50 Mainstream and 1,188 Veteran’s Affairs Supportive Housing vouchers. The revenue received under the terms of the ACC are for the operation of the voucher program and cover Housing Assistance Payments and fees for administering the program.

Presented below are the Section 8 (Non-MTW) income levels for FY2015 through FY2018.

	FY2015 Actuals	FY2016 Actuals	FY2017 Budget	FY2018 Budget	% Change
Housing Assistance Payments	\$7,457,063	\$7,451,022	\$7,672,153	\$7,672,153	0.0%
Administrative Income	1,420,562	1,421,983	1,422,558	1,423,335	0.1%
Mainstream	425,343	421,700	453,772	422,455	-6.9%
Veteran's Affairs Supportive Housing	8,691,804	8,589,242	9,833,898	10,223,948	4.0%
TOTAL REVENUE	\$17,994,772	\$17,883,947	\$19,382,381	\$19,741,891	1.9%

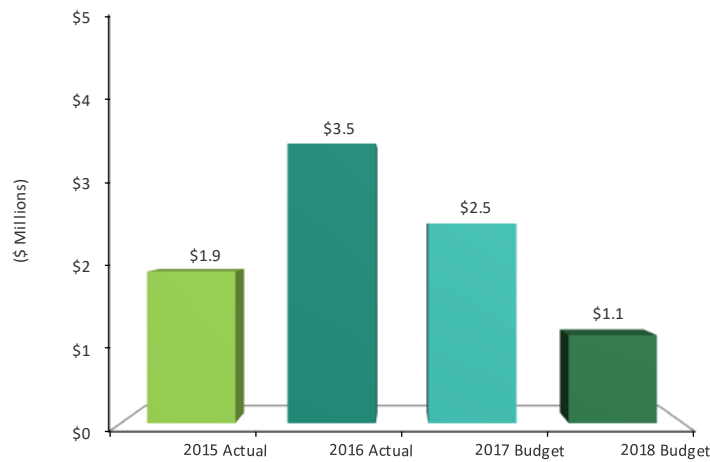


REVENUE SOURCES ANALYSIS

HOPE VI FUNDS

The HOPE VI Urban Revitalization Program served as a vital role in the Department of Housing and Urban Development’s efforts to transform Public Housing. The Program offers expenditure driven grants that provide funding for relocation and the revitalization of neighborhoods in order to create mixed income housing by integrating public housing residents into the larger community. CHA has planned HOPE VI expenditures of \$1.1 million for FY2018. Of this amount, \$0.4 million will be used for community and supportive services and \$.7 million will fund revitalization projects. HOPE VI revenue will fund the revitalization and rehabilitation activity at Roosevelt Square IIA.

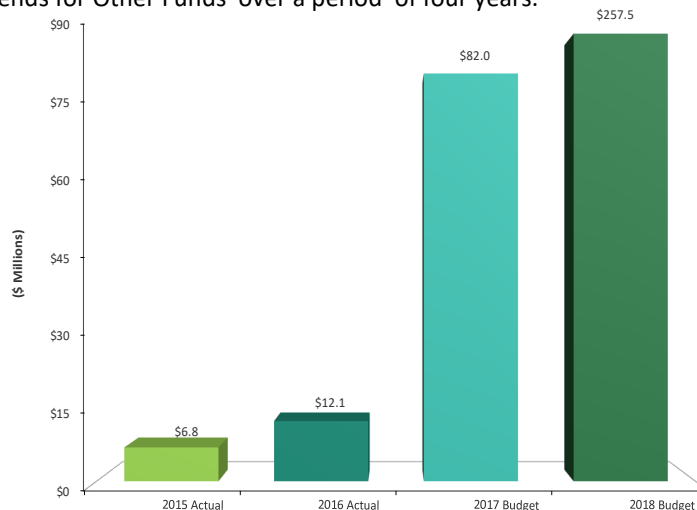
Presented below are the trends for HOPE VI for FY2015 through FY2018.



OTHER FUNDS

The Authority has continued to commit funding for the development of resident programs and initiatives by generating and submitting written proposals for a variety of formula-driven and competitive grants from City, State, and government agencies. Sources of revenue from Other Funds include: Financing of \$250.0 million for capital projects, Department of Commerce and Economic Opportunity (DCEO), Resident Opportunity and Self Sufficiency Grant (ROSS), Jobs Plus Grant, Summer Youth Employment, Section 3 and housing inspection fees. These awarded grants and other income sources will be used to make needed property improvements and fund community and supportive services for CHA residents .

Below are the revenue trends for Other Funds over a period of four years.



CAPITAL IMPROVEMENT PROGRAM

Introduction

The Capital Improvement Program (CIP) is a long-term plan which enables the Chicago Housing Authority (CHA) to strategically redevelop, rehabilitate, or modernize the public housing stock of Chicago. The CIP program provides funding for land acquisition, land improvements, design, feasibility studies, engineering services and construction for public housing in the City of Chicago.

CHA maintains a real estate portfolio that is comprised of different types of buildings with varying ages, sizes and physical conditions. Given the physical condition of these buildings, the rehabilitation needed to maintain these properties significantly increases the CHA's capital improvement costs.

CHA management believes that a vibrant capital improvement program depends on successfully linking an agency's strategic goals with a strong financial plan. To accomplish this, the CHA utilizes a combination of financing alternatives to leverage its capital improvement program. This allows the agency to prioritize projects based upon their benefit to the residents. A portion of the Capital Improvement Program is funded by grants received from the Department of Housing and Urban Development (HUD). Each year, the CHA receives three capital grants to redevelop, rehabilitate, or modernize its public housing and mixed-income communities. HUD allows the Authority to use MTW Block Grants to fund the CIP. Consequently, CHA management uses the MTW Block Grants to fund any gaps in the CIP budget.

FY2018 Capital Budget

The Capital Budget for the fiscal year beginning January 1, 2018 and ending December 31, 2018 is \$376.2 million. The budget consists of \$365.3 million in program costs and \$10.9 million in administrative expenses. The table on the next page represents CHA's projected expenditures by project and funding source. Projects are listed by category/property types (i.e. Family, Scattered and, Senior Developments) that are owned and operated by CHA. This table reflects the allocation of revenues, by funding source, for each project. (See the next two pages for a break-down of costs by Program Task and Administrative Costs).

The overall increase in the Authority's FY2018 Capital Budget from 2017 is \$90,644,058 or 33.0%. The 37.6% increase in Building Improvements represents an overall increase in Family and Mixed-Income development construction activity. A significant portion of the increase is due to demolition of Altgeld blocks 11,12 and 13. In FY2018, there will be on-going construction and development at our family, senior and mixed-income developments; specifically - Senior properties entering the Rental Assistance Demonstration Program (RAD), Altgeld Gardens, Pope School, Scattered Sites, Lathrop, Ravenwood Senior Living, Concord at Sheridan, 45th & Cottage, Nothtown and Independence Apartments and capital maintenance at Family Developments. The 75.7% decrease in Architectural and Engineering Fees represent an overall decrease in services required for building improvements.

In the FY2018, the Authority has budgeted \$98.6 million for the Rental Assistance Demonstration Program. RAD is a voluntary program of the Department of Housing and Urban Development (HUD). RAD seeks to preserve public housing by providing Public Housing Agencies (PHAs) access to more stable funding to make needed improvements to properties. The Authority is scheduled to convert fifteen (15) senior properties to RAD during 2017 and thirteen (13) properties in 2018. The conversion will make it easier for PHAs to borrow money and use low income housing tax credits (LIHTCs) as well as other forms of financing. The provisions under RAD allow for greater 3rd party financing opportunities.

During FY2018, the Authority will continue to make progress toward the 25,000 unit goal of the original plan. The Authority plans to deliver an additional 808 housing units in 2018, for an overall total of 25,182 housing units or 101% of the overall unit delivery goal. The Authority has developed a thoughtful CIP which ties the strategic goals of the Agency to a financially strong plan that enables us to benefit the residents.

CAPITAL IMPROVEMENT PROGRAM

FY2018 Capital Program Estimated Capital Expenditures (By Development and Fund)

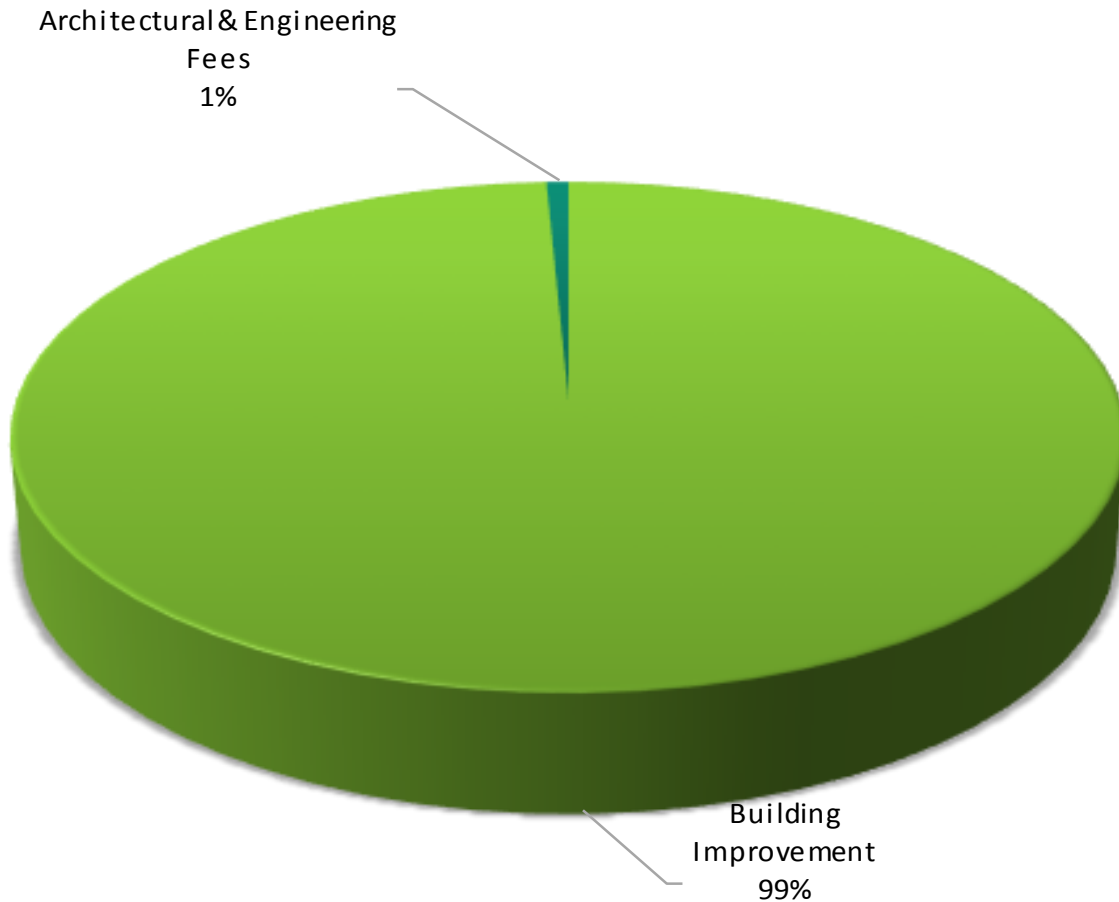
REDEVELOPMENT/ACQUISITION	Capital Fund					TOTALS
	HOPE VI Revitalization	Capital Fund FY2017 Grant	(Prior Year Grant)	Other Funding	MTW Block Grant	
Real Estate Acquisition Program/REAP	-	-	-	1,000,000		1,000,000
Mixed Income/Mixed-Finance						
ABLA/Taylor Apartments	700,000	-	-	5,450,000		6,150,000
Village of Westhaven				4,750,000		4,750,000
Independence Apartments	-	11,000,000		-		11,000,000
Northtown Apartments	-	11,000,000		-		11,000,000
Ravenwood Senior Living		10,380,756		4,619,244		15,000,000
Cabrini Home Extension	0	-	-	5,600,000		5,600,000
Harold Ickes				6,993,612		6,993,612
Pennycuff Apartments	-	-	-	6,900,000	-	6,900,000
Diversey Manor Apartments	-	-	-	4,700,000	-	4,700,000
Lathrop Homes	-	-	46,556,500	4,800,000	-	51,356,500
Oakwood Shores	-	-	-	2,950,000	-	2,950,000
Logan Square	-	-	-	4,000,000	-	4,000,000
Concord at Sheridan	-	-	-	9,000,000	-	9,000,000
Park Boulevard (Stateway Gardens)	-	-	-	650,000	-	650,000
Washington Park- 45th Cottage	-	-	-	7,750,000	-	7,750,000
LeClaire Court/ City/State	-	-	-	2,787,560	-	2,787,560
Due Diligence Contract Costs	-	-	-	1,000,000	-	1,000,000
4630 S. Ashland	-	-	-	3,000,000	-	3,000,000
3300 W. Lawrence	-	-	-	2,000,000	-	2,000,000
3441 Montrose	-	-	-	2,000,000	-	2,000,000
Lawrence & Central Park	-	-	-	2,000,000	-	2,000,000
Milwaukee & Wilson	-	-	-	3,000,000	-	3,000,000
Mixed Income Developments	700,000	32,380,756	46,556,500	83,950,416	-	163,587,672
Total Redevelopment/Acquisition Budget	700,000	32,380,756	46,556,500	84,950,416	-	164,587,672
CAPITAL MAINTENANCE /CONSTRUCTION PROJECTS						
Family						
Altgeld	-	-	18,234,429	7,292,023	-	25,526,452
"BY the Hand" Community Center	-	2,000,000	-	-	-	2,000,000
Pope School	-	10,750,000	-	-	-	10,750,000
Capital Maintenance Family	-	-	-	3,000,000	-	3,000,000
Dearborn Homes	-	-	-	1,100,000	-	1,100,000
Henry Horner	-	-	-	3,918,500	-	3,918,500
Trumbull Park	-	-	-	11,655,200	-	11,655,200
Family Developments	-	12,750,000	18,234,429	26,965,723	-	57,950,152
Category 2 - Senior Developments	-	-	-	9,350,000	-	9,350,000
Category 3 - Scattered Sites	-	-	-	5,000,000	-	5,000,000
Family Investment Center	-	-	-	930,000	-	930,000
CCD Total Capital Budget	-	12,750,000	18,234,429	42,245,723	-	73,230,152
RAD Properties Capital	-	-	-	98,669,373	-	98,669,373
Debt Service	-	-	-	-	28,784,183	28,784,183
Subtotal Capital Budget (exclude administrative)	700,000	45,130,756	64,790,929	225,865,512	28,784,183	365,271,380
CAPITAL ADMINISTRATIVE						
ODM Administrative	-	-	-	-	3,460,359	3,460,359
CCD Administrative	-	-	-	-	7,171,400	7,171,400
Chief Officer Construction & Development - Administrative	-	-	-	-	261,946	261,946
Other Capital Requirements	-	-	-	-	10,893,705	10,893,705
TOTAL CAPITAL BUDGET	700,000	45,130,756	64,790,929	225,865,512	39,677,888	376,165,085

CAPITAL IMPROVEMENT PROGRAM

CHA 2018 Capital Expenditures by Task and Program are shown below and on the next page. The Capital Budget for FY2018 is \$376.2 million consisting of \$365.3 million in program costs as shown plus \$10.9 million in administrative expenses. The tables below and on the next page show the allocation of funds for the FY2018 Capital Budget:

Task	2014 Actual	2015 Actual	2016 Actual	2017 Budget	2018 Budget	2017% Change
Building Improvement	\$119,798,416	\$147,423,689	\$186,301,302	\$263,532,366	\$362,571,380	37.6%
Construction Mgmt	7,929,565	6,622,227	7,336,442	-	-	100.0%
Architectural & Eng Fees	5,261,345	10,826,811	5,148,362	11,094,956	2,700,000	-75.7%
Contingency	-	-	-	-	-	-
Total	\$132,989,326	\$164,872,727	\$198,786,106	\$274,627,322	\$365,271,380	33.0%

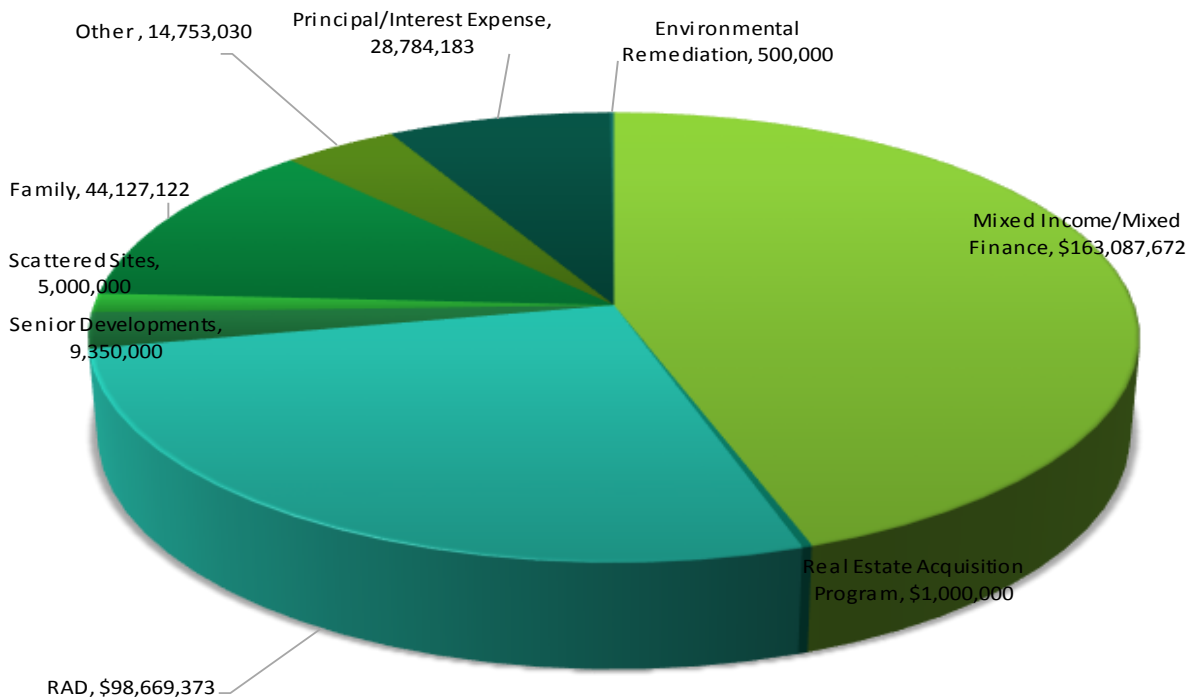
Capital Budget 2018



CAPITAL IMPROVEMENT PROGRAM

Program	2018 Budget	%
Mixed Income/Mixed Finance	\$163,087,672	44.6%
Real Estate Acquisition Program	\$1,000,000	0.3%
RAD	\$98,669,373	27.0%
Senior Developments	9,350,000	2.6%
Scattered Sites	5,000,000	1.4%
Family	44,127,122	12.1%
Other	14,753,030	4.0%
Principal/Interest Expense	28,784,183	7.9%
Environmental Remediation	500,000	0.1%
Total	\$365,271,380	100.0%

2018 CAPITAL EXPENDITURES BY PROGRAM



CAPITAL IMPROVEMENT PROGRAM

CAPITAL BUDGET PROCESS

Projects included in the Capital Improvement Program were derived based on discussions and input from various departments within the CHA. In order to determine the priority of capital projects, departments submitted projects that encompass both the improvement and development of housing throughout the City. Each department estimated the project's cost, assigned a project manager, determined the priority level, gave an explanation and justification of the project. The capital projects and cost estimates are compiled and forwarded to the Office of Budget and Management for funding. For more information about the Capital Budget Process, see timeline below.

Ma	Jun	Jul	Aug	Sep	Oct	Nov
A	B	C	D	E	F	G

A. In May, the Manager, Capital Budget and the Senior Budget Analyst start conversations with the Capital Construction Division (CCD), the Office of Development Management (ODM), and Rental Assistance Demonstration (RAD) concerning their respective 5-year capital projections.

B. CCD, ODM and RAD develop budget requests by forecasting their budget needs for FY2018 through FY2022; these are submitted to OBM.

C. Office of Budget and Management (OBM) develops and update its capital model to contain funding scenarios through FY2022. This model reflects estimated expenditures based on planned and future construction activities as submitted by CCD, ODM and RAD.

Funding requests for capital projects to be carried out in FY2018 are then incorporated into the Comprehensive Budget. As part of the budget process, OBM identifies planned expenditures and compares them to available funding for FY2018. To ensure that sufficient funding is available to carry out capital activities, CHA incorporates any prior year's capital fund carryover to the FY2018 revenue portion.

D. In August, the Manager, Capital Budget submits a draft of the 5-Year Capital Summary to the Budget Director for review.

E. During September and October, capital plans are adjusted by OBM to ensure budget allocations are in place to fund projects anticipated to be completed for both CCD, ODM and RAD.

F. In October the Capital Budget Summary is incorporated into a draft of the FY2018 Comprehensive Budget Document.

G. In November, the Comprehensive Budget document is presented to the Board of Commissioners for Approval.

CAPITAL IMPROVEMENT PROGRAM

The Chicago Housing Authority's CIP program provides funding for land acquisition, land improvements, design, feasibility studies, engineering services and construction. Capital projects are planned and executed as follows:

Project Development: This phase of the project provides funding for costs incurred by CHA to define the scope of work for a specific project. Project Development costs include preliminary design studies, data collection, public review/comment, legal review, technical assessment and cost estimating.

Design: These costs typically include professional consultant fees which include legal counsel, technical reviews/assessments by engineering and architectural firms, feasibility studies, construction management services, advertising fees and bid reviews.

Land Acquisition: These are costs incurred for the purchase of land, easements and rights-of-way, surveys, appraisals, environmental audits and legal fees.

Construction: This phase includes all construction-related costs that are incurred in order for a project to reach completion. These costs include construction contracts, professional and technical services (engineering, architectural and legal), advertising as well as fees for permits and licenses.

Administration: These costs include in-house project management expenses to supervise and administer the CIP program. Administrative oversight is provided in each phase (project development, design, land acquisition and construction) as well as contract management, monitoring, and the processing of related financial transactions.

The following definitions relate to the Chicago Housing Authority's CIP projects:

Capital Expenditures: Funds spent on capital improvements that change the nature of property, extends its useful life or otherwise improve it beyond the natural improvement expected with routine repairs/maintenance.

Capital Improvement: A major expenditure that generally falls into one of the following categories: Land and non-structural improvements; new structures; major repairs; or, major equipment.

Capital Improvement Budget: A list of projects that identifies sources and uses of funds in a five year CIP.

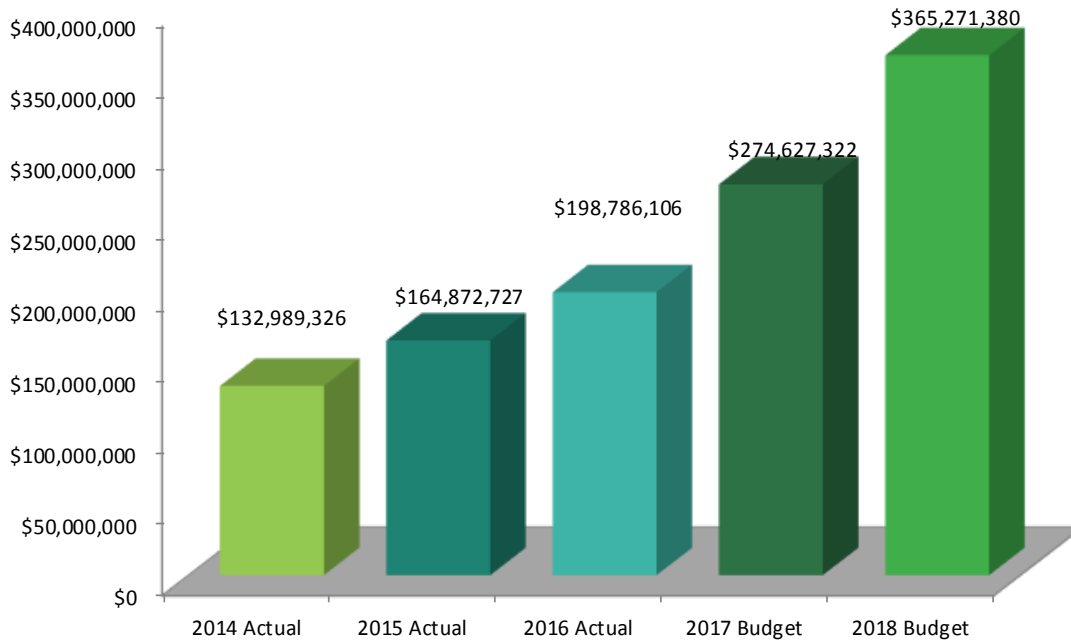
Non-Recurring Capital Improvement Project/Items: These costs are defined as a "major, nonrecurring expenditure to expand or improve a government's physical assets, including facilities and infrastructure that are not consumed within a year but rather have a multi-year life." In addition, equipment items of a non-recurring nature (multi-year useful life) and a significant value (\$25,000 or greater) are included in the non-recurring improvement plan.

CAPITAL IMPROVEMENT PROGRAM

CAPITAL EXPENDITURES BY CATEGORY FY2014 - FY2018

Category	2014 Actual	2015 Actual	2016 Actual	2017 Budget	2018 Budget
Mixed Income/Mixed Finance	\$24,030,945	\$48,019,842	\$80,123,712	\$63,565,393	\$163,087,672
Real Estate Acquisition Program	-	471,206	2,494,555	5,000,000	1,000,000
RAD	-	-	14,924	76,332,062	98,669,373
Senior Developments	80,205,671	59,686,238	59,831,480	32,983,140	9,350,000
Scattered Sites	11,375,314	6,562,380	6,905,200	7,500,000	5,000,000
Family Developments	13,571,547	43,968,859	41,218,049	83,400,736	44,127,122
Other	-	807,571	1,970,559	930,000	14,753,030
Principal/Interest Expense	1,338,484	1,062,893	1,368,508	2,245,991	28,784,183
Environmental Remediation	2,467,365	4,293,738	4,859,119	2,670,000	500,000
Total	\$132,989,326	\$164,872,727	\$198,786,106	\$274,627,322	\$365,271,380

Total Capital Expenditures



CAPITAL IMPROVEMENT PROGRAM

General Housing Authority Operating Information

This section contains General Housing Authority Operating Information for CHA’s public housing portfolio and within the capital improvement program.

Housing Stock Information

Planned New Public Housing in FY2018

The following table summarizes planned new public housing units in FY2018.

Planned New Public Housing Units to be Added During FY2018

PROPERTY NAME	PROPERTY TYPE	TOTAL UNITS
Roosevelt Square	General	37
Real Estate Acquisition Program	General	25
Total Public Housing Units to be Added		62

Overview of New Public Housing Units in FY2018

Roosevelt Square, 1340 W. Taylor Street (IL# to be assigned upon closing)

As part of the Roosevelt Square mixed-income development, CHA and its development partner plan to close and start construction in FY2017 on a new mixed-use development at 1340 W. Taylor Street. The development plans include a first-floor public library with approximately 73 new housing units above for 37 public housing, 29 affordable and 7 market rate families. Of the 37 public housing units projected for delivery in FY2018, 2 will be fully accessible and 6 will be adaptable.

Real Estate Acquisition Program Unit Delivery in FY2018

Under the Real Estate Acquisition Program (REAP), CHA seeks offsite acquisitions of public housing units using traditional real estate acquisition processes primarily in CHA-designated opportunity areas. Public housing units acquired through this program will be counted toward the overall unit delivery progress once they become available for occupancy. CHA projects 25 new public housing units through REAP in FY2018.

Dwelling & Non-Dwelling Demolition

CHA is considering the following demolition activity for FY2018. Other demolition activity previously proposed in annual plans may be carried out in FY2018.

CAPITAL IMPROVEMENT PROGRAM

Dwelling Demolition

420 W. North Avenue (6 Units)

The property located at 420 W. North Avenue was assessed for rehabilitation, but the costs to return units to viability exceed current limits. This property is located in an Opportunity Area and the CHA plans to demolish and rebuild in FY2018.

430 W. North Avenue (6 Units)

The property located at 430 W. North Avenue was assessed for rehabilitation, but the costs to return units to viability exceed current limits. This property is located in an Opportunity Area and the CHA plans to demolish and rebuild in FY2018.

Non-Dwelling Demolition

2610 W. North Avenue

The property located at 2610 W. North Avenue is a vacant two-story office building with significant structural issues. The CHA plans to demolish the building and is still evaluating its future use.

Other Changes to the Housing Stock Planned in FY2018

The following section describes planned changes to CHA's housing stock during FY2018 by category, including Disposition Activity, Long-term Plan for Offline Units, Additional Capital Maintenance Activity and Additional Redevelopment Activity.

Planned Disposition Activity

ABLA

In FY2018, CHA plans to convey land for a new community facility.

Cabrini Green

In FY2018, CHA plans to ground lease or sell land for the development of residential, mixed-use, commercial or other land uses.

Henry Horner

In FY2018, CHA plans to ground lease or sell land for the development of residential, mixed-use, commercial or other land uses.

Robert Taylor

In FY2018, CHA plans to ground lease or sell land for the development of mixed-use, commercial or other land uses.

Edith Spurlock

In FY2018, CHA plans to support rehabilitation of two residential buildings which will remain 100% senior subsidized units and the possible development of more units and/or a mixed-use project. Financing may require a ground lease.

Wicker Park

In FY2018, CHA plans to support rehabilitation of two residential buildings which will remain 100% senior subsidized units and the possible development of more units and/or a mixed-use project. Financing may require a ground lease

Scattered Sites West

In FY2018, CHA plans to dispose of a vacant two-unit building. Rehabilitation costs would exceed current limits. Not in CHA Opportunity Area.

CAPITAL IMPROVEMENT PROGRAM

PII North Region

In FY2018, CHA plans to dispose of a vacant two-unit building. Rehabilitation costs would exceed current limits.

Long Term Plan for Offline Units Status

As of 2nd quarter 2017, CHA has 2,166 public housing units across several categories that are currently offline and unavailable for occupancy for HUD-approved reasons. In coordination with HUD, CHA continues to prioritize reducing the number of offline units and making additional units available for occupancy as soon as possible. CHA also provides quarterly status updates directly to HUD and publicly through CHA's website. The following is a summary and status of CHA's long-term strategies to address offline units by category as of the end of 2nd quarter of 2017.

Units pending redevelopment/planning

A significant number of units are offline due to pending redevelopment plans, primarily at Altgeld Gardens/Murray Homes, Frances Cabrini Rowhouses, Henry Horner Superblock and Lathrop Homes. CHA is moving forward to expedite the finalization of plans to the extent possible given community planning processes and key stakeholder input.

Altgeld Gardens/Phillip Murray – (247 offline units)

CHA continues to work with stakeholders to implement the master plan for the Altgeld-Murray community, including residential and community facility components. In FY2017, CHA completed the demolition of 182 units at Phillip Murray Homes and demolished 244 units in Blocks 11, 12, and 13 of Altgeld Gardens.

Frances Cabrini Rowhouses – (438 offline units)

In FY2015, CHA finalized a Development Zone Plan (DZP) for the remaining portions of Cabrini-Green with the assistance of the City of Chicago's Department of Planning and Development, Chicago Park District, Chicago Department of Transportation, Chicago Public Schools, and the Near North Working Group. The DZP excluded the Frances Cabrini Rowhouses from its target area.

Under the FY2017 CHA MTW Annual Plan, CHA proposed to demolish the Frances Cabrini Rowhouses and commenced the Environment Assessment (EA) and environmental studies of the site. CHA completed initial EA research that highlighted the Rowhouses eligibility for designation as a historic property. Consequently, in FY2018 CHA will work with the Illinois Housing Preservation Agency (IHPA), the Chicago Department of Facilities and Fleet Management, and other stakeholders to determine CHA's redevelopment activities at the property in compliance with an existing Memorandum of Agreement and Court Order regarding development of this site.

Henry Horner Superblock – (106 offline units)

Redevelopment of the Horner Superblock will transform the existing public housing property into a mixed-income development with 200 total rental units, including 95 for public housing, 50 for affordable and 55 for market rate residents. Rehabilitation began in FY2016 and unit completion is expected in FY2018. The remaining 106 public housing units will be replaced through off-site acquisition or redevelopment.

Lathrop Homes – (477 offline units)

CHA remains committed to deliver 400 family units on-site at Lathrop Homes through a combination of historically preserved housing, new housing, retail and other amenities in a mixed-income community. In FY2018, a total of approximately 354 housing units will be under construction for Phase IA, including 129 for CHA, 79 affordable and 146 market rate residents. This RAD-funded development is projected to deliver 129 CHA units in FY2018, including 11 fully accessible and 35 adaptable.

CAPITAL IMPROVEMENT PROGRAM

Additional Planned Capital Maintenance Activity in FY2018

CHA will continue or begin the following projects in FY2018:

- Continue amenity improvements at various senior buildings including improvements to exterior grounds and entryways, selective replacement of kitchen appliances, upgraded finishes in common areas and renovations to common laundry areas.
- Conversion of existing Pope Elementary School into CHA office space and housing.
- Renovations to the Gautreaux Child Care Center, Carver Park Field House and CYC Building within the Altgeld Murray Homes community.
- Construction of a New Library and Community space within the Altgeld Murray Homes community.
- Continuation of elevator modernization program throughout portfolio.

Storefront replacement, upgrades and expansion to existing domestic hot water system and upgrades to select finishes at Charles Hayes Family Investment Center (FIC).

Additional Planned Redevelopment Activity in FY2018

4630 S. Ashland (IL# to be assigned upon closing)

In FY2018, CHA plans to participate in the real estate transaction for a mixed-use development at 4630 S. Ashland in the New City community area. This development is expected to deliver approximately 60 new housing units, including 24 for CHA and 36 for affordable units. Of the 24 CHA units projected for delivery in FY2018, 2 will be fully accessible and 4 will be adaptable.

Altgeld Gardens-Murray Homes Community Facility

In FY2018, CHA plans to participate in a real estate transaction to create a new community facility at the Altgeld Gardens and Murray Homes public housing developments. The new center will include a state licensed child care program, community and library spaces.

Cabrini Green

In FY2017, CHA awarded development teams for two Phase I sites under the Cabrini Green Development Zone Plan. CHA and its selected development partners plan to obtain the necessary approvals to initiate construction on these parcels in FY2019.

Chicago Bee Library

In FY2018, CHA plans to participate in a real estate transaction with the City of Chicago to make capital improvements to the Chicago Bee Library located at 3647 S. State Street.

Concord at Sheridan (IL# to be assigned upon closing)

The development team plans to close and start construction in FY2017 on a new mixed-income, mixed-use development at 6418 N. Sheridan in Rogers Park, adjacent to the CHA senior property, Caroline Hedger Apartments. This RAD-funded development is expected to include approximately 30,000 square feet of first-floor retail, including a Target department store and 111 new housing units— 65 for CHA and 46 market rate units. Of the 65 CHA units, 4 will be fully accessible and 10 will be adaptable.

Diversey Manor (IL# to be assigned upon closing)

The development team plans to close and start construction in FY2017 on Diversey Manor Apartments at 5525 W. Diversey Avenue in Belmont Cragin. This RAD-funded development is planned to create approximately 98 new rental apartments--45 CHA units and 53 affordable units. Of the 45 CHA units, 3 will be fully accessible and 7 will be adaptable.

CAPITAL IMPROVEMENT PROGRAM

Harold Ickes Homes (IL002016000)

CHA selected a development team to redevelop the former Ickes site as a mixed-income, mixed-use development, including CHA family units and other residential, commercial, institutional, and recreational components to provide a minimum of 200 units for CHA families. Phase I is expected to deliver approximately 310 total new housing units, including 294 total new rental apartments consisting of 92 CHA, 57 affordable and 145 market rate units, and 16 market rate for sale units.

Ickes Phase 1 – 4% Transaction - The development team plans to close and start construction in FY2018 on the first phase of Ickes replacement housing. This RAD-funded development will create approximately 164 new rental apartments for 52 CHA, 31 affordable and 81 market rate families. Of the 52 CHA units projected for delivery, 3 will be fully accessible and 8 will be adaptable.

Ickes Phase 1 – 9% Transaction -The development team plans to close and start construction in FY2018 on the second real estate transaction for Ickes Phase 1. This RAD-funded development will create approximately 130 new rental apartments for 40 CHA, 26 affordable and 64 market rate families and 16 market rate for sale units. Of the 40 CHA units projected for delivery, 2 will be fully accessible and 6 will be adaptable.

John Pennycuff (IL# to be assigned upon closing)

The development team plans to close and start construction in FY2017 on John Pennycuff Apartments at 2037 N. Milwaukee Avenue. This RAD-funded development is expected to create approximately 88 new rental apartments for 47 CHA and 41 affordable families in the Logan Square community. Of the 47 CHA units projected for delivery in FY2018, 3 will be fully accessible and 8 will be adaptable.

Lakefront Properties Phase II For Sale Development

CHA and its development partner plan to initiate construction on the Sullivan Station for sale development as part of the Lakefront Properties Phase II redevelopment activities. The new homeownership units will be dispersed among the 12 new Phase II rental three- and six-flat structures located on the Lakefront Properties Phase II site. (This was previously included as proposed disposition activity in CHA's FY2016 MTW Annual Plan.)

Lathrop Homes Phase IB (IL# to be assigned upon closing)

CHA and its development team plan to close and start construction in FY2018 on the second phase of Lathrop Homes redevelopment to provide approximately 217 total new housing units, including 77 CHA, 48 affordable and 92 market rate units.

Lawndale Complex/Ogden Courts

In FY2017, CHA selected a development team for the remaining undeveloped land formerly known as Lawndale Complex and Ogden Courts. In FY2018, CHA and its development partner plan to work together to advance plans for a new mixed-use, mixed-income development at the Lawndale Complex redevelopment site.

LeClaire Courts

CHA plans to select a development partner in FY2018 and advance plans for a new mixed-use, mixed-income development at the former LeClaire Courts site.

Logan Square TOD project (IL# to be assigned upon closing)

In FY2018, CHA plans to participate with the development team to close and start construction on a new mixed-income development at 2630 N. Emmett Street in Logan Square. This RAD-funded development will provide approximately 100 total new housing units including 41 for CHA and 59 affordable families. Of the 41 CHA units projected for delivery in FY2018, 2 will be fully accessible

CAPITAL IMPROVEMENT PROGRAM

Oakwood Shores – Phase IC For Sale

In FY2018, CHA plans to convey land for the Oakwood Shores Phase IC for sale development as part of the Madden Park, Ida B. Wells, Darrow Homes revitalization activities. The new homeownership units will be dispersed across the Oakwood Shores revitalization site.

Oakwood Shores Phase 2B2 (IL# to be assigned upon closing)

CHA continues to work with its development partner to close and commence construction on a new rental phase as the residential component of the Quad Communities Arts & Recreation Center development. This phase of development is part of the CHA revitalization effort at the former Ida B. Wells Homes, Darrow Homes, Wells Extension and Madden Park Homes sites. This phase will create approximately 54 new mixed-income housing units, including approximately 18 CHA units. Of the 18 CHA units, 1 will be fully accessible and 3 will be adaptable.

Park Boulevard

CHA plans to convey land for the next phase of Park Boulevard as part of the Stateway Gardens revitalization activities. CHA's development partner plans to commence construction on new for sale housing in FY2018. During the same time period, CHA plans to participate with the developer in a real estate transaction to create new rental housing units.

Parkside of Old Town Phase III (IL# to be assigned upon closing)

In FY2018, CHA plans to participate in a real estate transaction for Phase III at Parkside of Old Town, which is expected to provide a total of 190 mixed-income housing units including 54 public housing rental units, 44 affordable units and 92 market rate homeownership units. Phase III is the final phase of Parkside of Old Town, which is part of Cabrini North Extension replacement housing. Of the 54 CHA units, 3 will be fully accessible and 8 will be adaptable.

Pullman Community Center

CHA is partnering with the Chicago Park District and the Chicago Neighborhood Initiative in the creation of a new recreation facility. The new Pullman Community Center will provide recreational services to CHA families in the Roseland neighborhood and surrounding Southside area. The center is expected to be completed in FY2018.

Robert Taylor Homes

In FY2018, CHA plans to dispose of land formerly part of the Robert Taylor Homes for a new development that may include mixed-use, commercial and/or other uses. Additionally, CHA plans to convey land for the Legends South for sale development as part of the Robert Taylor Homes revitalization activities. The new homeownership units will be dispersed across the Robert Taylor revitalization site.

Roosevelt Square/Former ABLA Homes

CHA completed master planning activities in FY2015 and adopted the FY2015 Roosevelt Square Framework Plan for the remaining undeveloped land at the former ABLA Homes site. CHA and its development partner, Related Midwest, plan to create 50 new for-sale units contemplated as part of the HOPE VI Revitalization Program. The construction of a new Chicago Park District 100,000 SF indoor sports and recreation facility plans to start construction in Q1 2018 with completion projected for Q2 2019. Additionally, CHA continues to work with the National Public Housing Museum to create a new museum and SOS Villages to develop a new community center.

The Winchester

The development team plans to close and start construction in FY2017 on The Winchester at 4501 N. Winchester. This RAD-funded development will create approximately 74 new senior housing units. The first 15 units are projected for delivery in FY2018 with the remaining 59 units to be delivered in the following year. Of the 74 total CHA units, 4 will be fully accessible and 12 will be

CAPITAL IMPROVEMENT PROGRAM

Washington Park 45th & Cottage Grove – Phase I (IL# to be assigned upon closing)

The development team plans to close and start construction in FY2017 on the first phase of Washington Park replacement housing at 45th & Cottage Grove. This development is expected to create approximately 78 new rental apartments for 21 public housing, 35 affordable and 22 market rate families. Of the 21 public housing units, 2 will be fully accessible and 4 will be adaptable.

Westhaven Phase IID Rental

CHA and its development partner are planning for the next Westhaven rental development to close and start construction in FY2019. This development plans to provide approximately 100 total new rental apartments including 35 for public housing residents in fulfillment of the Henry Horner HOPE VI CHA unit delivery requirements.

WORK IN PROGRESS

HORNER TOWNHOMES CONCRETE CUTTING



CAPITAL IMPROVEMENT PROGRAM

Public Housing 5-Year Capital Improvement Spending Plan

Uses	2018	2019	2020	2021	2022
Development					
Park Blvd Phase 3A/3B-Rental & ForSale (ons site)	\$ 650	\$ 5,750	\$ 5,500	\$ -	\$ -
Legends A3		1,000	8,400	9,600	
Cabrini Site 1 - Near North High School Phase	1,000	1,000	10,300	21,200	11,000
Village of Westhaven (Horner Superblock)	4,000				
Westhaven IID Rental	750	5,000	6,000		
45th & Cottage - Phase I	7,750	250			
Lathrop Phase IA & PreDEV	46,557				
Lathrop Phase IB	4,300	18,500	6,200		
Lawndale Complex		1,000	2,400	9,400	1,200
LeClaire (DCEO grant)	2,787				
Logan Square - TOD	4,000	8,000			
REAP	1,000	1,000	1,000	1,000	1,000
Due diligence (survey, title, environmental)	1,000	500	500	500	500
Ickes - Phase I predevelopment	394				
Ickes - Phase IA	3,300	8,400	8,300		
Ickes - Phase IB	3,300	11,600			
Oakwood Shores IIB (TWO)	2,450	4,750			
Cabrini Site 3 - Oak & Larrabee	300	700	6,200	6,200	200
Parkside III CONDO	4,300	9,500	4,200		
Lathrop Phase II	500	8,300	18,700		
For Sale Remed.- Oakwood, Taylor, Roosevelt Sq. Lake	500	800	500		
Taylor Apartments - 1340 W. Taylor	6,150	10,350			
4501 N. Winchester (Ravenwood Senior Living)	15,000	4,300			
Lawrence & Central Park	2,000	6,000			
3300 W. Lawrence	2,000	5,000			
Milwaukee & Wilson	3,000	7,000			
3441 Montrose	2,000	5,500			
5525 W. Diversey (MHDC)	4,700				
6418 N. Sheridan (Three Corners)	9,000	7,000			
Pennycuff Apartments	6,900	1,000			
4630 S. Ashland	3,000	5,000			
Northtown - 6435 N. California	11,000				
Independence - 3548 W. Irving Park RD	11,000				
Warren		3,750	3,750		
Total Development Uses	\$ 164,588	\$ 140,950	\$ 81,950	\$ 47,900	\$ 13,900
Capital Construction Division					
Altgeld	\$ 22,826	\$ 5,100	\$ 4,305	\$ -	\$ -
Albany Terrace	350				
Irene McCoy Gaines	5,075				
Scattered Sites	5,000	8,000	8,000	3,000	3,000
Major Capital Maintance & Systems	3,000	8,000	11,000	8,000	3,000
FIC	930				
Elevator Modernization	3,675	1,650	1,740	3,500	
Dearborn	1,100				
Henry Horner	3,919				
Pope School	10,750				
Trumbull Park	11,655				
Other/Contingency	4,950	1,200	1,400	900	300
Total Capital Construction Uses	\$ 73,230	\$ 23,950	\$ 26,445	\$ 15,400	\$ 6,300
Total RAD	\$ 98,669	\$ 102,947	\$ 97,535	\$ 52,000	\$ -
Other					
Debt Service	2,224	2,198	1,977	1,952	1,927
Grand Total Uses	\$ 338,711	\$ 270,045	\$ 207,907	\$ 117,252	\$ 22,127

CAPITAL IMPROVEMENT PROGRAM

WORK IN PROGRESS

HORNER TOWNHOMES STUDS AND PLYWOOD SHEATING



CAPITAL IMPROVEMENT PROGRAM

WORK IN PROGRESS

1000 N. SEDGWICK EXTERIOR TUCK-POINTING AND MASONRY REPAIRS



CAPITAL IMPROVEMENT PROGRAM

WORK IN PROGRESS

1000 N. SEDGWICK INTERIOR MASONRY WALL BUILD OUT

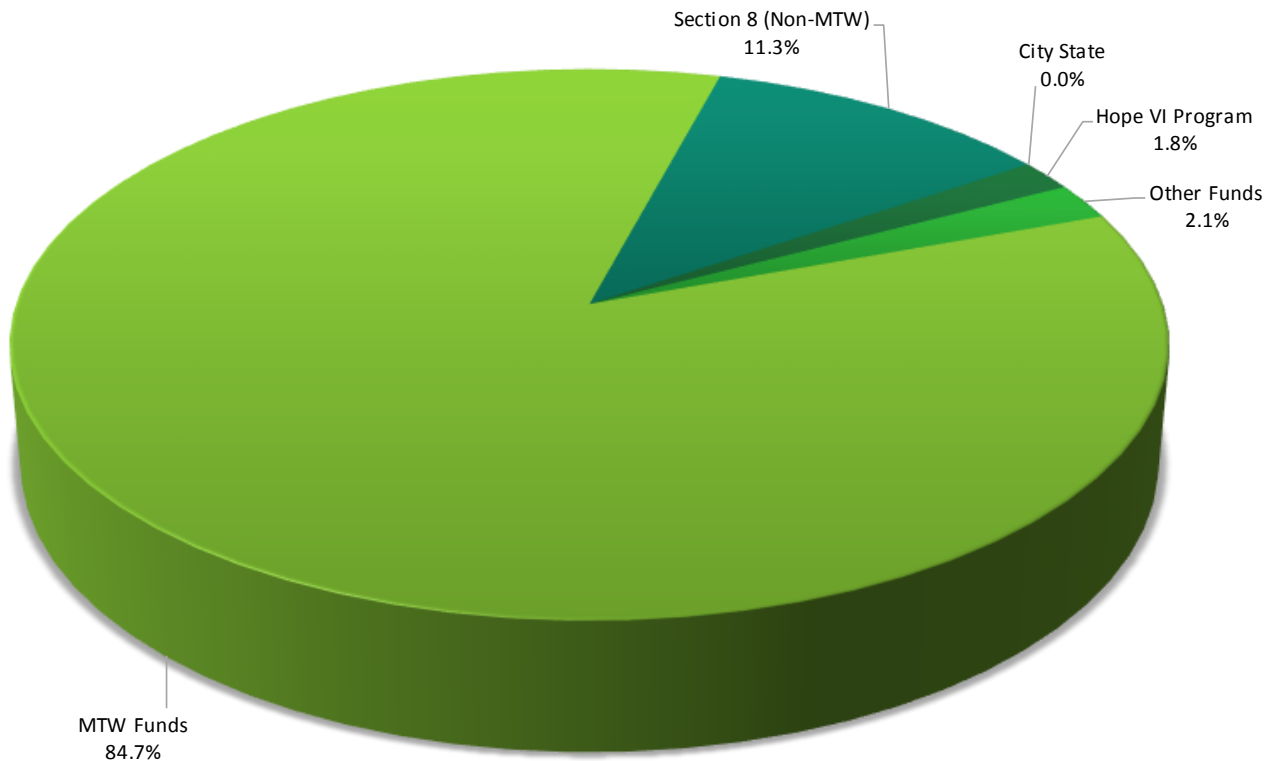


FUND EQUITY

At December 31, 2017 the CHA is projected to have an increase in fund balance of \$42.5 million, which represents a 1.8% increase from the FY2016 balance. The increase is a result of projected MTW and Other Fund revenues for year-end 2017 to exceed projected MTW and Other Fund expenditures; this increase in fund balance will be allocated to future years through CHA’s Plan Forward: Communities that Work which is the Authority’s long-term capital improvement plan. The CHA uses these funds to meet unanticipated needs. The Authority balanced the FY2018 Budget by using MTW Fund, Section 8 (Non-MTW), Hope VI and Other Funds funding sources. The increase in fund balance for FY2017 was determined by projecting revenue and operating expenditures for each fund using August 2017 year-to-date actual financial data and straight-line projections.

Fund	Beginning Net Asset (Equity) 12/31/2016	2017 Projected			Projected Net Asset (Equity) 12/31/2017	2018 Budget		Projected Net Assets (Equity) 12/31/2018
		Revenue	Expenditures	Change in Net Asset		Revenues	Expenditures	
Enterprise Funds								
MTW Funds	\$1,951,069,790	\$881,256,699	(\$843,091,514)	\$38,165,185	\$1,989,234,975	\$1,177,045,933	(\$1,177,045,933)	\$1,989,234,975
Section 8 (Non-MTW)	265,448,540	18,284,720	(17,868,255)	416,465	265,865,005	19,741,890	(19,741,890)	265,865,005
City/State	-	-	-	-	-	-	-	-
Hope VI Program	42,052,398	411,798	(404,784)	7,014	42,059,412	1,100,000	(1,100,000)	42,059,412
Other Funds	46,104,370	12,424,040	(8,482,755)	3,941,285	50,045,655	6,343,739	(6,343,739)	50,045,655
Total Enterprise Fund	\$2,304,675,098	\$912,377,257	(\$869,847,308)	\$42,529,949	\$2,347,205,047	\$1,204,231,561	(\$1,204,231,561)	\$2,347,205,047

Projected Net Assets (Equity) 12/31/2018



FUND EQUITY

COMBINING SCHEDULE OF PROGRAM NET POSITION ACCOUNTS
PROPRIETARY FUND TYPE - ENTERPRISE FUND
 December 31, 2016

	Low Rent Housing Program	Rental Assistance Demonstration Program	Business Activities Program	Housing Choice Voucher (Section 8) program	Other Grant Programs	Eliminations	Total 2016
Assets:							
Current Asset:							
Cash and Cash Equivalents, Unrestricted	\$ 59,209,171	\$ 1,485,348	\$ 84,123	\$ 41,839,988	\$ 13,938,697	\$ -	\$ 116,557,327
Cash and Cash Equivalents, Restricted	11,711,293	11,819,801	-	-	4,744,466	-	28,275,560
Investments at Fair Value, Unrestricted	214,669,107	-	-	-	11,362,353	-	226,031,460
Tenant Accounts Receivables, Net of Allowance	2,376,911	352,094	-	-	-	-	2,729,005
Intergovernmental Receivable (HUD and Other)	15,225,736	1,812,436	144,004	22,256,429	443,007	(1,811,448)	38,070,164
Miscellaneous Receivable	3,466,483	-	18,238	(16,173)	304,626	-	3,773,174
Interest Receivable, Current Portion	433,004	68,098	356,272	102	22,407	(356,272)	523,611
Notes and Mortgages Receivable, Current Portion	-	-	1,602,546	-	-	(1,602,546)	-
Prepaid Expenses	4,018,512	-	6,667	-	266,665	-	4,291,844
Advances to Resident and Private Managers	39,000	-	-	-	-	-	39,000
Due From Other Programs	-	-	-	-	27,720,924	(27,720,924)	-
Total Current Assets	\$311,149,217	\$15,537,777	\$2,211,850	\$64,080,346	\$58,803,145	(\$31,491,190)	\$420,291,145
Noncurrent Assets:							
Cash and Cash Equivalents, Restricted	30,285,785	-	-	592,164	-	-	30,877,949
Investments at Fair Value, Restricted	15,385,347	57,733,657	-	-	-	-	73,119,004
Pension Benefit Asset, Restricted	-	-	-	-	-	-	-
Notes and Mortgages Receivable	444,695,680	-	67,690,349	-	-	(48,671,596)	463,714,433
Interest Receivable	86,552	68,696	-	-	-	-	155,248
Other Noncurrent Assets	3,032,195	-	1,865,763	-	7,600,000	-	12,497,958
Capital Assets not Depreciated:							
Land	247,946,584	668,275	2,228,180	-	6,901,874	-	257,744,913
Construction in Progress	52,236,252	56,106,688	2,200	-	283,845	-	108,628,985
Capital Assets Net of Accumulated Depreciation:							
Structures and Capital Leases	831,224,513	69,901,538	18,684,470	-	236,430	1,069,036	921,115,987
Equipment	5,670,649	14,151	-	-	-	-	5,684,800
Total Noncurrent Assets	\$1,630,563,557	\$184,493,005	\$90,470,962	\$592,164	\$15,022,149	(\$47,602,560)	\$1,873,539,277
Total Assets	\$1,941,712,774	\$200,030,782	\$92,682,812	\$64,672,510	\$73,825,294	(\$79,093,750)	\$2,293,830,422

FUND EQUITY

COMBINING SCHEDULE OF PROGRAM NET POSITION ACCOUNTS
PROPRIETARY FUND TYPE - ENTERPRISE FUND
 December 31, 2016

LIABILITIES:	Low Rent Housing Program	Rental Assistance Demonstration Program	Business Activities Program	Housing Choice Voucher (Section 8) Program	Other Grant Programs	Eliminations	Total 2016
Current Liabilities:							
Accounts Payable	\$ 19,595,237	\$ 6,136,280	\$ 4,868	\$ 3,863,017	\$ 15,310	\$ -	\$ 29,614,712
Intergovernmental Payable (HUD)	-	-	-	322,137	-	-	322,137
Accrued Wages & Payroll Taxes	860,466	-	-	-	-	-	860,466
Accrued Compensated Absences	1,215,954	-	-	321,502	-	-	1,537,456
Accrued Interest Payable	-	356,272	-	-	-	(356,272)	-
Accrued Liabilities	36,802,065	4,773,754	78,728	9,861,443	213,914	-	51,729,904
Tenant Security Deposits	2,486,177	222,437	-	-	-	-	2,708,614
Unearned Revenue	4,071,454	2,897	-	40,164,360	4,370,257	-	48,608,968
Insurance Reserves, Current Portion	2,092,796	-	-	-	-	-	2,092,796
Capital Lease Obligations, Current Portion	1,970,242	-	-	-	-	-	1,970,242
Current Maturities, Long Term Debt, and Current Portion of Net Unamortized Bond Premium	1,285,000	1,602,546	20,850,000	-	1,500,000	(1,602,546)	23,635,000
Other Current Liabilities	21,786,604	38,368	48,302	22,856	-	(1,811,448)	20,084,682
Due to Other Programs	7,424,181	5,876,298	6,777,546	7,642,899	-	(27,720,924)	-
Total Current Liabilities	\$99,590,176	\$19,008,852	\$27,759,444	\$62,198,214	\$6,099,481	(\$31,491,190)	\$183,164,977
Noncurrent Liabilities:							
Family Self-Sufficiency Liability	468,571	-	-	563,236	-	-	1,031,807
Insurance Reserves, Net of Current Portion	14,209,913	-	-	-	-	-	14,209,913
Net Pension Liability	1,851,271	-	-	1,232,424	-	-	3,083,695
Capital Lease Obligations, Net of Current Portion	145,876,851	-	-	-	-	205,149	146,082,000
Long-Term Debt, Net of Current Maturities and Current Portion of Net Unamortized Bond Premium	15,895,000	48,671,596	-	-	-	(48,671,596)	15,895,000
Other Noncurrent Liabilities	45,535,043	833	352,154	815,951	100	(3,265,127)	43,438,954
Total Noncurrent Liabilities	223,836,649	48,672,429	352,154	2,611,611	100	(51,731,574)	223,741,369
Total Liabilities	\$323,426,825	\$67,681,281	\$28,111,598	\$64,809,825	\$6,099,581	(\$83,222,764)	\$406,906,346
DEFERRED INFLOWS OF RESOURCES:							
Deferred Amount on Pension	4,198,185	-	-	1,861,396	-	-	6,059,581
NET POSITION:							
Invested in Capital Asset, Net of Related Debt	972,914,792	126,690,652	64,850	-	5,922,149	-	1,105,592,443
Restricted for:							
Demolition Grants	7,161,692	-	-	-	-	-	7,161,692
Unrestricted	642,299,260	5,658,849	64,506,364	557,985	61,803,564	4,129,014	778,955,036
Total Net Position	1,622,375,744	\$132,349,501	\$64,571,214	\$557,985	\$67,725,713	\$4,129,014	\$1,891,709,171
Liabilities, Outflows & Equity	\$ 1,950,000,754	\$ 200,030,782	\$ 92,682,812	\$ 67,229,206	\$ 73,825,294	\$ (79,093,750)	\$ 2,304,675,098

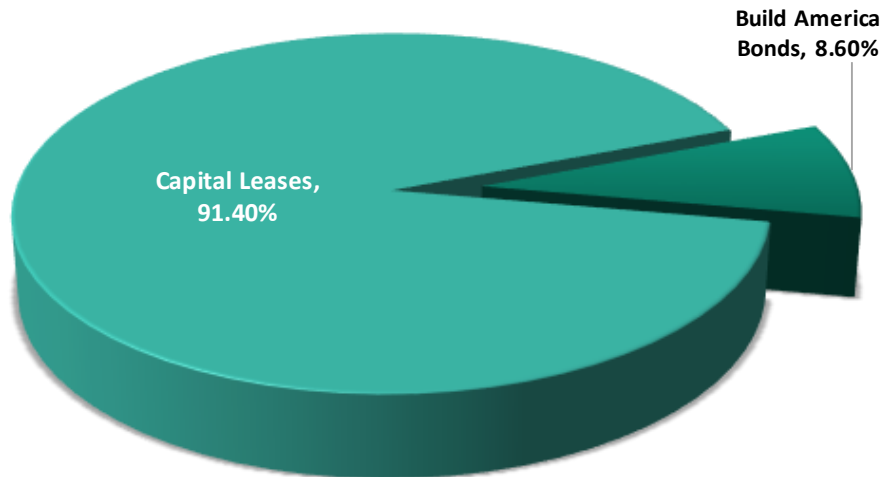
LONG-TERM LIABILITY SUMMARY

LONG-TERM DEBT, LEGAL DEBT LIMIT AND MARGIN, AND CAPITAL LEASES

The U.S. Department of Housing and Urban Development (HUD) is the primary source for operating and capital improvement funding, which secures the Authority's debt for payment through the MTW Fund. The Chicago Housing Authority (CHA) continues to pursue alternative methods by which to finance capital improvements to its current housing stock. The CHA has obtained HUD approval to explore various financing options; it has no legal debt limit and no legal debt margin. Based on current amortization schedules, long-term liability balances as of December 31, 2017, are as follows:

LONG-TERM LIABILITY SUMMARY

Source	Amount
Capital Leases	\$ 177,277,704
Build America Bonds	16,680,000
Total	\$ 193,957,704



CHA maintains an issuer credit rating (ICR) from Standard and Poor's (S&P) of AA with a negative outlook as of April 10, 2017. For FY2018, the Authority's budget includes amounts for both principal and interest payments on long term debt. Particulars of each debt instrument are described in the following narratives.

LONG-TERM LIABILITY SUMMARY

Capital Leases

The Authority has entered into 55 long-term agreements with third-party developers for the lease of designated public housing units in mixed-income developments. These lease agreements qualify as "Capital Leases" for accounting purposes and have been recorded in the MTW Fund at the present value of its future minimum lease payments as of the inception date. The present value of minimum lease payments as of December 31, 2017, is \$177.3 million.

CAPITAL LEASES

Year Ending	Amount
2018	\$ 12,549,524
2019	12,549,524
2020	12,549,524
2021	12,549,524
Thereafter	339,574,825
Total minimum lease payments	\$ 389,772,922
Less: amount representing interest	(212,495,218)
Present value of minimum lease payments	\$ 177,277,704

Taxable Revenue Bonds, Series 2010

In FY2010, the CHA issued Taxable Revenue Bonds, Series 2010 in the amount of \$25.0 million to finance certain capital costs for energy savings and efficiency improvements. Ratings for the bonds are: S&P's AA (S&P raised the Authority's rating on January 8, 2013 from AA-). Debt service requirements related to the bonds, for FY2018 through FY2029, will be paid from the MTW Fund as follows:

BUILD AMERICA BONDS

Year	Principal	Interest	Total
2018	\$ 1,285,000	\$ 930,087	\$ 2,215,087
2019	1,325,000	865,991	2,190,991
2020	1,365,000	797,242	2,162,242
2021	1,215,000	729,122	1,944,122
2022	1,255,000	661,984	1,916,984
2023-2025	4,050,000	1,535,987	5,585,987
2026-2029	6,185,000	806,001	6,991,001
TOTAL	\$ 16,680,000	\$ 6,326,414	\$ 23,006,414

FINANCIAL POLICIES & PROCEDURES

INTRODUCTION

The Authority's mission is to ensure the provision of affordable housing opportunities in viable communities to lower-income households. The Board of Commissioners, Chairperson and the Chief Executive Officer (CEO) oversee CHA operations. The Finance Division is responsible for instituting and enforcing financial policy to assist the Board and the CEO in achieving their mission-related goals. The following is a discussion of key financial policies and procedures, which govern CHA operations:

INTERNAL CONTROLS

The Authority is cognizant of the implications of the Sarbanes-Oxley legislation on governments. It is the policy of the Authority to maintain an internal control structure in order to ensure that the CHA's assets are protected from loss, theft, or misuse, including that portion related to federal financial assistance programs. The CHA must also ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with Generally Accepted Accounting Principles ("GAAP"). The CHA's internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits that could be derived; and (2) the valuation of costs and benefits requires management's estimates and judgments.

The internal control structure is subject to periodic evaluation by the Authority's Board, management and independent auditors. A determination is made annually as to whether the Authority's single audit revealed instances of material weaknesses in the internal control structure or material instances of noncompliance with applicable laws and regulations.

BUDGET POLICY

The Chicago Housing Authority (CHA) budget policy is established to maintain effective management of the Authority's financial resources. A comprehensive annual budget is prepared for all funds expended by CHA. The budget is prepared in accordance with Generally Accepted Accounting Principles (GAAP) and the Government Finance Officers Association (GFOA).

The Office of Budget and Management (OBM) is responsible for enforcing the policy, recommending to the Chief Financial Officer (CFO) expenditure levels, management improvements and operating efficiencies. OBM is also responsible for planning and enacting the Authority's fiscal plan. The major components of the policy include:

- Budget Preparation
- Budgetary Control and Monitoring
- Financial Management

Budget Preparation

- A balanced budget will be prepared by OBM for all funds. This includes detailed statements of all proposed expenditures for the Authority.
- Cost center budgets will be prepared based on a budget ceiling provided by OBM for non-personnel expenses.
- All budgets submitted to OBM must be inclusive of all funding sources and limited to budget ceilings as provided.

FINANCIAL POLICIES & PROCEDURES

Budget Preparation (cont'd)

- All budgets submitted to OBM that are in excess of the ceiling amount will be reviewed and analyzed by OBM and the cost center to arrive at a mutually agreed upon amount
- All budgets must be submitted to OBM by the specified date. OBM will prepare a budget for any cost center that has not submitted a budget by the due date.
- All cost centers are responsible for budgeting funds for previously approved Board resolutions that will be expended in the upcoming fiscal year (e.g., Resolution approved on July 17, 2017 for a contract that will start on January 1, 2018 – December 31, 2018. Cost centers are required to identify funding sources, approved by OBM, at the time Board approval is sought).
- All cost centers are required to submit spending plans to OBM by the specified date determined by OBM each calendar year.

Capital Budget Preparation

- For capital projects, anticipated commitments to be made during the current budget year will detail project and unit turnover.
- For mixed finance projects in which CHA is making a capital investment, budgeted costs will be identified by project and unit turnover with a detailed breakdown of hard and soft costs.
- In preparation for the 5-year Capital Budget, items that extend over more than one budget year are clearly annotated with cost projections for each subsequent year (*e.g., contract that began in FY2017 to commence over the next three years with anticipated costs of \$2,000,000 for each year should be budgeted in FY2018, FY2019 & FY2020*).
- An annual cash flow schedule must be submitted to OBM indicating, by month, detailing the anticipated spending levels. Quarterly updates are also submitted to revise cash flow estimates within twenty (20) business days after the quarter ends.
- In the event that detailed capital budgets are not completed in a timely manner to allow for proper submission of budget data by project and unit turnover, OBM will use an estimate based on historical or industry data.

Grant Budget Preparation

- All budgeted grant-funded expenditures must meet the guidelines specified in each of the individual grant agreements.
- The budget for each grant must not exceed the actual grant amount awarded.
- Budget for multi-year grants must be submitted. However, only planned expenditures for each fiscal year should be budgeted. Each subsequent fiscal year grant budget should not exceed the balance of the grant from the prior year carry-over.
- Projected carry-over of grant funding are budgeted and submitted by the cost center prior to the new fiscal year.
- Budget information for specified grants will be administered by the Grant Administration Cost Center.
- All grant-funded positions will be eliminated upon expiration of the grant unless otherwise approved by the CEO.

FINANCIAL POLICIES & PROCEDURES

Budget Control and Monitoring

During the fiscal year, OBM staff will monitor and evaluate the operating performance of CHA by using a variety of analytical tools and techniques. Cost centers will be provided with quarterly budget reports to reflect actual expenditures and obligations. Monthly reports are available upon request by the user department. An analysis of the capital spending plans will be reviewed by OBM on a monthly basis.

OBM is responsible for the following:

- Monitoring budgeted resources for the Authority during the fiscal year;
- Approving purchase requisitions, contracts, and contract modifications presented to the Board of Commissioners (Board) for approval;
- Approving transfers between budget lines within a cost center;
- Monitoring the Authority's position roster, encompassing detailed control over payroll expenditures; and,
- Assisting Human Resources with monitoring the Authority's hiring practices to maintain the financial health of CHA in accordance with the personnel policy adopted and approved by the Board.

The Department Head or designee will be responsible for the following:

- Monitoring cost center budgets on an on-going basis to ensure that the cost center is operating within budgeted levels and in compliance with any restrictions or limitations enacted by CHA Budget Policy and Procedures Manual; and
- Giving timely notice to senior management, OBM and other staff regarding changes in objectives or other conditions that may cause variances from the approved budget plan. In no instance should the expenditure of funds exceed approved spending authority without prior budget amendment.

Purchase Requisitions/Contract Modifications

All purchase requisitions and contract modifications, regardless of the dollar amount require that a requisition be prepared through the Lawson System and forwarded to OBM for approval before processing by the Department of Procurement & Contracts. Budget Analysts review purchase requisitions and contract modifications for the following:

- Eligibility of expense
- Correct coding (make sure description matches GL account and activity coding structure)

If no other issues exist, the purchase requisition will be approved. The Lawson process flow then routes the requisition to the department head for approval. If issues exist with the requisition, the Budget Analyst will unrelease or reject the purchase requisition. The Budget Analyst may also attach a message during the process of unreleasing or rejecting the requisition to state why the requisition was not approved and, the required course of action.

If an approved requisition's estimated cost becomes an actual expense in excess of \$500 over the approved amount (because a competitive bid or through negotiations after issuance of an RFP, IFB, etc), the Department of Procurement & Contracts will resubmit the requisition to OBM and the user department for approval of additional funds before adjusting the dollar amount on the purchase order.

FINANCIAL POLICIES & PROCEDURES

Year-end Close Procedures (Open Purchase Orders)

At year-end, The Procurement and Contract (DPC) department performs a review of all open purchase orders as part of the close process. Each Executive Vice-President/Department Head will be responsible for reviewing their cost center's open purchase orders to determine if any remaining balances at year-end need to be accrued. Accruals are only made for goods or services that have been received but no invoice has yet been booked.

All purchase orders will be closed at year-end by DPC unless otherwise notified by the cost center. This request must be submitted in writing by the specified due date determined by DPC. Purchase orders that have invoices should be properly accrued by forwarding a request to the Office of the Comptroller. This request must be made by the due date specified by the Office of the Comptroller. An accrual should not exceed the available budget or remaining balance of the purchase order.

Check Requests

Check requests are to be used for payment of one-time expenses. These requests must be forwarded to OBM for approval prior to submitting to Accounts Payable. Check requests will be reviewed by the Budget Analyst to ensure correct account coding, authorized signatures and fund availability. If funds are available and there are no other issues, the check request will be forwarded to Accounts Payable for processing. The Budget Analyst will contact the cost center if any issues arise concerning the check request.

Job Requisition

Job Requisitions are routed through the Lawson process flow and reviewed by the Budget Director to determine if a request to fill a vacant position is authorized. If the vacant position is available, the Budget Director will approve all job requisitions to determine that the funding for the vacant position is available.

In addition, the Full Time Equivalent (FTE) for a cost center shall remain constant during the fiscal year. No additional positions will be added to a Cost Center during the fiscal year without written approval of the CEO or otherwise required under an executed grant agreement.

Forecasting Budget Update Procedures (for non-personnel budget lines only)

Operating budget revision procedures are required to assure consistency, accuracy and tracking.

A. Justification

The following budget updates require Board approval:

- The acceptance of all new grant funding awards.
- Increases or decreases in the Authority's Annual Comprehensive Budget due to revised or new management initiatives and/or reorganization.

B. Timing

Budget update requests for new funding, increases or decreases to the Authority's comprehensive budget should be submitted on a quarterly basis. All Budget update requests are due to OBM on the following dates of each calendar year: March 10, June 10 and September 10.

C. Transfer Policy

- OBM can and will approve transfers within a cost center between budget line items.
- The CEO, and/or Executive Vice-President/(s) or Budget Director must approve transfers of budgeted funds between cost centers under \$100,000. Revisions in excess of \$100,000 will be presented to the Board of Commissioners as part of the monthly Board Briefings.

FINANCIAL POLICIES & PROCEDURES

D. Restrictions

- Budget revisions are only allowed between non-personnel line items for cost centers funded from the operating fund. (Fund 100).
- Funds will not be transferred from a budgeted line item if the transfer will cause a negative variance in that budget line item.
- Cost centers will not be allowed to transfer funding from personnel accounts to non-personnel accounts. Personnel and non-personnel bottom lines should remain constant for the duration of the fiscal year unless otherwise approved by the CEO, Executive Vice-President or Budget Director. Grants are excluded.
- Increases of less than \$100,000 to a cost center's current fiscal year budget require the CEO, Executive Vice-President or Budget Director's Approval. Increases in excess of \$100,000 will be presented to the Finance Committee and require approval by the Board of Commissioners.

E. Forecasting Budget Update Process

- The CEO and Executive Vice-President must approve all items included in each quarterly budget revision request.
- A user department with budget update must submit their revision for OBM's review and approval.
- Budget updates will be reviewed by OBM and presented to the Board of Commissioners for examination and discussion as part of the monthly Board Briefings.

Financial Management

OBM will be responsible for completing the following analyses on behalf of CHA:

- Performing impact analysis related to expenditure plan modifications and revenue fluctuations.
- Preparing monthly, quarterly and annual reports to reflect the fiscal performance of CHA. These reports will compare actual expenditures relative to the fiscal year budget to determine whether the Authority is operating efficiently.
- Preparing quarterly cost center budget reports. These reports will detail the year-to-date expenses, obligations and fund availability by major HUD account. In addition, an open purchase order report will be included for each cost center.
- Establishing financial forecasts in order to project future operating revenues based on analytical assumptions as well as agreements with HUD and other organizations including, developers and contractors.
- Preparing quarterly analysis of spending plans for each Cost Center and documenting reasons for any variance between planned and actual spending.

COLLECTION/DEPOSITORY POLICY

Miscellaneous Receipts

The purpose of the investment objectives are detailed below. This policy is to establish guidelines for the Chicago Housing Authority (CHA) on the collection, deposit and accounting process for miscellaneous revenue. The CHA Finance Division shall be responsible for the timely collection, deposit and accounting of all miscellaneous revenue. The Treasury Department will ensure internal control and efficient depository methods utilizing both On-Site Electronic deposit procedures coupled with internal Treasury safe drop box procedures, which will ensure that revenue is deposited at least weekly or when \$10,000 has been collected, whichever occurs first. In addition, it is the policy of the CHA that all checks are deposited on a daily basis to the Treasury safe drop box.

FINANCIAL POLICIES & PROCEDURES

INVESTMENT POLICY

The purpose of this Investment Policy (the “Policy”) is to provide guidelines for investing CHA and/or its affiliates and instrumentalities funds. Funds are to be invested in a manner that will meet the objectives of ensuring the safety of principal, provide liquidity to meet anticipated expenditures, and maximize the return on investment.

Responsibilities

The Chief Investment Officer is designated as having responsibility for the investment decisions and activities. These activities will be conducted in full compliance with the Cash Management and Investment Policies and Procedures of the US Department of Housing and Urban Development (“HUD”), to the extent applicable. (Attachment 1)

The Chief Investment Officer shall develop and maintain written procedures for the operation of the Investment program. Such procedures will include explicit delegation of authority to persons responsible for investment transactions.

No person may engage in an investment transaction except as provided under the terms of the Policy and the procedures established by the Chief Investment Officer, and as approved by the CEO.

The Chief Investment Officer shall be responsible for all transactions undertaken and shall establish a system of controls to supervise and regulate the activities of subordinates.

All CHA bank accounts and investment accounts will be maintained at the designated bank, except as provided by loans or other agreements.

Investment performance evaluation will be based on appropriate benchmarks as indicated further in this Policy.

Investments shall be made in compliance with the Illinois Public Funds Investment Act, 30 ILCS 235/1 et seq. (the “Act”).

Investment Objectives

- Safety of principal is the primary objective. All demand deposits (see glossary) in excess of the FDIC insured deposit limit (currently \$250,000) must be 100% collateralized with U.S. government securities or FHLB Public Unit Deposit Insurance (Attachment 3) for non-Low Rent Public Housing and Homeownership programs-federal funds.
- The investment portfolio must be sufficiently liquid to meet anticipated operating expenditures when such expenditures become due, based on a daily, weekly, quarterly, and annual cash flow projection.
- The investment portfolio should achieve the maximum return possible, consistent with the above stated objectives of safety of principal and liquidity and allowing for risk factors such as market fluctuation in price and interest rate trends.

Permitted Investments

- See Table 1 (Appendix B).
- The securities described above may be acquired pursuant to agreements entered into between the Authority (or a trustee or agent on behalf of the Authority) and suppliers of such securities. Pursuant to such agreements, suppliers agree to sell to the Authority (or any such trustee or agent) specified securities on specific dates at specific prices. These specific terms and all other material terms will be established at the time of execution and delivery of any such agreements, and the transactions will be as set forth in such agreements.
- Investments authorized by the Illinois Public Funds Act shall be considered permissible investments

FINANCIAL POLICIES & PROCEDURES

Prohibited Transactions

The following transactions are not in compliance with current applicable policy/statute and are prohibited:

- When Issued Trading – trading of security prior to issuance
- Reverse Repurchase Agreements – the loaning of CHA securities for cash proceeds
- Securities Lending – the loaning of CHA securities for other securities
- Short Selling – the sale of a security the Authority does not own.

Investment Guidelines

Fund Specific

The CHA employs a portfolio approach to the investment management process. These portfolios represent specific funds, whether individually, or in the aggregate, comprise the source of the funds used to purchase the securities within the investment portfolios. The Chief Investment Officer and CEO shall establish a cross-functional internal management committee to assist the Investment Division with investment activities and procedures.

This cross-functional Staff Investment Committee shall decide appropriate duration and benchmark performance comparisons for each type of fund at the beginning of each year. The determinations will be based upon liquidity and budgetary requirements for each fund, taking into account economic conditions. These duration and benchmark determinations will be presented to the Finance Committee with the first Annual Cash Flow forecast of each fiscal year. Throughout the year, any actual duration changes greater than 25% of target duration will be reported to the Finance Committee as well.

The following guidelines will define the types of portfolios used and the relative liquidity, duration, and performance benchmark controls:

Liquidity Portfolio

This represents those funds received in the CHA's normal and recurring course of business. Typically, Federal Housing Grants used in the operation and management of the CHA's federal housing portfolio.

Examples: : Performance Funding System (PFS) (Operating), Housing Choice Voucher (HCV), Hope VI, Moving to Work (MTW) and any other HUD grants; additionally, operating funds which are derived from State and other non-federal sources, such as MacArthur Grants.

Maximum Duration Limit	One year OAS (Option Adjusted Spread) Basis
Performance Benchmark	6-month Treasury Bill (or similar comparative indicie)

Core Portfolio

CORE Portfolio funds are typically held and invested for identified use for periods exceeding one year. These funds may also be considered fund/program equity resulting from revenues, which exceed expenses on any given fund/program.

Examples: Insurance Reserve, Section 8 MTW Reserve and various program operating Reserves and/or collateralized lending programs

Maximum Duration Limit	30 Months OAS (Option Adjusted Spread) Basis
Performance Benchmark	2-year Treasury Note (or similar comparative indicie)

FINANCIAL POLICIES & PROCEDURES

Investment Guidelines

RAD (Rental Assistance Program – CHA LLC) RAD program funds may consist of operating, administrative, capital escrow, security deposit and replacement reserve.

Duration consideration will be based upon operational and budgetary requirements as indicated in CHA LLC Annual Budget.

Special Purpose Portfolios - These special purpose portfolios may consist of non-federal grant, funds and/or other funding/revenue which is received from alternative sources, and have defined source and use, such as Bond Proceeds, Project and Payment Funds, Debt Service Reserve, etc.

Maximum Duration Limit determined annually by Investment Committee based upon operational and budgetary requirements.

Performance Benchmark determined annually by Investment Committee based upon operational and budgetary requirements.

Additionally, any special purpose portfolio maximum duration and performance benchmark shall be reported to by the Board of Commissioner's Finance Committee upon reaching \$5 million total.

General

- No more than 5 % of the operating portfolio value may be invested in securities issued by a single entity, except for securities issued or guaranteed by the U.S. Government or U.S. Government Agencies and money market assets with same day funds availability.
- Securities with maturities exceeding three years may not be held, unless they can be readily traded in the secondary market.
- Certificates of Deposit maturities will not exceed one year. A maximum of 10% of the total portfolio value may be invested in Certificates of Deposit. All Certificates of Deposit above the FDIC insured deposit limit (currently \$250,000) must be 100% collateralized by U.S. government securities specifically pledged to CHA or FHLB Public Unit Deposit Insurance (for non-Low Rent Public Housing and Homeownership program federal funds)
- Repurchase agreement collateral shall be held in custody pursuant to master repurchase or tri-party custodial agreement.
- To ensure diversification, investment maturities shall be laddered to avoid concentration of assets in a specific maturity sector.
- Liquidity shall be assured through practices that match maturing investments with the projected cash disbursements.

Authorized Financial Dealers and Institutions

The Chief Investment Officer will maintain a list of approved financial institutions, security brokers/dealers and banks to provide investment services. This list will be the result of competitive application processes, in accordance with HUD regulations, to the extent applicable. The list shall be reviewed on an annual basis, as well as periodically updated by the Chief Investment Officer and the Investment Committee, through an established process as needed, but no less than every five years. The list shall be submitted to the Finance and Audit Committee and the Board of Commissioners. CHA will provide equal opportunity in order to increase the participation of minority-owned financial institutions and to encourage minority-owned financial institutions to compete for CHA's investment business. This policy shall have diversity goals of 20% of transaction volume in firms which are MBE/WBE or Veteran Owned. The CHA will attempt to identify local business participation where practical.

FINANCIAL POLICIES & PROCEDURES

Investment Advisory Services

CHA reserves the right to contract out investment advisory services for investment management. All contracts or awards for these services shall be consistent with applicable CHA Procurement guidelines. Awards and/or contracts may include investment management services on either discretionary or non-discretionary basis for trade execution.

All oversight included in this policy, including risk control and suitable investment listing, shall also govern investment advisory or management services.

Performance Evaluation

The investment portfolio will be designed to obtain a competitive market rate return, taking into consideration CHA's investment risk, duration constraints and cash flow needs. Portfolio returns will be evaluated against the three-month U.S. Treasury Bill and other indices of appropriate maturities and compared to other portfolios with similar investment characteristics.

Performance Requirements

Treasury staff under the direction of the Chief Investment Officer shall generate daily reports providing daily transaction information on the activities of the investment portfolio including, but not limited to, identification of each investment instrument purchased, maturity dates, interest rates, costs and maturity value. Monthly reports will summarize monthly investment activities, report portfolio performance calculated from month-end market values, and will be provided to the Staff Investment Committee as part of its reporting requirements.

Investment Committee

The Chief Investment Officer shall appoint an internal cross-functional Investment committee, which will meet at least quarterly to report on the following information:

- Purchases, sales, and maturities
- Portfolio yield and earnings
- Investment fund balances
- Marked-to-market adjustment on the portfolio by security type
- Commentary on general direction of the market
- Market exposures and position balances by investment balances
- Credit exposures arising from collateral testing, repurchase agreements, etc.
- Current cash balances, projected future cash flows, funding requirements, and any borrowing required
- Comparison of actual return to appropriate market benchmark returns
- Changes in the perceived or actual risk of any component of the CHA's portfolio
- Discussion regarding any policy violations

FINANCIAL POLICIES & PROCEDURES

Ethics and Conflicts of Interest

In addition to all obligations and requirements of the CHA Board of Commissioners' Ethics Policy, all persons authorized to trade on behalf of CHA must refrain from personal business activity that could potentially conflict with proper execution of this Investment Policy or impair their ability to make impartial decisions. The Chief Investment Officer shall implement an annual attestation to be completed by all personnel authorized to trade disclosing all personal brokerage relationships. The Chief Investment Officer shall collect and review such attestations and file them with the internal audit function. Under no circumstances shall a participant in the investment process receive any type of financial gain, either directly or indirectly, from the investment of CHA funds. Any real or potential conflict of interest must be reported to the Ethics Officer, Inspector General, General Counsel and internal audit function.

Additionally, the Investment Committee will be responsible for providing investment reporting as requested by the CHA Board of Commissioners or its Finance and Audit Committee.

Prudence

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability or give the appearance of impairing their ability, to make impartial investment decisions. Officers and employees shall disclose to the CHA Ethics Officer any material financial interest in financial institutions that conduct business with CHA, and they shall further disclose any large personal financial/investment positions that could be related to the performance of CHA's portfolio. Officers and employees shall subordinate their personal investment transactions to those of CHA, particularly with regard to the timing of purchases and sales.

The standard of prudence to be applied by the Chief Investment Officer shall be the "prudent investor" rule, which states, "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation but for investment considering the probable safety of their capital as well as the probable income to be derived." The prudent investor rule shall be applied in the context of managing the overall portfolio.

The Chief Investment Officer, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for a specific securities credit risk or market price changes, provided these deviations are reported immediately to the CEO and appropriate actions are taken to minimize the adverse affects on the portfolio.

The Chief Investment Officer must ensure that all pledged and/or collateralized accounts and related agreements are marked-to-market on a bi-weekly basis and properly maintained to safeguard investments and required account balances including attention to FDIC deposit insurance limits.

The Chief Investment Officer may direct any trustee, under an indenture securing notes or bonds of the Authority, to enter into a Tri-Party Custodian Undertaking with a bank or trust company for the purpose of holding and valuing (as such trustee's agent) securities that are the subject of a repurchase agreement entered into by the trustee pursuant to such indenture.

The Chief Investment Officer must also incorporate in the written investment procedures adequate controls for the safekeeping and custody of invested assets to reduce the risk of fraud or embezzlement.

FINANCIAL POLICIES & PROCEDURES

Risk Control

The CHA recognizes that there are many risks inherent to its diverse investment funds. In recognition of these risks, the following controls are hereby established, which are designed to mitigate such risks and allow for quarterly reporting within the investment committee.

- **Interest Rate Risk** – In order to mitigate risks that changes in market interest rates will adversely affect value and liquidity of its investments, the CHA will ensure that at least 50% of its liquidity portfolio matures within one year.
- **Highly Sensitive Investments** – These are investments which are primarily mortgage obligations and which provide monthly return of interest and principal monthly in varying amounts. These types of securities will be limited to 5% or less of the aggregate portfolio. In addition, highly sensitive securities will be subject to the passing of Federal Financial Institutions Examination Council (FFIEC) testing at time of purchase.
- **Credit Risk** – Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. The CHA will mitigate this credit risk by investing only in approved securities which are rated in the highest investment grade categories (AA or better) of at least one of the following three national rating agencies (Standard & Poors, Moody's and Fitch). In addition, CHA will mitigate concentration risk by limiting total investments to 25% of portfolio value to any one issuer. Limit will be 7.5% for state/municipal obligations subject to established credit criteria and 5% for Illinois Department Housing Authority (IDHA) Mortgage Participation Certificates (MPC) as well. This limit shall not apply to cash or cash equivalents or investments guaranteed by the full-faith and credit of the United States of America.
- **Custodial Credit Risk** – Custodial credit risk for deposits is the risk that, in the event of failure of a depository financial institution, the Chicago Housing Authority will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The CHA shall attempt to mitigate this risk by monitoring financial stability of its depository banks and trust agents holding said collateral. In order to protect against this risk, the CHA will prohibit custodial banks which are holding securities purchased for the CHA, from purchasing such securities from brokers or dealers which are related to the custodial bank, unless a provision to the contrary is negotiated with and agreed to by the CHA as part of a credit or borrowing program.

Internal Control

Cash management and funding guidelines:

All federal, state, and local funding shall be obligated, budgeted and expended in compliance with any rules and regulations applicable. HUD Electronic Line of Credit Control System will be validated by appropriate Treasury staff per current operating procedures. The Finance Division shall report timely and accurately all planned cash disbursements to the extent possible.

Interfund and/or interprogram borrowing shall be prohibited unless appropriate budget and accounting requirements have been met.

Accountability

This Policy shall be reviewed annually by the Chief Investment Officer and staff (under the direction of the CEO).

An annual cash forecast for the fiscal year is to be prepared by the Chief Investment Officer no later than March 1st of the year. The cash forecast shall be approved by the Investment Committee. It shall be presented to the Finance and Audit Committee of the Board of Commissioners.

FINANCIAL POLICIES & PROCEDURES

AUDIT POLICY

- The Authority's Audit policy requires that all service providers, under contract or provider agreement, comply with federal and state laws and regulations requiring an independent audit by a certified public accountant or the Legislative Auditor of the State of Illinois. Audit engagement letters must be submitted to the CFO no later than 30 days prior to the end of the audit period, (which is our fiscal year). The required audit reports must be submitted to the Office of the Comptroller within 30 days of completion of the audit, but not later than 90 days following the end of the audit period.
- Service providers under contract or provider agreement must work collaboratively with the Authority to resolve any findings contained in the audit report, including as necessary, the recovery of disallowed and/or questioned costs that cannot be justified.
- The Authority may suspend payments under a contract/provider agreement when the provider fails to submit an audit engagement letter, audit report or fails to respond to agency requests to clear audit findings. If action agreed upon in an audit resolution plan has not been completed to the Authority's satisfaction within a reasonable/specified time, the contract will be canceled.
- A contract/provider agreement shall be canceled 30 days following suspension of payment, if an engagement letter, audit report, or audit resolution plan has not been submitted by the provider.

DEBT POLICY

Purpose and Goals

As a part of the Plan Forward: Communities that Work, the Chicago Housing Authority (the "Authority"), as well as for other on-going capital improvements, the issuance of debt will play an integral role in financing many critical activities. Since capital improvements are one of the most important reasons for borrowing, the Authority needs a management policy to oversee how all borrowing activities should take place.

There are three main purposes for establishing a debt policy: 1) to establish goals for issuance of debt obligations so an acceptable level of indebtedness will not be exceeded; 2) to send a positive message to rating agencies and other stakeholders regarding an organization's commitment to prudent financial management; and, 3) to enhance the quality and consistency of an organization's long-term public policy and financial planning decisions.

In adhering to this policy, the Authority will pursue the following goals:

- The Authority shall endeavor to attain the best possible credit rating for each debt issue.
- The Authority shall consider market timing when issuing debt.
- The Authority shall endeavor to ensure timely repayment of all debt.
- The Authority will, to the extent possible, make the length of the debt issue equal to or shorter than the useful life of the asset that is being financed.
- The Authority shall consider the impact of overlapping debt, as well as the financing plans of other state and local municipal organizations with which the Authority may share, or potentially share, a pool of resources, when contemplating the issuance of new debt.
- The Authority will continue to assess new and innovative approaches to issuing debt.

This debt policy also takes into account an efficient working relationship between the Authority's Chief Executive Officer ("CEO"), the Chief Financial Officer ("CFO"), and the Authority's Board of Commissioners ("the Board").

FINANCIAL POLICIES & PROCEDURES

Authorization

A. Authority and Purposes of the Issuance of Debt

The laws of the State of Illinois, including without limitation, the Housing Authorities Act 310 ILCS 10/1, et seq., (the “Act”) and the Local Government Debt Reform Act, 30 ILCS 350/1 et seq., (the “Debt Reform Act”), authorize the issuance of debt by the Authority. The Authority is empowered to borrow money, to issue bonds, notes, debentures, or other evidences of indebtedness, and to secure the same by pledges of its revenues, or in any other manner. The Authority also has the power to issue refunding and advance refunding bonds to pay or retire bonds previously issued by it.

The Authority may issue debt for any of the purposes set forth in the Act, including but not limited to, to finance in whole or in part the cost of acquisition, purchase, construction, reconstruction, improvement, alteration, extension or repair of any project or undertaking, to aid in slum clearance, to assemble land for redevelopment, to acquire and dispose of improved or unimproved property, to remove unsanitary or substandard conditions, to construct and operate housing accommodations and to regulate the maintenance of housing projects. The Authority’s powers to borrow, expend, loan, invest and repay monies for the purposes set forth in the Act are public objects and governmental functions.

In addition to its general borrowing powers, the Authority is specifically authorized to issue revenue bonds to finance the construction, equipping, rehabilitation or refinancing of multi-family rental housing designed for mixed-income or low-income occupancy in the City of Chicago and to make capital improvements thereto, to make loans for such purpose, to purchase construction loans or mortgage loans originated in accordance with an agreement to finance multi-family rental housing or to make loans to lending institutions for the making of construction loans or mortgage loans to finance such multi-family rental projects. The Authority is also authorized to enter into loan agreements, regulatory agreements and other documents with private borrowers from the proceeds of such multi-family housing revenue bonds and to accept guaranties from persons for its loans.

The Authority has the power, under state law, to borrow money from the federal government for or in aid to any project. The Authority is empowered to do all things necessary or desirable, to secure the financial aid or cooperation of the Federal Government in connection with the: acquisition; construction; rehabilitation; operation; maintenance of housing projects and, to obtain guarantees or insurance from the federal government for the payment of bonds issued by the Authority. The Authority is also empowered to agree to limitations upon the exercise of any powers conferred upon the Authority by the Act in the connection of any loan by a government

B. Types of Debt Authorized to Be Issued

The Authority may issue such type of bond as it determines by resolution, including:

- Bonds payable from revenues of the housing project being financed (including revenues derived from a loan agreement providing for loan repayment installments sufficient to pay the loan when due with respect to a project located within Chicago).
- Bonds payable from revenues of certain housing projects whether or not financed with bond proceeds.
- Bonds payable from Authority revenues generally.
- Bonds secured by any other property of the Authority.
- Certificates of indebtedness in connection with installment leases or sales, payable for a period of no more than 20 years, or other period authorized by law, whichever is greater.
- Investment agreements purchased with bond proceeds payable over a term not to exceed the maximum term of such bond issue.

FINANCIAL POLICIES & PROCEDURES

C. State Law

The Act generally governs the Board's power and authority to issue debt, and the procedures to be observed. In addition to and not in limitation of the powers to issue debt authorized by the Act, the Debt Reform Act provides supplemental authority regarding the issuance and sale of bonds, not to exceed a term of forty years.

State law generally provides discretion to the Board to establish the terms, conditions and manner of sale. All bonds must be authorized by Board resolution. Interest rates may be variable or fixed, but may not exceed the maximum rate set forth in the Bond Authorization Act, as now or hereafter amended (30 ILCS 305/0.01 *et seq.*).

Bond proceeds may be used to pay interest upon such bonds for a period not to exceed two years or a period ending 6 months after the estimated date of completion of the project or accomplishment of the purpose for which the bonds were issued. Bonds may be sold at public or private sale. Any bonds issued pursuant to the Act are fully negotiable. Bond proceeds may be used to pay for the costs of issuance, to fund debt service reserves, and to pay capitalized interest, subject to certain limitations.

To secure the payment of its bonds or obligations under leases, the Authority has the power to enter into the various types of covenants and agreements customary to financial transactions, such as limitations on incurring additional debt, covenants against pledging any part of its revenues, coverage covenants, etc., and such covenants as may tend, in the discretion of the Authority, to make its bonds more marketable. Covenants as to rents and fees to be charged in operation of a housing project may be subject to special limitations, under both federal and state law.

Bondholders or their trustees are authorized by statute, subject only to any contractual restrictions binding upon the bondholder or trustee, to enjoin or otherwise compel the Authority to perform each provision with or for the benefit of bondholders or trustees and to enjoin any violations of their rights or unlawful acts.

Structure and Use

When structuring a debt issue, consideration should be given to any contractual, statutory, or regulatory conditions or restrictions governing the funds that are anticipated to serve as the source of repayment for the debt issue and/or as collateral, such as in any relevant grant agreements, the ACC, the Moving-to-Work Agreement, and/or applicable state and federal statutes and regulations. Prior debt instruments should also be examined.

A. Sale of Securities

All debt issues by the Authority shall be approved by the Board. Both negotiated and competitive methods of sale can be considered for all issuance of debt.

Any financing plan should contemplate all prevalent financial products and should take into consideration the condition of the local, regional, national, and if necessary, international markets.

B. Credit Enhancements

The Authority may enter into credit enhancement agreements, to the extent permitted by law, with commercial banks, public agencies, insurance companies, or other entities when their use is judged to lower borrowing costs, restrictive covenants, or otherwise make the transaction more advantageous to the Authority.

C. Impact on Operating Budget

When considering any debt issuance, the potential impact of debt service on the operating budget, both short and long-term, will be evaluated. The ratio of annual debt service to MTW Funds will be one method of evaluation. The cost of debt issued for capital repair and maintenance should be judged against the potential cost of delaying such repair.

FINANCIAL POLICIES & PROCEDURES

D. Debt Issued to Finance Operating Costs

The Authority should not finance general operating costs from debt having maturities greater than one year. General operating costs include, but may not be limited to, those items normally funded in the Authority's annual operating budget and having a useful life of less than one year. To the extent, however, borrowing funds such as a working cash fund that may be used to finance several years of operating costs, a longer maturity schedule may be appropriate.

Related Issues

A. Reporting of Debt

The Comprehensive Annual Financial Report ("the CAFR") will serve as the repository for disclosures of indebtedness. The disclosures describing all outstanding debt obligations of the Authority will be found in the "Notes to the Financial Statements" section of the CAFR.

B. Financial Disclosure

The Authority shall prepare appropriate continuing disclosures as requested by HUD, the Securities and Exchange Commission, the federal government, the State of Illinois, rating agencies, underwriters, bond counsel, investors, taxpayers, and other necessary entities, as dictated by the terms of the agreement with that particular entity, to ensure compliance with applicable laws and regulations.

C. Review of Financing Proposals

All financing proposals involving a pledge of the Authority's credit through the sale of securities, execution of loans or lease agreements, or otherwise directly or indirectly lending or pledging the Authority's credit, shall be referred to the CFO, who shall determine the financial feasibility of such proposal, and make appropriate recommendations to the Authority CEO and the Board for review and approval.

D. Establishing Financing Priorities

The CFO, with appropriate Board oversight, shall administer and coordinate the Authority's debt issuance program and activities, including timing of issuance, method of sale, structuring the issue, and marketing strategies. The CFO shall meet with the CEO and the Board as necessary to discuss the status of any debt program.

E. Rating Agency Relations

The Authority shall endeavor to maintain effective relations with the rating agencies. The CFO, along with the Authority's financial advisors, shall communicate with the rating agencies in order to appropriately keep these agencies informed concerning the Authority's debt program.

F. Investment Community Relations

The Authority shall endeavor to maintain a positive relationship with the investment community. The CFO shall prepare reports and other forms of communication as necessary, to appropriately inform the public concerning the Authority's debt program.

G. Refunding Policy

When deemed to be in its best interest, the Authority shall consider refunding or restructuring outstanding debt when financially advantageous or beneficial.

FINANCIAL POLICIES & PROCEDURES

H. Investment of Borrowed Proceeds

The Authority acknowledges its on-going responsibility to actively manage the proceeds of debt issued for public purposes in a manner that is consistent with Illinois statutes governing the investment of public funds and with the permitted securities covenants of related bond documents executed by the Authority. The Authority's Investment Policy shall govern the specific methods of investment of bond related proceeds. The efficient management of public funds shall enable the Authority to respond to changes in markets or changes in payment schedules, so as to ensure liquidity and minimize risk.

I. Authorized Purchasers

Housing authority bonds or other obligations issued in connection with a project for which the federal government, state government, or any political subdivision of the State has provided or agreed to provide financial assistance, are authorized investments for the state, any of its political subdivisions, banks, trust companies, savings and loans and others carrying on a banking business, insurance companies, executors, trustees and other fiduciaries, and generally all sinking, insurance, retirement, compensation, pension and trust funds, whether owned or controlled by private or public persons or officers.

DEPRECIATION OF CAPITAL ASSETS

The Authority capitalizes assets with a cost of more than \$5,000 and an estimated useful life greater than one year. Capital assets are recorded at cost or at fair value at time of acquisition. Capital improvements that extend the useful life of assets are capitalized. In keeping with generally accepted accounting principles (GAAP) and as reflected in Governmental Accounting Standard's Board Statement No. 34, the CHA depreciates its capital assets over the estimated useful life of the asset. Depreciation of capital assets is computed using the straight-line method assuming the following useful lives:

Asset Category	Asset Useful Life
Buildings	40
Site Improvements	20
Furnitures	8
Equipments	5 & 8
Vehicles	5
Building Improvements	10

FINANCIAL POLICIES & PROCEDURES

CHA Investment Policy—APPENDIX B Approved Securities

- United States Treasury Bills
- United States Treasury Notes and Bonds
- United States Treasury Strips
- Farm Credit Consolidated System (FFCB) Discount Notes, Notes and Bonds
- Federal Home Loan Bank (FHLB) Discount Notes, Notes and Bonds
- Federal National Mortgage Association (FNMA) Discount Notes, Notes and Bonds
- Federal Home Loan Mortgage Corporation (FHLMC) Discount Notes, Notes and Bonds
- Sallie Mae (SLMA) Obligations
- Farmer Mac (FRM) Discount Notes and MTNs
- Financing Corp (FICO) Notes, Strips
- Tennessee Valley Authority (TVA) Notes, Bonds, and Strips
- Private Export Funding Crp (PEFCO)
- Inter-American Development Bank (IADN) Discount Notes
- Overseas Private Investment Crp (OPIC) - Sovereign Agency US
- Government Aid Bonds (AID) - Agency for Int'l Development
- Housing Government Sponsored Enterprises (GSE)
- Security Issued by any other agency created by an Act of Congress
- Money Market Deposit & Super Now Accounts that are 100 % backed by US Gov't Securities
- Interest-Bearing Savings Accounts and Time Deposits or Certificates of Deposits issued by financial institutions which are insured and/or collateralized 100% by Government Securities for the Low-Rent Public Housing and Home Ownership Programs

Repurchase Agreements pursuant to the Act. The securities, unless registered or inscribed in the name of the Authority, shall be purchased through banks or trust companies authorized to do business in the State of Illinois. The term "repurchase agreements" as used herein shall include flexible repurchase agreements that permit the Authority to withdraw funds as needed and master repurchase agreements that permit the deposit, withdrawal and redeposit of funds over time and do NOT exceed 30 day maturities.

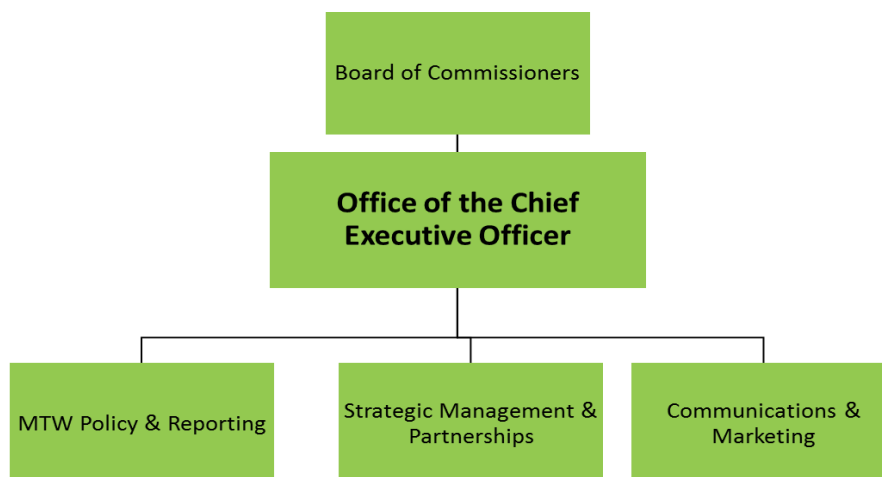
- Mortgage backed Securities and CMOs issued by GNMA, FHLMC & FNMA
- SBA (Asset Based Product is Guaranteed by Lender)
- HUD Project Notes
- Title 11 Merchant Marine
- Housing (HUD) Government Sponsored Enterprises (GSE)

Non Low Rent Public Housing or Homeownership Programs (subject to established credit criteria)

- Interest-Bearing Savings Accounts and Time Deposits or Certificates of Deposits issued by financial institutions which are insured and/or collateralized 100% by FHLB Public Unit Deposit Insurance for all other programs
- State/Municipal Obligations
- Illinois Housing Development Authority Mortgage Participation Certificate
- Commercial Paper – short term obligations of corporations
- Credit Unions – state of Illinois only
- Public Treasurer's Investment Pool – section 17 State Treasurer's Act

EXECUTIVE OFFICES DIVISION

The Executive Office Division is responsible for the overall management, direction and accountability of the Authority, including the effective implementation of policies approved by the Board of Commissioners. In addition, the Executive Office Division coordinates and monitors the activities of all departments within the Authority to ensure that program goals and objectives are attained. The Executive Office Division ensures that the Authority’s responsibilities to local, state, federal, and community entities are met.

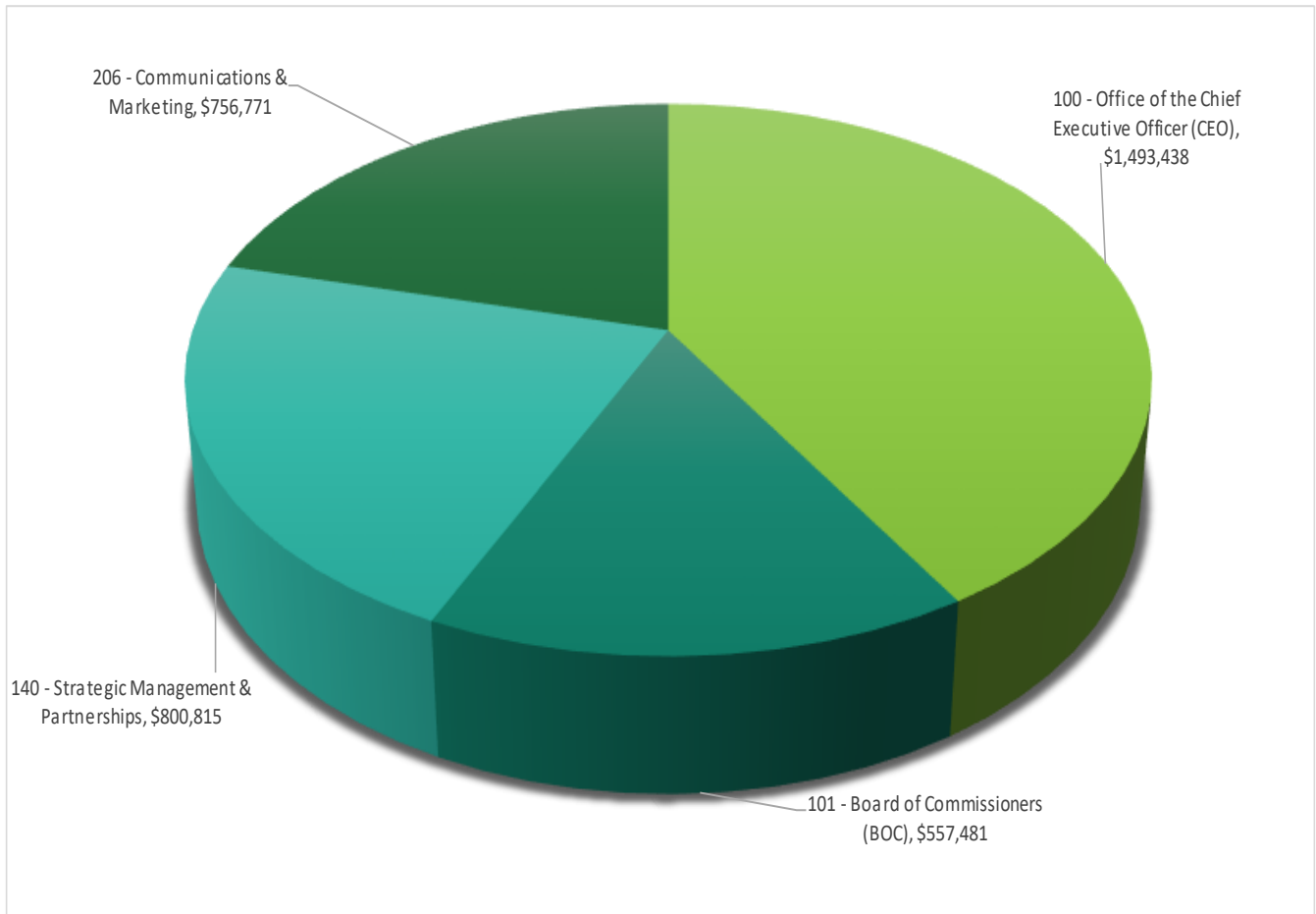


CHICAGO HOUSING AUTHORITY CEO

- INSIDE EXECUTIVE OFFICES**
- Expenditures by Cost Center
 - Total Revenue & Expenditures
 - Division Summary
 - Cost Center Descriptions
 - Total Revenue by Fund Type
 - Total Expenditures by Expense Type
 - FY2018 Budget
 - Total Full-Time Equivalents
 - Salary Schedule

EXECUTIVE OFFICES DIVISION

EXPENDITURES BY COST CENTER



EXECUTIVE OFFICES DIVISION

TOTAL EXPENDITURE BY COST CENTER

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
100 - Office of the Chief Executive Officer	\$740,194	\$904,619	\$1,095,074	\$1,493,438	36.38%
101 - Board of Commissioners (BOC)	\$401,232	\$411,637	\$517,547	\$557,481	7.72%
140 - Strategic Management & Partnerships	\$809,985	\$897,423	\$1,129,609	\$800,815	-29.11%
206 - Communications & Marketing	\$487,850	\$570,061	\$654,782	\$756,771	15.58%
Executive Offices	\$2,439,261	\$2,783,740	\$3,397,012	\$3,608,505	6.23%

BUDGET YEAR COMPARISON

100-Office of the Chief Executive Officer

The FY2018 non-personnel budget increased by \$219,384 or 188.5% mostly due to Consultant Fees and Advertising being added to this cost center. The personnel budget increased by \$178,980 or 18.3% primarily due to the addition of one FTE and Pay for Performance.

101-Board of Commissioners

There was no change in the FY2018 non-personnel budget. However, the personnel budget increased by \$39,934 or 8.2% due to compensation study salary adjustment and Pay for Performance.

140-Strategic Management & Partnerships

The FY2018 non-personnel budget did not change significantly despite the consolidation of this cost center and MTW Reporting. The personnel budget for 2018 decreased by \$ 331,007 or 33.6% . This was due to the reorganization of the department which resulted in one position being reclassified, one position being transferred to another department and the elimination of one position.

206-Communications & Marketing

The FY2018 non-personnel budget increased by \$5,903 or 3% due to an increase in Travel Reimbursements. The personnel budget increased by \$96,086 or 20.98% due to the addition of one FTE and Pay for Performance.

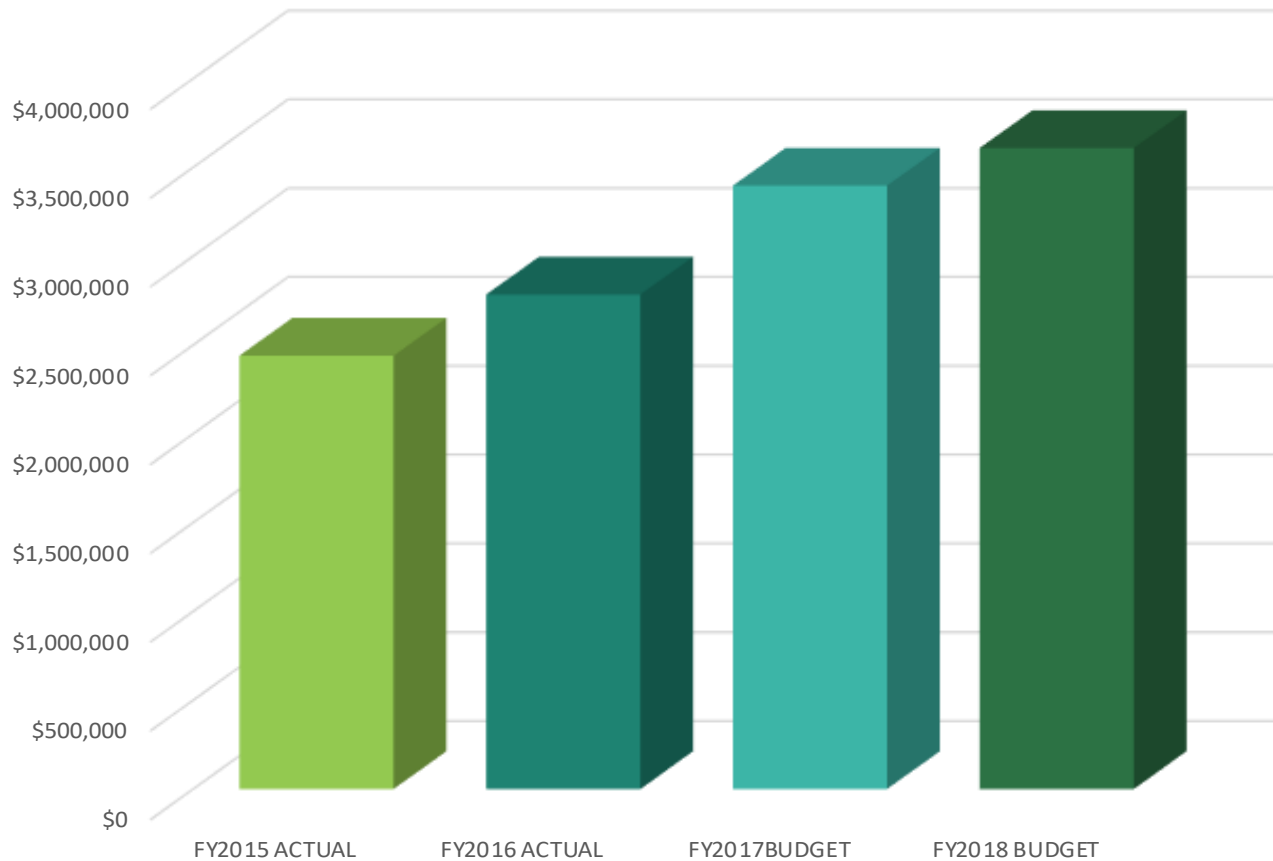
EXECUTIVE OFFICES DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 BUDGET	FY2018 BUDGET	
	REVENUE	REVENUE	REVENUE	REVENUE	% OF CHANGE
MTW Fund	\$2,439,261	\$2,783,740	\$3,397,012	\$3,608,506	6.23%
Grand Total	\$2,439,261	\$2,783,740	\$3,397,012	\$3,608,506	6.23%

	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 BUDGET	FY2018 BUDGET	
	EXPENDITURES	EXPENDITURES	EXPENDITURES	EXPENDITURES	% OF CHANGE
Non-Personnel	\$287,277	\$446,649	\$486,386	\$713,886	46.77%
Personnel	\$2,151,984	\$2,337,091	\$2,910,626	\$2,894,620	-0.55%
Grand Total	\$2,439,261	\$2,783,740	\$3,397,012	\$3,608,506	6.23%

EXPENDITURES BY FISCAL YEAR



EXECUTIVE OFFICES DIVISION

DIVISION SUMMARY

Mission

The Executive Office Division provides strategic vision and direction for Chicago Housing Authority while overseeing the implementation of CHA's mission, goals and objectives.

2017 Accomplishments

The Executive Office continued to oversee the agency's progress toward the goal of delivering an additional 25,000 housing units. By the end of FY2017, the remaining units to meet this goal will be in progress or under construction with unit delivery expected in FY2018 and beyond. The Executive Office also launched new and innovative partnerships, including a partnership with the Chicago Public Library for the construction of three co-located affordable housing apartment buildings with Chicago Public Library branches on the ground floor; promoted programs to enhance the quality of life of CHA residents; and continued to effectively manage capital construction and development spending.

2018 Goals

- Build effective internal and external awareness of CHA's vision, mission and strategic objectives, and highlight CHA and mayoral achievements, initiatives and programs.
- Continue to direct the agency's progress toward key unit delivery, development and capital construction goals, including meeting the 25,000-unit delivery goal and redevelopment at major sites such as Cabrini, Horner, Lathrop, Ickes and ABLA/Roosevelt Square.
- Manage the agency's ongoing relationship and collaboration with HUD, including CHA's participation in HUD's MTW Demonstration program.
- Manage the agency's key stakeholder relationships and ensure open communication with the Board of Commissioners, elected officials, key government entities, non-profits and residents.
- Monitor federal, state and local legislation and initiatives, and develop the agency's overall legislative strategies.
- Implement key agency-wide policy and special initiatives.
- Coordinate and oversee agency-wide internal business policies, processes and initiatives.
- Manage programs that promote the well-being, safety and self-sufficiency of CHA residents.

EXECUTIVE OFFICES DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTIONS

**FY2018
BUDGET**

The Office of the Chief Executive Officer (100)

The Chief Executive Officer oversees the general functions of the Chicago Housing Authority (CHA) and determines the management priorities of the Authority. This Office is also responsible for ensuring leadership to meet public and administrative requirements. The CEO is charged with enforcement of all policies established by the Board of Commissioners and for overall management, direction and accountability of the Authority. **\$1,493,438**

Board of Commissioners (101)

The Board of Commissioners represents the governing body responsible for fiscal oversight and policy administration for the Chicago Housing Authority. **\$557,481**

Strategic Management & Partnerships (140)

The Strategic Management & Partnerships Department serves as a centralized unit in the Executive Office to manage key stakeholder relationships and outreach/correspondence as well as coordinate agency-wide community engagement activities. In addition, the department manages agency-wide internal processes and initiatives which require Executive Office coordination and oversight. The department's key functions include: **\$800,815**

- Oversight and management of agency-wide performance management system
- Coordination and management of key stakeholder relationships and community engagement
- Coordination and management of executive correspondence
- Oversight and management of FOIA process
- Internal business policy and process management
- Management/coordination of external research projects and partners

EXECUTIVE OFFICES DIVISION

COST CENTER DESCRIPTIONS

**FY2018
BUDGET**

Communications & Marketing (206)

\$756,771

The Department of Communications and Marketing helps the Chicago Housing Authority build effective internal and external brand awareness for all CHA departments through marketing and branding, public relations, communications, special events, community engagement, web communications and graphic design. The department also works to advance CHA's vision, mission and strategic objectives in the marketplace by delivering key messages to a wide variety of stakeholders and building relationships on local, state and national levels to underscore the agency's leadership, distinctive culture and defining strengths.

Additional key functions include:

- Increase the visibility, transparency and clarity of CHA as a thought leader
- Capitalize on current momentum to showcase the breadth of CHA achievements, initiatives and programs
- Energize the CHA brand to enhance its reputation
- Position CHA as a catalyst for change
- Promote mutually beneficial relationship between CHA and key stakeholders

EXECUTIVE OFFICES DIVISION

TOTAL REVENUE

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
100 - Office of the Chief Executive Officer (CEO)					
MTW Fund	\$740,194	\$904,619	\$1,095,074	\$1,493,438	36.38%
100 - Office of the Chief Executive Officer (CEO) Total	\$740,194	\$904,619	\$1,095,074	\$1,493,438	36.38%
101 - Board of Commissioners (BOC)					
MTW Fund	\$401,232	\$411,637	\$517,547	\$557,481	7.72%
101 - Board of Commissioners (BOC) Total	\$401,232	\$411,637	\$517,547	\$557,481	7.72%
140 - Strategic Management & Partnerships					
MTW Fund	\$809,984	\$897,424	\$1,129,609	\$800,815	-29.11%
140 - Strategic Management & Partnerships Total	\$809,984	\$897,424	\$1,129,609	\$800,815	-29.11%
206 - Communications & Marketing					
MTW Fund	\$487,850	\$570,061	\$654,782	\$756,771	15.58%
206 - Communications & Marketing Total	\$487,850	\$570,061	\$654,782	\$756,771	15.58%
Grand Total	\$2,439,261	\$2,783,740	\$3,397,012	\$3,608,506	6.23%

EXECUTIVE OFFICES DIVISION

TOTAL EXPENDITURES

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
100 - Office of the Chief Executive Officer (CEO)					
Non-Personnel	\$117,040	\$218,251	\$116,366	\$335,750	188.53%
Personnel	\$623,155	\$686,368	\$978,708	\$1,157,688	18.29%
100 - Office of the Chief Executive Officer (CEO) Total	\$740,195	\$904,619	\$1,095,074	\$1,493,438	36.38%
101 - Board of Commissioners (BOC)					
Non-Personnel	\$7,223	\$11,935	\$29,730	\$29,730	0.00%
Personnel	\$394,009	\$399,702	\$487,817	\$527,751	8.19%
101 - Board of Commissioners (BOC) Total	\$401,232	\$411,637	\$517,547	\$557,481	7.72%
140 - Strategic Management & Partnerships					
Non-Personnel	\$73,085	\$53,717	\$143,525	\$145,738	1.54%
Personnel	\$736,899	\$843,707	\$986,084	\$655,077	-33.57%
140 - Strategic Management & Partnerships Total	\$809,984	\$897,424	\$1,129,609	\$800,815	-6.18%
206 - Communications & Marketing					
Non-Personnel	\$89,929	\$162,747	\$196,765	\$202,668	3.00%
Personnel	\$397,921	\$407,314	\$458,017	\$554,103	20.98%
206 - Communications & Marketing Total	\$487,850	\$570,061	\$654,782	\$756,771	6.76%
Grand Total	\$2,439,260	\$2,783,740	\$3,397,012	\$3,608,506	6.23%

EXECUTIVE OFFICES DIVISION

FY2018 BUDGET

100 - Office of the Chief Executive Officer (CEO)

Personnel	\$1,157,688
Sundry	\$295,750
Training	\$10,000
Travel	\$30,000

100 - Office of the Chief Executive Officer (CEO) \$1,493,438

101 - Board of Commissioners (BOC)

Personnel	\$527,751
Sundry	\$23,677
Training	\$2,100
Travel	\$3,953

101 - Board of Commissioners (BOC) \$557,481

140 - Strategic Management & Partnerships

Personnel	\$655,077
Sundry	\$132,365
Training	\$7,723
Travel	\$5,650

140 - Strategic Management & Partnerships \$800,815

206 - Communications & Marketing

Personnel	\$554,103
Sundry	\$191,668
Training	\$5,000
Travel	\$6,000

206 - Communications & Marketing \$756,771

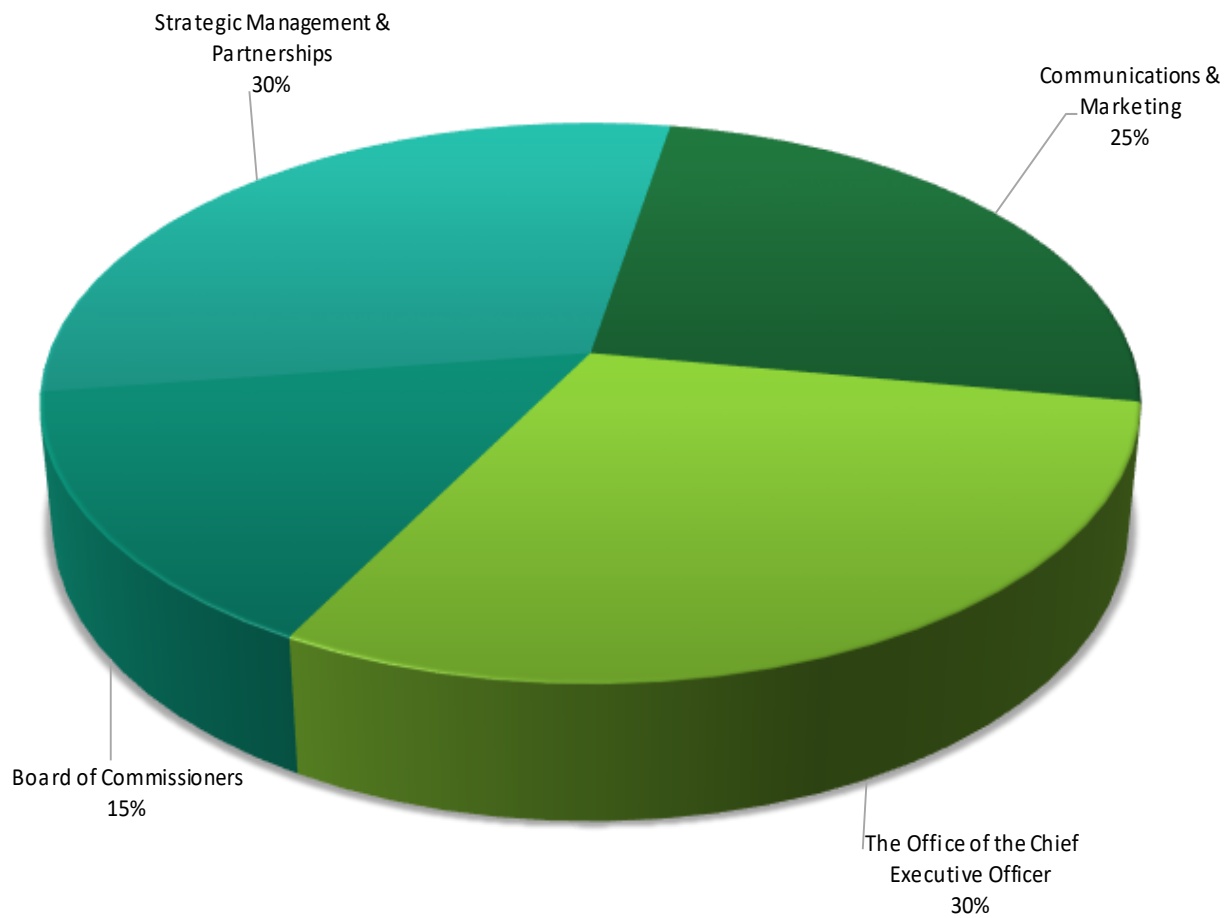
Executive Offices Total \$3,608,505

EXECUTIVE OFFICES DIVISION

TOTAL FTE'S

	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 BUDGET	FY2018 BUDGET	% OF CHANGE
The Office of the Chief Executive Officer	4.0	5.0	5.0	6.0	20.0%
Board of Commissioners	3.0	3.0	3.0	3.0	0.0%
Strategic Management & Partnerships	8.5	9.0	9.0	6.0	-33.3%
Communications & Marketing	4.0	4.0	4.0	5.0	25.0%
Executive Offices Total	19.5	21.0	21.0	20.0	-4.8%

FTEs by Cost Center



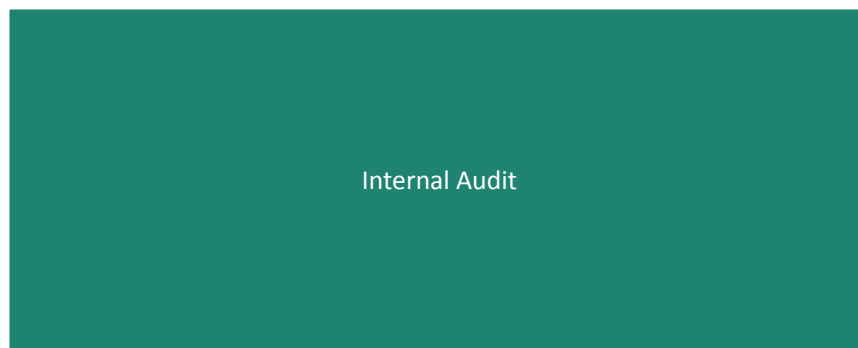
EXECUTIVE OFFICES DIVISION

SALARY SCHEDULE

	POSITION FTE- TOTAL	SALARY TOTAL	PFP TOTAL	BENEFIT TOTAL	POSITION TOTAL
100 - OFFICE OF THE CHIEF EXECUTIVE OFFICER					
CHIEF EXECUTIVE OFFICER	1.0	275,000			
CHIEF OF STAFF/CHIEF OF OPERATIONS	1.0	220,000			
EXECUTIVE ADVISOR	1.0	120,000			
SPECIAL EXECUTIVE ASST	1.0	93,450			
SENIOR COORDINTOR	1.0	68,000			
EXECUTIVE ADMINISTRATIVE ASSISTANT II	1.0	50,000			
100 - OFFICE OF THE CHIEF EXECUTIVE OFFICER Total	6.0	\$826,450	\$24,794	\$306,447	\$1,157,688
101 - BOARD OF COMMISSIONERS					
COUNSEL & ADVISOR TO BOC	1.0	\$168,000			
EXECUTIVE ADVISOR, BOC	1.0	130,000			
SPECIAL ASSISTANT	1.0	78,750			
101 - BOARD OF COMMISSIONERS Total	3.0	\$376,750	\$11,303	\$139,698	\$527,751
140 - STRATEGIC MANAGEMENT & PARTNERSHIPS					
DIRECTOR, PLANNING & REPORTING	1.0	\$131,341			
SR. POLICY ANALYST FOIA	1.0	\$85,280			
SR. PLANNING ANALYST	1.0	\$66,733			
PROJECT MANAGER I	1.0	\$66,534			
RESEARCH AND POLICY ANALYST	1.0	\$61,256			
PLANNING ANALYST I	1.0	\$56,500			
140 - STRATEGIC MANAGEMENT & PARTNERSHIPS Total	6.0	\$467,644	\$14,029	\$173,402	\$655,077
206 - COMMUNICATIONS & MARKETING					
SENIOR DIRECTOR, COMMUNICATIONS	1.0	137,500			
MANAGER COMMUNICATION & MEDIA RELEASE	1.0	88,400			
SENIOR WEB MASTER/GRAPHIC DESIGNER	1.0	68,460			
PHOTO VIDEOGRAPHER/PRODUCER	1.0	59,976			
PROJECT COORDINATOR	1.0	51,500			
206 - COMMUNICATIONS & MARKETING Total	5.0	\$405,836	\$12,175	\$136,092	\$554,103
Grand Total	20.0	\$2,076,680	\$62,300	\$755,639	\$2,894,620

INTERNAL AUDIT DIVISION

The Internal Audit Division is responsible for performing audits on processes and procedures of the Authority. It also ensures that internal controls are in place to safeguard the assets of the Authority and monitors the effectiveness of policies, practices and procedures.

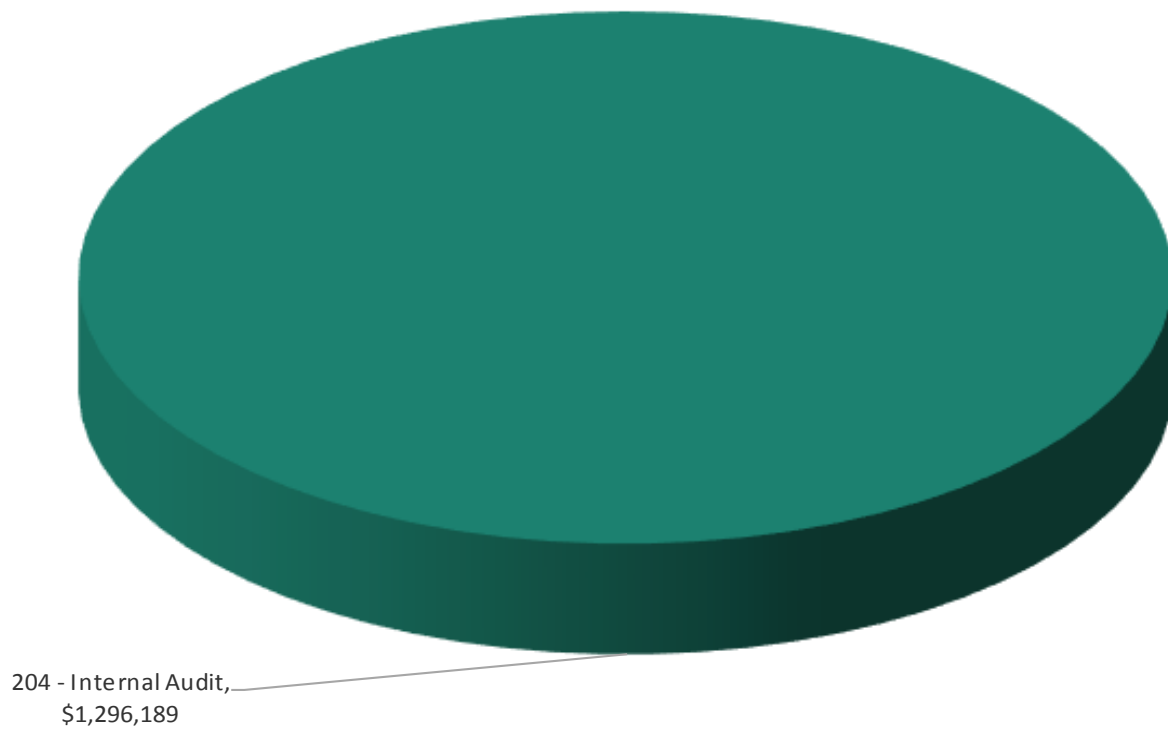


INSIDE INTERNAL AUDIT

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2018 Budget
- Total Full-Time Equivalents
- Salary Schedule

INTERNAL AUDIT DIVISION

EXPENDITURES BY COST CENTER



INTERNAL AUDIT DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
Internal Audit					
204 - Internal Audit	\$1,151,745	\$868,674	\$1,256,815	\$1,296,189	3.13%
Internal Audit	\$1,151,745	\$868,674	\$1,256,815	\$1,296,189	3.13%

BUDGET YEAR COMPARISON

204-Internal Audit

The FY2018 overall budget increased by \$39,374 or 3.1% due to Pay for Performance and external audit costs.

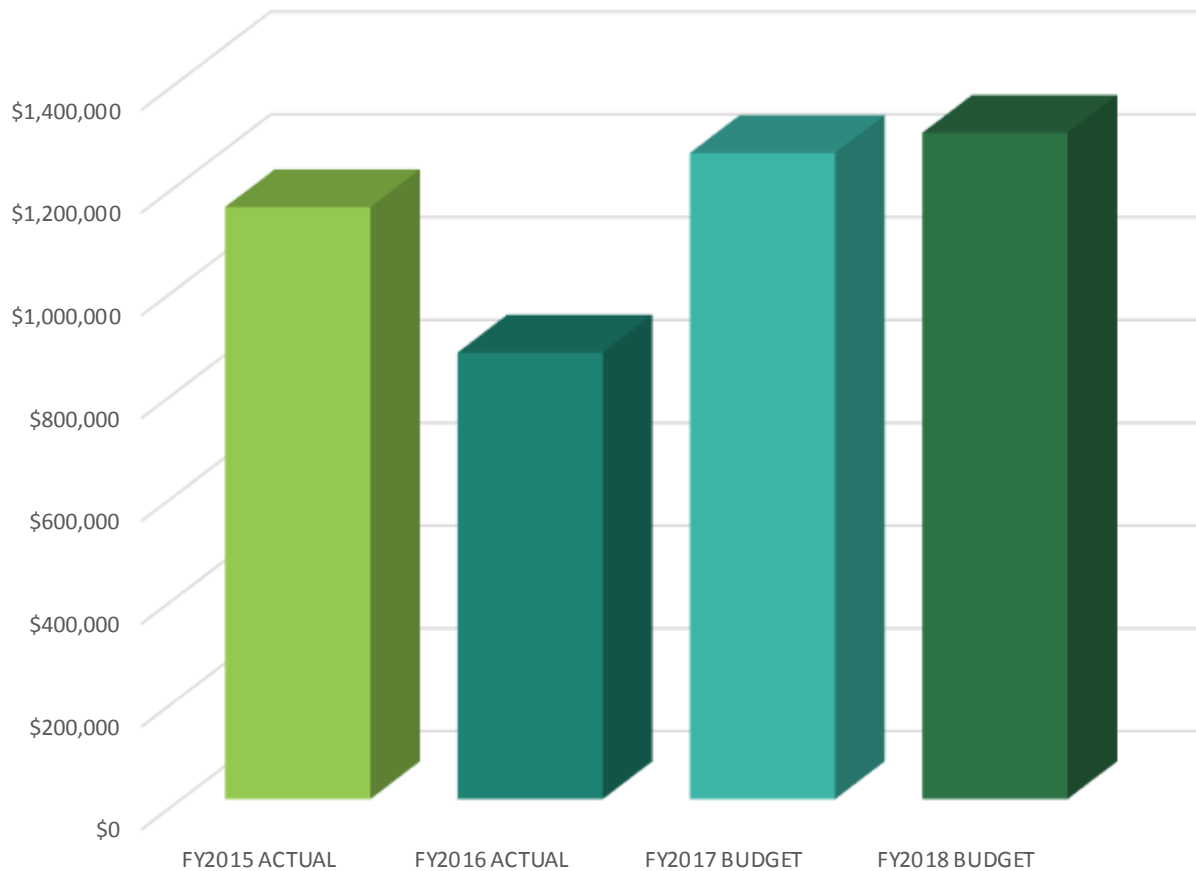
INTERNAL AUDIT DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
MTW Fund	\$1,151,745	\$868,674	\$1,256,815	\$1,296,189	3.13%
Grand Total	\$1,151,745	\$868,674	\$1,256,815	\$1,296,189	3.13%

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$1,000,551	\$661,457	\$1,002,904	\$1,032,980	3.00%
Personnel	\$151,193	\$207,217	\$253,911	\$263,209	3.66%
Grand Total	\$1,151,745	\$868,674	\$1,256,815	\$1,296,189	3.13%

EXPENDITURES BY FISCAL YEAR



INTERNAL AUDIT DIVISION

DIVISION SUMMARY

Mission

Independently and objectively perform assurance and consulting activity designed to add value and improve the CHA's operations. Help the organization accomplish their objectives by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control, and governance processes.

2017 Accomplishments

- Transitioned new vendor into CHA internal audit protocols
- January through September 2017, closed out 12 audit follow up observations items; issued 73 items ; 98 observations open as of September 1
- Performed Internal Audit Department Self Assessment to prepare for external quality review
- Achieved 80% completion of planned projects
- Delivered the 2016 A-133 Single Audit report in June 2017 Board meeting, 3 months ahead of 2016 timeframe, and on plan

2018 Goals

- Benchmark CHA Audit Committee to better practices in the industry and Audit Charter requirements.
- Benchmark CHA internal audit department to better practices in the industry by performing external assessment
- Obtain External Quality Assurance Review team and pass review
- Issue Single Audit by June 2018, reduce findings
- Prepare and present a minimum of 2 speaking engagements on Internal Audit

INTERNAL AUDIT DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTIONS

**FY2018
BUDGET**

Internal Audit (204)

The Internal Audit Department is responsible for performing audits on processes and procedures of the Authority. It also ensures that internal controls are in place to safeguard the assets of the Authority and monitors the effectiveness of policies, practices and procedures. **\$1,296,189**

INTERNAL AUDIT DIVISION

TOTAL REVENUE

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
204 - Internal Audit					
MTW Fund	\$1,151,745	\$868,674	\$1,256,815	\$1,296,189	3.13%
204 - Internal Audit Total	\$1,151,745	\$868,674	\$1,256,815	\$1,296,189	3.13%
Grand Total	\$1,151,745	\$868,674	\$1,256,815	\$1,296,189	3.13%

INTERNAL AUDIT DIVISION

TOTAL EXPENDITURES

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
204 - Internal Audit					
Non-Personnel	\$1,000,551	\$661,457	\$1,002,904	\$1,032,980	3.00%
Personnel	\$151,193	\$207,217	\$253,911	\$263,209	3.66%
204 - Internal Audit Total	\$1,151,745	\$868,674	\$1,256,815	\$1,296,189	3.13%
Grand Total	\$1,151,745	\$868,674	\$1,256,815	\$1,296,189	3.13%

INTERNAL AUDIT DIVISION

FY2018 BUDGET

204 - Internal Audit

Accounting & Audit	\$1,020,000
Personnel	\$263,209
Sundry	\$1,605
Training	\$9,000
Travel	\$2,375

204 - Internal Audit **\$1,296,189**

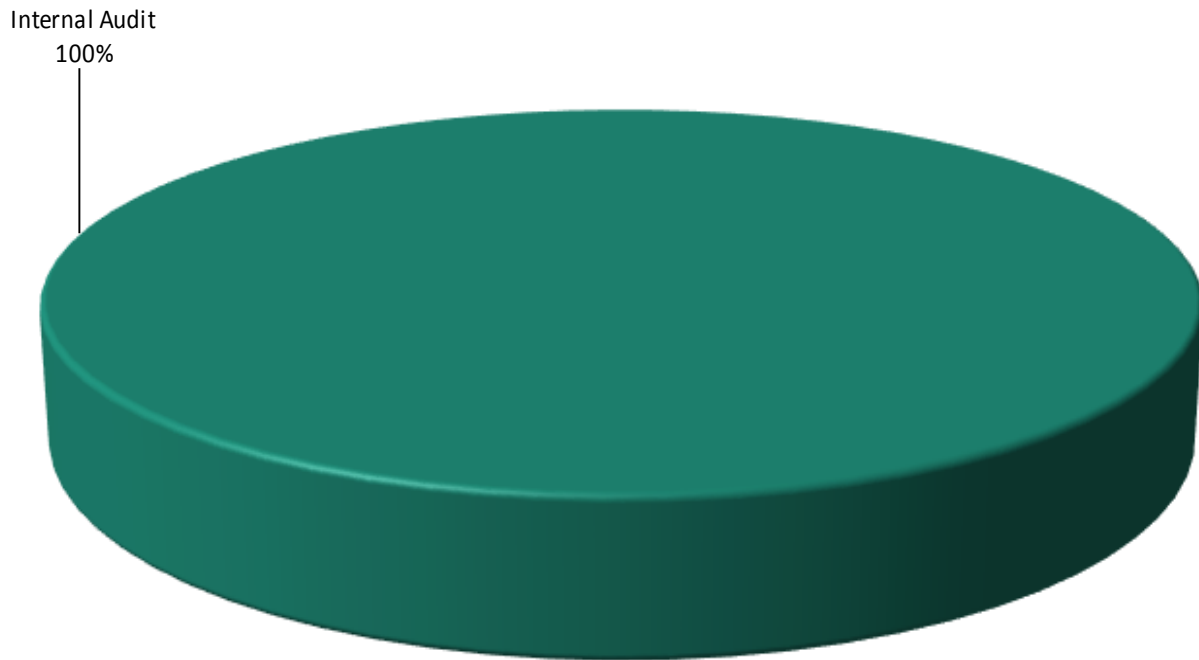
Internal Audit Total **\$1,296,189**

INTERNAL AUDIT DIVISION

TOTAL FTE'S

	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 BUDGET	FY2018 BUDGET	% OF CHANGE
Internal Audit	1.0	1.0	2.0	2.0	0.0%
Internal Audit Total	1.0	1.0	2.0	2.0	0.0%

FTEs by Cost Center



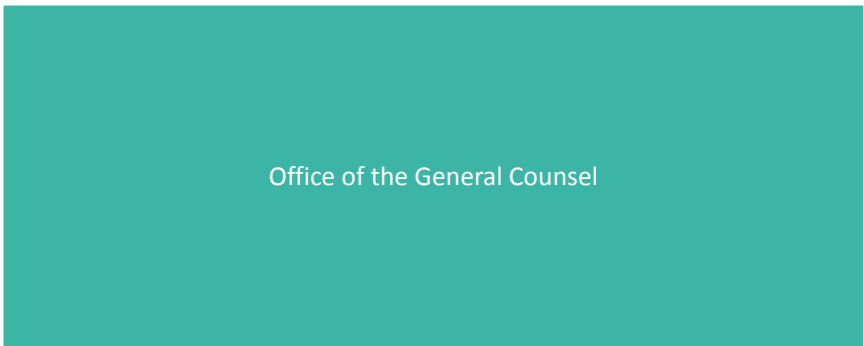
INTERNAL AUDIT DIVISION

SALARY SCHEDULE

	POSITION FTE-TOTAL	SALARY TOTAL	PFP TOTAL	BENEFIT TOTAL	POSITION TOTAL
204 - INTERNAL AUDIT					
DIR, INTERNAL AUDIT	1.0	115,000			
SR. INTERNAL AUDITOR	1.0	72,898			
204 - INTERNAL AUDIT Total	2.0	\$187,898	\$5,637	\$69,674	\$263,209

LEGAL SERVICES DIVISION

The Office of the General Counsel (OGC) provides advice and counsel to the Board of Commissioners and Management on a variety of business, operational, and legal issues. The OGC represents the CHA before judicial and administrative tribunals and assists divisions by drafting contracts and policies, adjudicating disputes, and developing, negotiating and closing the mixed finance deals for the development of new and rehabilitated housing units. The OGC further oversees the CHA’s ADA/Section 504 Compliance Department and supervises compliance of the CHA Ethics Policy. The OGC oversees the CHA’s Fair Housing Compliance requirements, as well as the Admissions and Continued Occupancy Policy. Lastly, the OGC also manages the HCV Informal Hearing process.



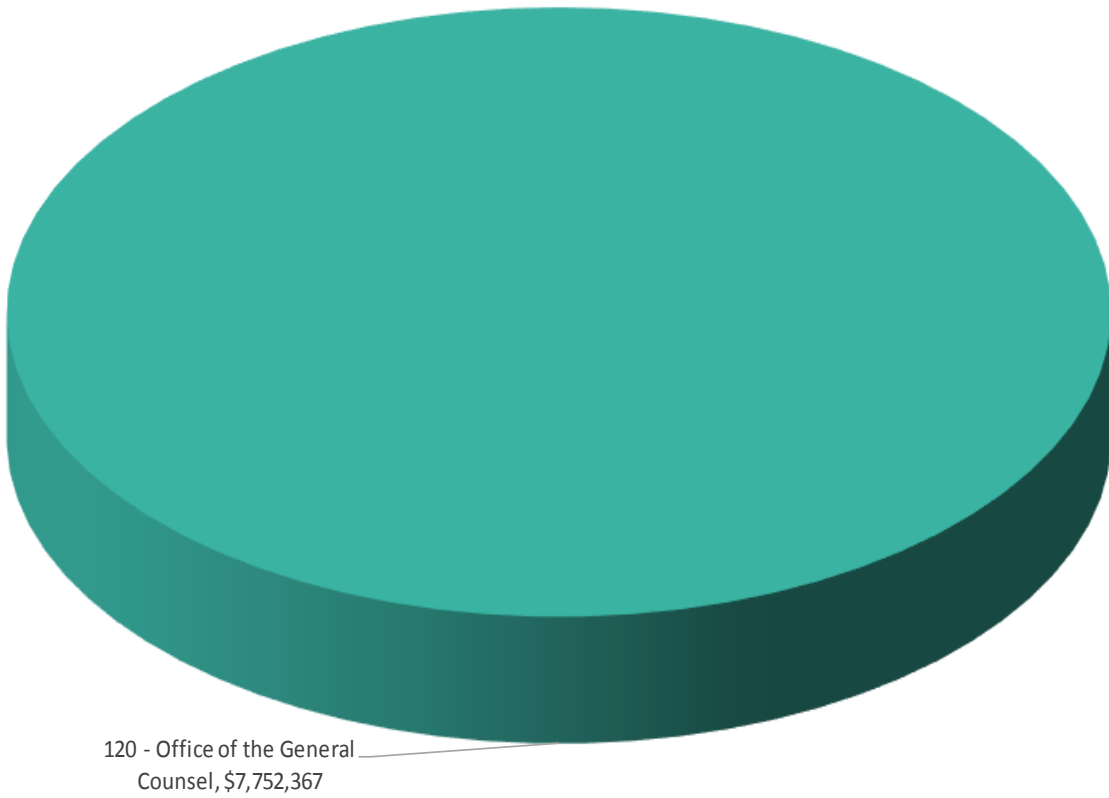
CHICAGO HOUSING AUTHORITY FAMILY SELF SUFFICIENCY PROGRAM RECIPIENT

INSIDE LEGAL

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2018 Budget
- Total Full-Time Equivalents
- Salary Schedule

LEGAL SERVICES DIVISION

EXPENDITURES BY COST CENTER



LEGAL SERVICES DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
Legal Services					
120 - Office of the General Counsel	\$6,155,082	\$6,473,560	\$7,649,216	\$7,752,367	1.35%
Legal Services	\$6,155,082	\$6,473,560	\$7,649,216	\$7,752,367	1.35%

BUDGET YEAR COMPARISON

120-General Counsel

The FY2018 personnel budget increased by \$231,405 or 4.74% primarily due to Pay for Performance and salary adjustments. The non-personnel budget decreased by \$-128,254 or -4.64% due to decreases in consultant fees and court costs.

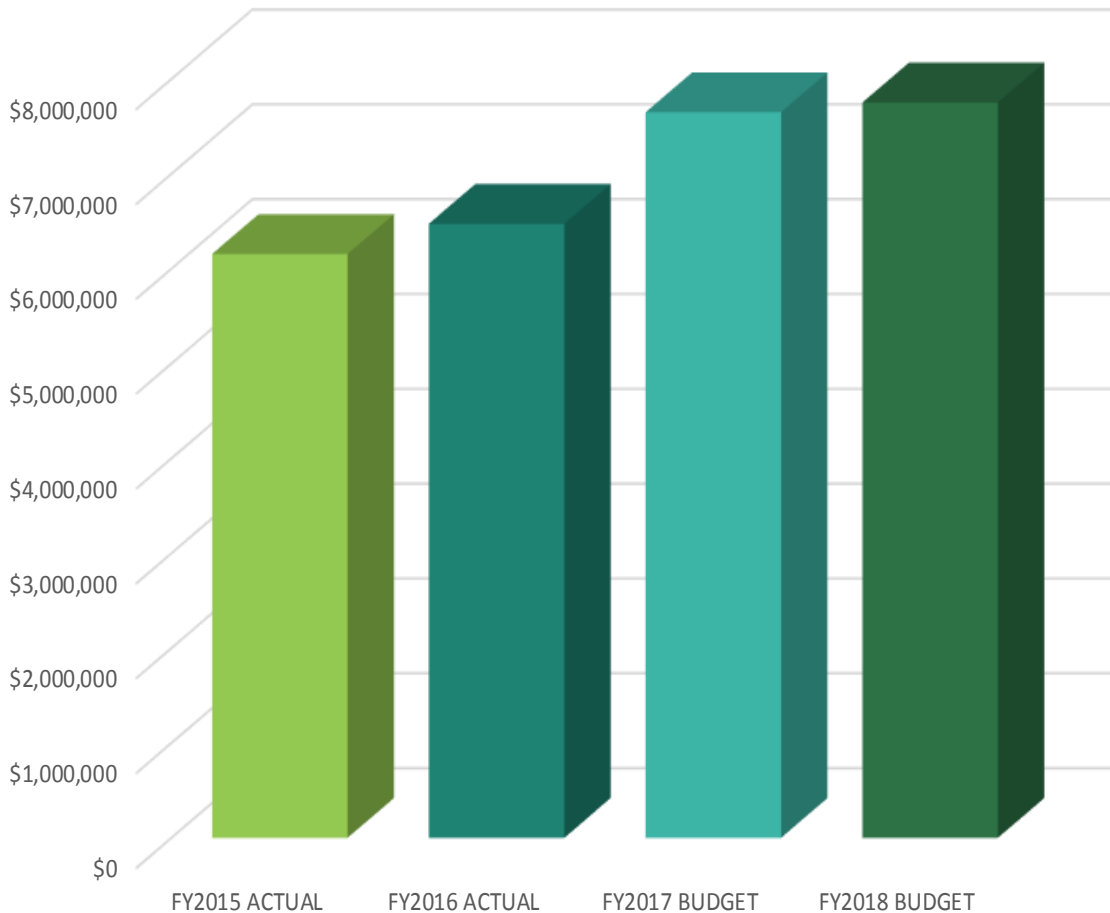
LEGAL SERVICES DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
MTW Fund	\$5,792,940	\$5,752,698	\$7,649,216	\$7,752,367	1.35%
Other Funding	\$362,142	\$720,863	\$0	\$0	0.00%
Grand Total	\$6,155,082	\$6,473,560	\$7,649,216	\$7,752,367	1.35%

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$2,315,756	\$2,597,482	\$2,762,573	\$2,634,319	-4.64%
Personnel	\$3,839,327	\$3,876,078	\$4,886,643	\$5,118,048	4.74%
Grand Total	\$6,155,082	\$6,473,560	\$7,649,216	\$7,752,367	1.35%

EXPENDITURES BY FISCAL YEAR



LEGAL SERVICES DIVISION

DIVISION SUMMARY

Mission

To effectively and efficiently provide comprehensive legal support and services to the Chicago Housing Authority as it strives to fulfill its mission of providing affordable housing opportunities to lower and middle income households.

2017 Accomplishments

- Exit Dunbar VCA
- Exit Section 3 VCA (anticipated)
- Move Ethics reporting to electronic format
- Transitioning Ethics Officer/EOCO functions in-house
- Law Department full conversion to E-filing (re-define filing clerk position)
- Implement Law School extern/intern program
- Close significant projects (Lathrop, Devon & Concord)
- Reorganize and transfer Reasonable Accommodation Unit
- Reactivate dormant debarment process
- Implement Project Labor Agreement
- Obtained \$358,273 settlement on a breach of contract matter for contribution toward the Section 3 Fund.

2018 Goals

- Provide strategic legal assistance for affirmatively furthering fair housing
- Address indemnification and contribution issues with third parties in a continued effort to reduce and/or minimize risk
- Revise debarment policy
- Continue to develop in-house expertise in a variety of areas to reduce outside counsel expense
- Design new departmental space

LEGAL SERVICES DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTION

**FY2018
BUDGET**

General Counsel (120)

The Office of the General Counsel (OGC) provides advice and counsel to the Board of Commissioners and Management on a variety of business, operational, and legal issues. The OGC represents the CHA before judicial and administrative tribunals and assists divisions by drafting contracts and policies, adjudicating disputes, and developing, negotiating and closing the mixed finance deals for the development of new and rehabilitated housing units. The OGC further oversees the CHA's ADA/Section 504 Compliance Department and supervises compliance of the CHA Ethics Policy. The OGC oversees the CHA's Fair Housing Compliance requirements, as well as the Admissions and Continued Occupancy Policy. Lastly, the OGC also manages the HCV Informal Hearing process.

\$7,752,367

LEGAL SERVICES DIVISION

TOTAL REVENUE

	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 BUDGET	FY2018 BUDGET	% OF CHANGE
	REVENUE	REVENUE	REVENUE	REVENUE	
120 - Office of the General Counsel					
MTW Fund	\$5,792,940	\$5,752,698	\$7,649,216	\$7,752,367	1.35%
Other Funding	\$362,142	\$720,863	\$0	\$0	0.00%
120 - Office of the General Counsel Total	\$6,155,082	\$6,473,560	\$7,649,216	\$7,752,367	1.35%
Grand Total	\$6,155,082	\$6,473,560	\$7,649,216	\$7,752,367	1.35%

LEGAL SERVICES DIVISION

TOTAL EXPENDITURES

	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 BUDGET	FY2018 BUDGET	% OF CHANGE
	EXPENDITURES	EXPENDITURES	EXPENDITURES	EXPENDITURES	
120 - Office of the General Counsel					
Non-Personnel	\$2,315,756	\$2,597,482	\$2,762,573	\$2,634,319	-4.64%
Personnel	\$3,839,327	\$3,876,078	\$4,886,643	\$5,118,048	4.74%
120 - Office of the General Counsel Total	\$6,155,082	\$6,473,560	\$7,649,216	\$7,752,367	1.35%
Grand Total	\$6,155,082	\$6,473,560	\$7,649,216	\$7,752,367	1.35%

LEGAL SERVICES DIVISION

FY2018 BUDGET

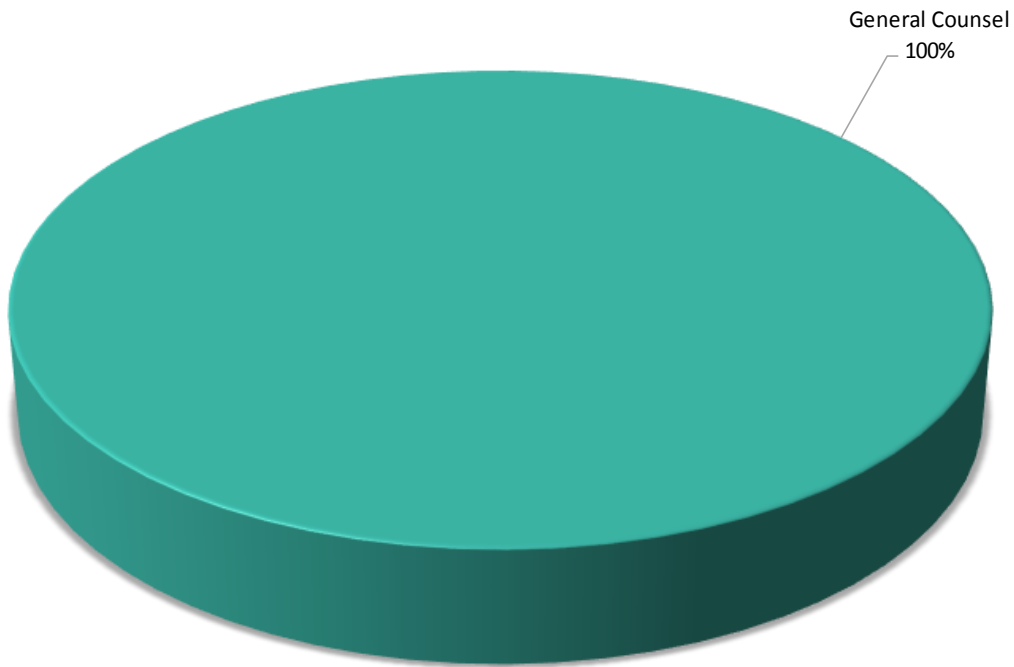
120 - Office of the General Counsel	
Legal Expense	\$1,567,000
Personnel	\$5,118,048
Sundry	\$1,055,107
Training	\$6,812
Travel	\$5,400
120 - Office of the General Counsel	\$7,752,367
Legal Services Total	\$7,752,367

LEGAL SERVICES DIVISION

TOTAL FTE'S

	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 BUDGET	FY2018 BUDGET	% OF CHANGE
General Counsel	32.5	33.5	37.5	36.5	-2.7%
Legal Services Total	32.5	33.5	37.5	36.5	-2.7%

FTEs by Cost Center



LEGAL SERVICES DIVISION

SALARY SCHEDULE

	POSITION FTE-				
	TOTAL	SALARY TOTAL	PFP TOTAL	BENEFITS TOTAL	POSITION TOTAL
120-GENERAL COUNSEL					
SR. ASST GEN COUNSEL LGL	12.0	1,384,203			
DEPUTY GEN COUNSEL LGL	4.0	554,000			
AST GENERAL COUNSEL I LGL	3.0	234,696			
PARALEGAL LGL	4.0	263,304			
CHIEF LEGAL OFFICER	1.0	185,000			
DEPUTY CHIEF LEGAL OFFICER LGL	1.0	165,000			
STAFF COUNSEL LGL	2.0	141,372			
SUPERVISOR HEARING OFFICER LGL	1.0	125,000			
SR. ASST GC, SUPERVISOR LGL	1.0	119,000			
SR ADA/504 COMP ANLYT LGL	1.0	65,000			
DIRECTOR, HOUSING RIGHTS NON DIS LGL	1.0	94,328			
LEGAL COORDINATOR LGL	1.0	66,780			
ADMIN SEC II (LOC73) LGL	1.0	60,244			
EXEC ADMIN ASST III LGL	1.0	66,150			
HEARINGS COORDINATOR LGL	1.0	50,003			
DOCKET CLERK II LGL	1.0	55,001			
LEGAL COORDINATOR LGL	0.5	37,288			
120-GENERAL COUNSEL TOTAL	36.5	\$3,666,370	\$109,991	\$1,341,687	\$5,118,048
Grand Total	36.5	\$3,666,370	\$109,991	\$1,341,687	\$5,118,048

INSPECTOR GENERAL DIVISION

The Office of the Inspector General (OIG) provides independent oversight over CHA programs through criminal and administrative investigations, reviews and performance audits. The OIG reports its findings to the Audit Committee of the Board of Commissioners.



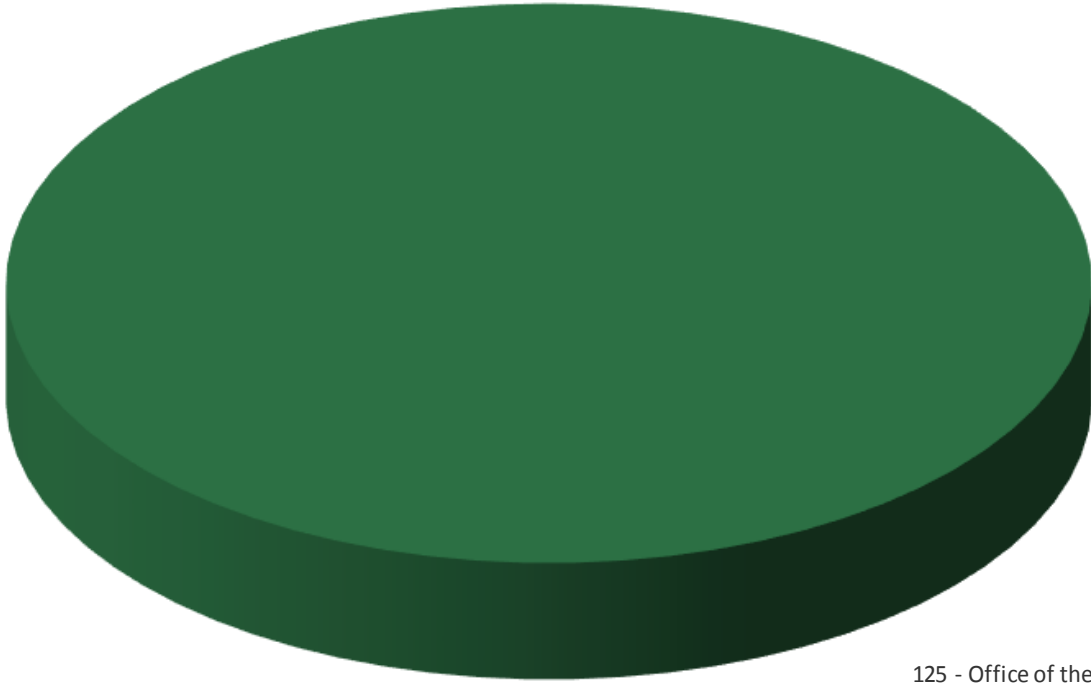
CHICAGO HOUSING AUTHORITY INSPECTOR GENERAL & CEO

INSIDE INSPECTOR GENERAL

- Expenditures by Cost Center
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INSPECTOR GENERAL DIVISION

EXPENDITURES BY COST CENTER



125 - Office of the
Inspector General,
\$1,374,939

INSPECTOR GENERAL DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 EXPENDITURES	FY2018 EXPENDITURES	% OF CHANGE
Office of the Inspector General					
125 - Office of the Inspector General	\$831,787	\$914,180	\$1,317,848	\$1,374,939	4.33%
Office of the Inspector General	\$831,787	\$914,180	\$1,317,848	\$1,374,939	4.33%

BUDGET YEAR COMPARISON

125-Office of Inspector General

The FY2018 overall budget increased by \$57,091 or 4.3% mostly due to Pay for Performance and new software purchase.

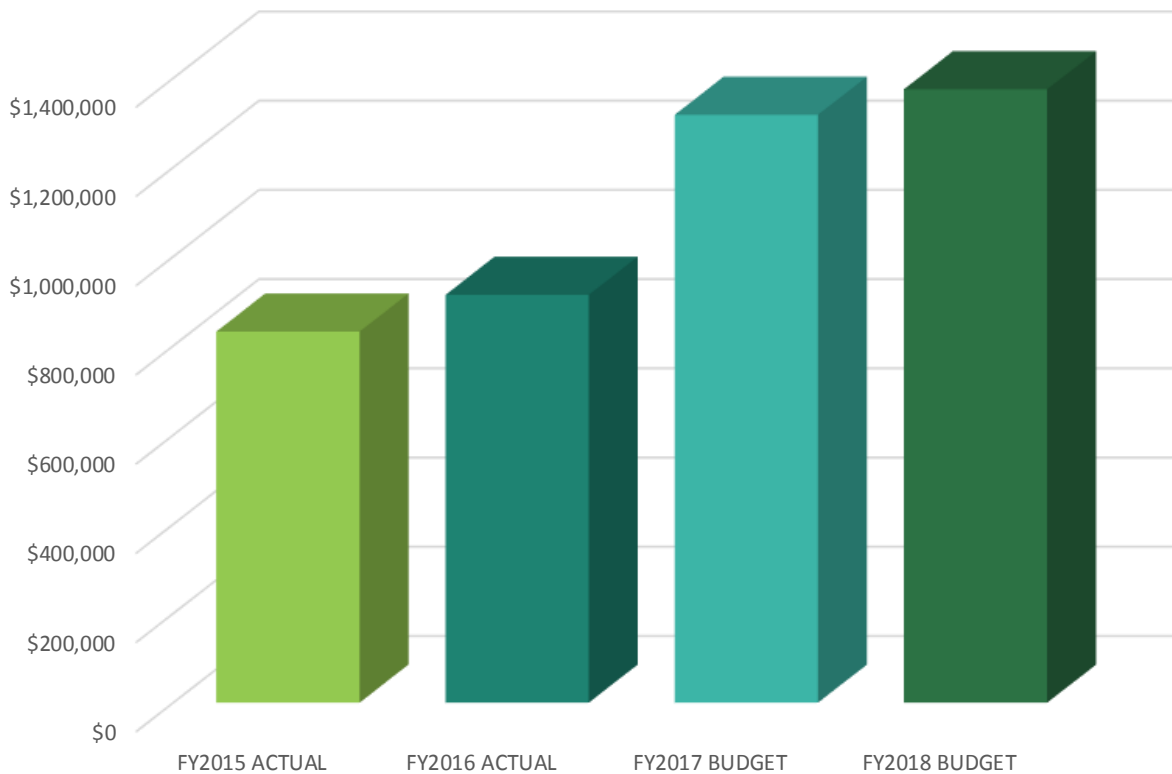
INSPECTOR GENERAL DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
MTW Fund	\$831,787	\$914,180	\$1,317,848	\$1,374,939	4.33%
Grand Total	\$831,787	\$914,180	\$1,317,848	\$1,374,939	4.33%

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$27,073	\$55,169	\$332,250	\$342,218	3.00%
Personnel	\$804,714	\$859,011	\$985,598	\$1,032,721	4.78%
Grand Total	\$831,787	\$914,180	\$1,317,848	\$1,374,939	4.33%

EXPENDITURES BY FISCAL YEAR



INSPECTOR GENERAL DIVISION

DIVISION SUMMARY

Mission

To effectively manage the Office of the Inspector General. To fulfill its mission to provide independent oversight over CHA programs the Office of the Inspector General will seek to prevent, detect, identify, expose and eliminate waste, misconduct, fraud and abuse of public authority. The Office of the Inspector General will review, inspect and investigate to ensure CHA uses federal funding in a timely, transparent and accountable manner.

2017 Accomplishments

- Provided evidentiary and investigative support to various CHA departments for 261 matters.
- The OIG's criminal investigations resulted in 1 indictment and 6 convictions at the state and federal level, for a combined total loss of approximately \$517,894.00. Sentences from the 6 convictions ranged from 24-month probation to 78 months' confinement in the IL Department of Corrections. Some of those convicted were also required to pay a combined total of \$155,522.00 in restitution to the CHA.
- The OIG closed 11 administrative investigations, resulting in the debarment of a CHA vendor for 5 years, a termination of a CHA contract, recommendations to amend the CHA Employee Handbook and take disciplinary action, and referrals to the HCV department for termination for a combined total loss amount of \$540,699.00. The CHA also received approximately \$49,000 in restitution from a HCV participant as a result of an OIG investigation in support of an Intent to Terminate (ITT) hearing.
- The OIG conducted analytics on various red flags of potential landlord/tenant collusion and 7 investigations were opened, while 12 matters were referred to the HCV Department for appropriate action. The combined potential loss amount is \$16,056 per month pending the result of the investigations and referrals.
- The OIG completed 5 audits in the first three quarters. Further research and analysis on a closed 2016 audit of construction change orders uncovered a significant amount of waste of CHA funds. The OIG is working with CHA to recover the funds from the contractor.
- The OIG has expanded collaboration and knowledge sharing by creating several initiatives that provide support to internal and external departments on a variety of topics, including a quarterly analysis of registered sex offenders in CHA which has resulted in 2 terminations from the HCV program, totaling \$42,292 in HAP overpayments.
- Additional initiatives include information sharing to other law enforcement agencies which requires mapping of CHA public housing buildings and HCV sites. The OIG and Internal Audit also facilitated a Yardi working group with CHA stakeholders to identify potential concerns associated with Yardi and to address the risks it poses to the agency, such as security access controls and the protection of personally identifiable information.
- The OIG conducted due diligence for the Resident Services Department regarding Health Care Partnerships on 25 occasions. One entity was removed from the approved list of healthcare providers.
- Provided fraud awareness training to approximately 70 Resident Service Coordinators (RSC).

INSPECTOR GENERAL DIVISION

DIVISION SUMMARY

2018 Goals

- Advise and inform the Audit Committee of the Board in a timely manner of concerns and issues impacting the CHA that is within the OIG's jurisdiction.
- Advise and inform CHA Management on OIG findings and recommendations to root out fraud, waste, misconduct and abuse of public funds.
- Publish more OIG Advisories to CHA management pertaining to relevant and emergent issues that may impact operations.
- Maintain OIG compliance with the "Green Book" standards (Association of Inspector General)
- Continue Fraud Awareness Training for employees and contractors/vendors.
- Continue to provide evidentiary and investigative support for HCV Department for ITT hearings.
- Increase the utilization of data analysis activities and maximize resources and knowledge sharing through OIG initiatives designed to support a more efficient and compliant operational environment.
- Pursue criminal investigations and seek restitution and or forfeiture where appropriate.

INSPECTOR GENERAL DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTIONS

**FY2018
BUDGET**

Office of Inspector General (125)

Cooperate with the Authority's auditors to promote economy, efficiency, effectiveness and integrity in the administration of programs and operations of the Authority by, at the request of the Audit Committee, reviewing programs, identifying any inefficiencies, waste and potential for misconduct therein, and recommending policies and methods for the elimination of inefficiencies and waste, and for the prevention of misconduct. **\$ 1,374,939**

The OIG receives, registers and investigates complaints and information from any source, and cooperates with the Authority's Ethics Officer who may receive such complaints, pertaining to waste, fraud, and abuse within the Authority's contractors, subcontractors, consultants or vendors. The OIG investigates allegations of fraud or collusion involving Authority contracts and/or contractors, subcontractors, consultants, or vendors as well as the misuse, embezzlement or theft of Authority resources, conflicts of interest, bribery or misconduct involving Authority personnel, or other unethical or illegal activities involving Authority property, officers, employees, Board members, agents, contractors, subcontractors, consultants or vendors.

The OIG review the conduct and performance of the Authority's officers, employees, Board members, agents and contractors. The OIG may review the Authority's policies, procedures, functions and programs, either in response to a complaint or on the Inspector General's own initiative, in order to detect and prevent waste, fraud, abuse or misconduct, and promote efficiencies within the programs and operations of the Authority.

The Inspector General with the concurrence of either the General Counsel or the Chief Executive Officer ("CEO") is also authorized by the Board, pursuant to the authority vested in it under the Act, to issue subpoenas to compel the attendance of witnesses for purposes of examination and the production of documents and other items for inspection and/or duplication when requested by the Inspector General.

The OIG also provides departmental support to various CHA stakeholders for services including, but not limited to, background screenings, obtain official documents, support for ITT hearings and public housing evictions.

INSPECTOR GENERAL DIVISION

TOTAL REVENUE

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
125 - Office of the Inspector General					
MTW Fund	\$831,787	\$914,180	\$1,317,848	\$1,374,939	4.33%
125 - Office of the Inspector General Total	\$831,787	\$914,180	\$1,317,848	\$1,374,939	4.33%
Grand Total	\$831,787	\$914,180	\$1,317,848	\$1,374,939	4.33%

INSPECTOR GENERAL DIVISION

TOTAL EXPENDITURES

	FY2015 ACTUAL	FY2016 ACTUAL	FY2017	FY2018	
	EXPENDITURES	EXPENDITURES	BUDGET	BUDGET	% OF CHANGE
125 - Office of the Inspector General					
Non-Personnel	\$27,073	\$55,169	\$332,250	\$342,218	3.00%
Personnel	\$804,714	\$859,011	\$985,598	\$1,032,721	4.78%
125 - Office of the Inspector General Total	\$831,787	\$914,180	\$1,317,848	\$1,374,939	4.33%
Grand Total	\$831,787	\$914,180	\$1,317,848	\$1,374,939	4.33%

INSPECTOR GENERAL DIVISION

FY2018 BUDGET

125 - Office of the Inspector General

Materials	\$4,000
Personnel	\$1,032,721
Sundry	\$320,218
Training	\$8,000
Travel	\$10,000

125 - Office of the Inspector General	\$1,374,939
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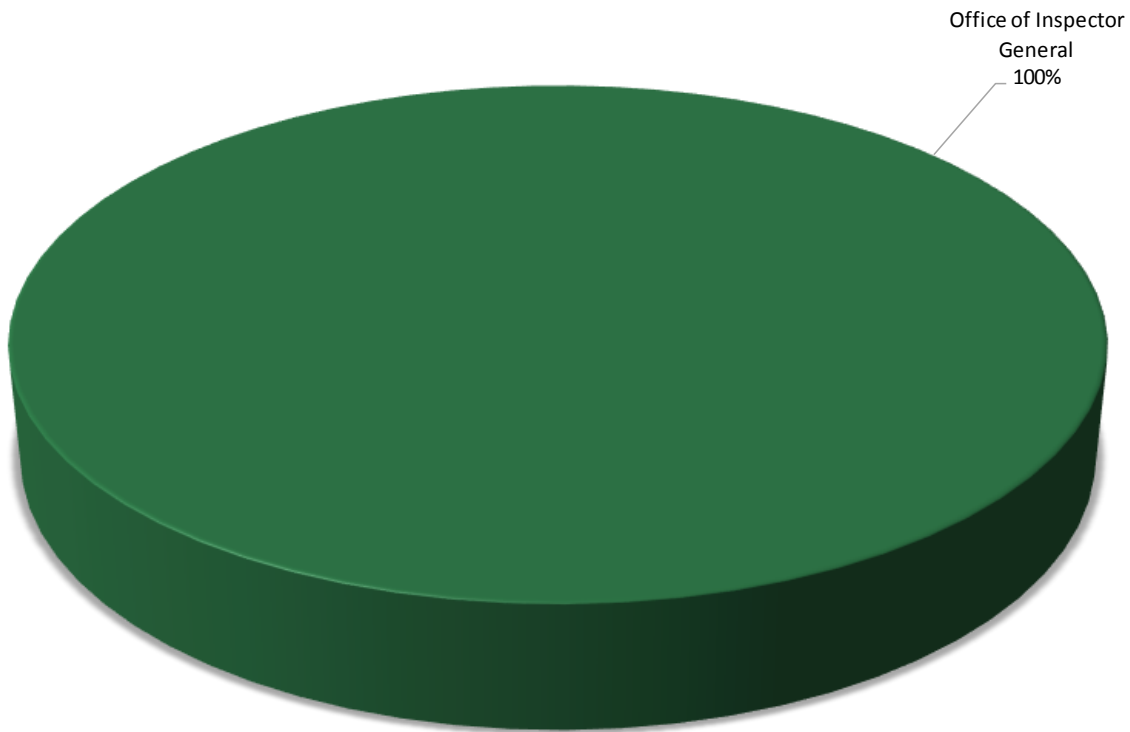
Office of the Inspector General Total	\$1,374,939
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INSPECTOR GENERAL DIVISION

TOTAL FTE'S

	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 BUDGET	FY2018 BUDGET	% OF CHANGE
Office of Inspector General	7.0	7.0	8.0	8.0	0.0%
Inspector General Total	7.0	7.0	8.0	8.0	0.0%

FTEs by Cost Center



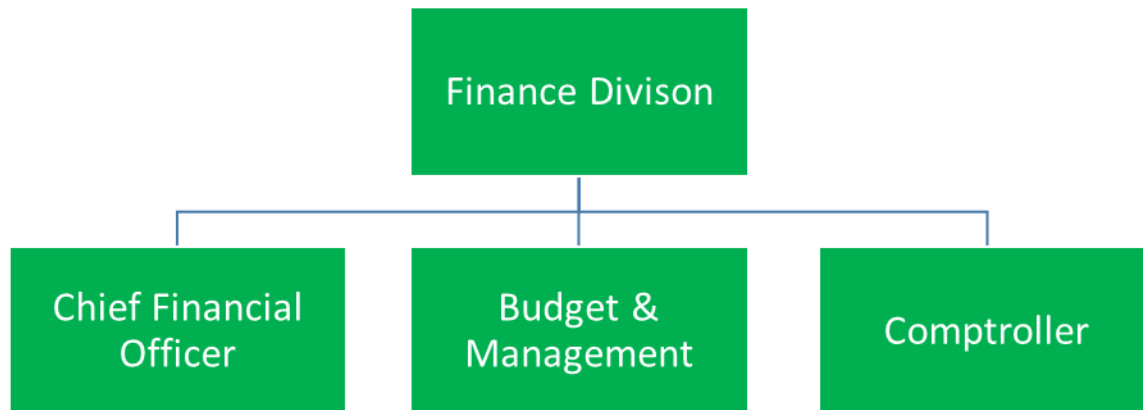
INSPECTOR GENERAL DIVISION

SALARY SCHEDULE

	POSITION	FTE-TOTAL	SALARY TOTAL	PPF TOTAL	BENEFITS TOTAL	POSITION TOTAL
125 - OFFICE OF INSPECTOR GENERAL						
INSPECTOR GENERAL	1.0		\$172,000			
SR AUDITOR	2.0		171,392			
DEPUTY INSPECTOR	1.0		130,000			
SR INVESTIGATOR	1.0		88,584			
INVESTIGATOR	1.0		71,760			
OPERATIONS ANALYST	1.0		52,000			
INFORMATION ANALYST	1.0		51,500			
203 - OFFICE OF INSPECTOR GENERAL	8.0		\$737,236	\$22,117	\$273,368	\$1,032,721
Grand Total	8.0		\$737,236	\$22,117	\$273,368	\$1,032,721

FINANCE DIVISION

The Finance Division is responsible for all of the accounting, budget, treasury and risk management activities of the Authority. This includes providing the Board, Executive Management, staff and outside entities with timely budget and financial information, as well as facilitating the most efficient utilization of Authority resources.



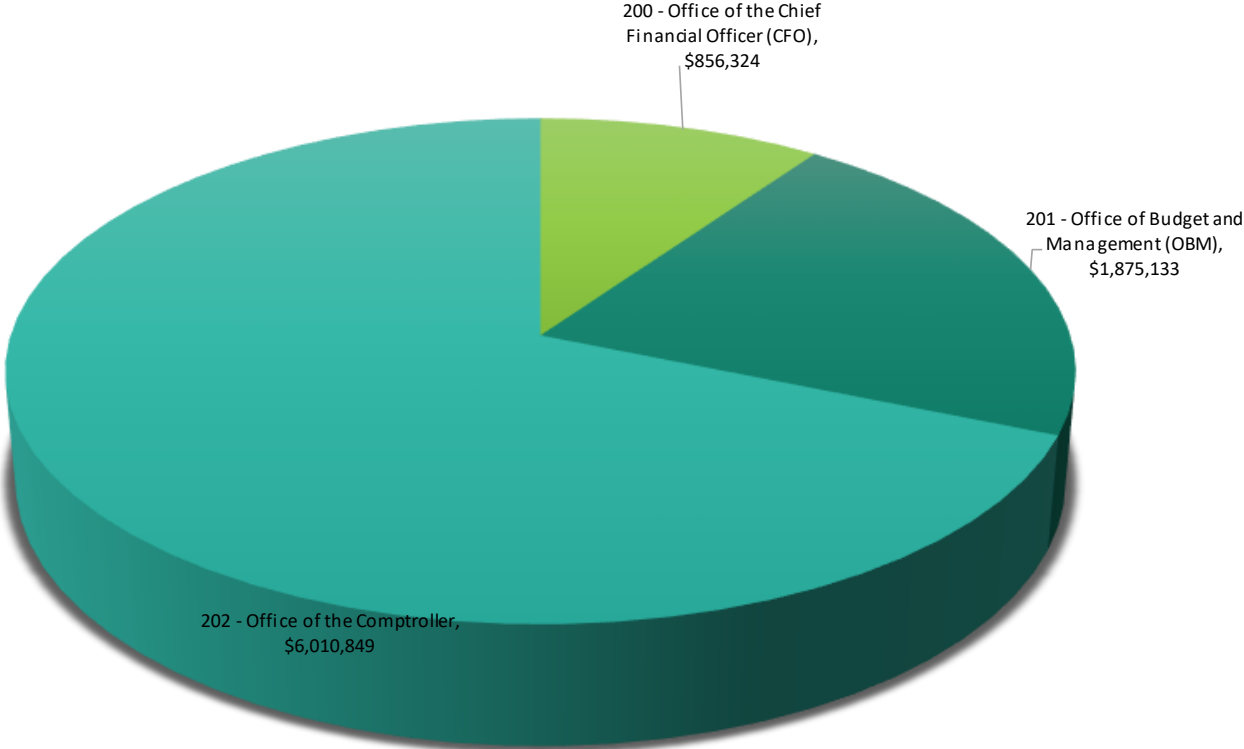
CHICAGO HOUSING AUTHORITY RESIDENTS AT SENIOR DAY OF SERVICE

INSIDE FINANCE

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
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- Total Revenue by Fund Type
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- FY2018 Budget
- Total Full-Time Equivalents
- Salary Schedule

FINANCE DIVISION

EXPENDITURES BY COST CENTER



FINANCE DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
200 - Office of the Chief Financial Officer (CFO)	\$298,513	\$327,533	\$845,928	\$856,324	1.23%
201 - Office of Budget and Management (OBM)	\$808,171	\$738,332	\$844,444	\$1,875,133	122.06%
202 - Office of the Comptroller	\$4,479,035	\$3,997,114	\$5,161,396	\$6,010,849	16.46%
Finance	\$5,585,719	\$5,062,979	\$6,851,768	\$8,742,306	27.59%

BUDGET YEAR COMPARISON

200-Office of the Chief Financial Officer

Budget remained relatively unchanged.

201-Office of Budget & Management

The personnel budget increased by \$1,005,218, or 124.6%, due to the transfer of 9 FTE's from other departments and Pay for Performance. The non-personnel budget increased by \$25,471, or 67.6%, due to additional training and supplies.

202-Office of the Comptroller

The personnel budget increased by \$332,901, or 8.2%, due to Pay for Performance and compensation study salary adjustments. The non-personnel budget increased \$516,522, or 49.9%, due to reallocation of auditing and accounting costs.

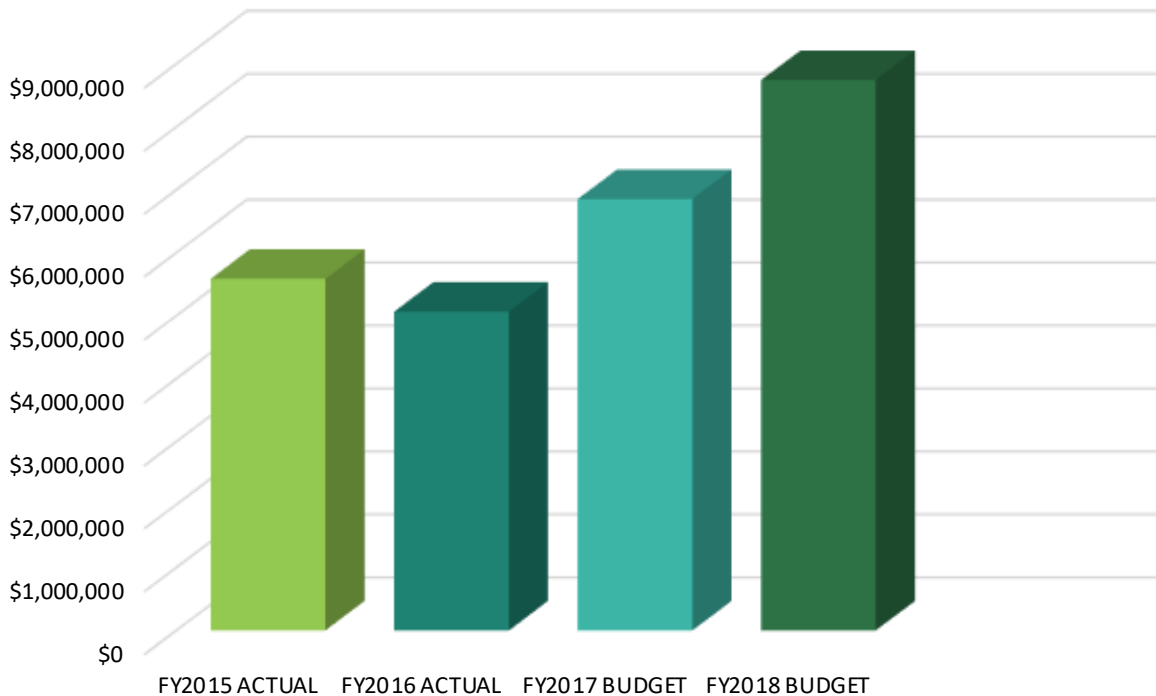
FINANCE DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
MTW Funding	\$5,585,719	\$5,062,979	\$6,851,768	\$8,742,306	27.59%
Grand Total	\$5,585,719	\$5,062,979	\$6,851,768	\$8,742,306	27.59%

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$1,088,427	\$602,864	\$1,630,296	\$2,187,255	34.16%
Personnel	\$4,497,292	\$4,460,116	\$5,221,472	\$6,555,051	25.54%
Grand Total	\$5,585,719	\$5,062,979	\$6,851,768	\$8,742,306	27.59%

EXPENDITURES BY FISCAL YEAR



FINANCE DIVISION

DIVISION SUMMARY

Mission

To ensure effective fiscal management of the Authority through the management of accounting, financial reporting, budget, and risk management activities; ensure the effective use of financial resources to support the Authority's mission by containing cost, and improving productivity. This includes providing the Board of Commissioners, Executive Management, staff and internal and external entities with timely, accurate budget and financial information and relevant analyses and information that facilitate effective decision-making.

2017 Accomplishments

- Received GFOA Certificate of Excellence in Financial Reporting for the Nineteenth consecutive year.
- Implemented a multi company General Ledger system to track CHA Admin LLC and privately managed property operations by program types.
- Established a reporting structure for Federal Data Schedule reporting the Rental Assistance Demonstration properties.
- Complied with MTW agencies new Voucher Manager System (VMS) Financial and Operational data reporting requirements for Rental Assistance Demonstration.
- Revised and updated CHA travel policies and related forms, primarily in conjunction with the implementation of Local Government Expense Control Act, and conducted orientation/training.
- Created a weekly reporting on Job Order Costing (JOC) vendor invoice processing and payment disbursements.
- Implemented a property level ordering system (child account structure) and weekly reporting on status of Lowes primarily the "Open Payables" and "Open To Buy".
- Developed and implemented financial procedures for Job Order Costing (JOC) program tier one advances program.
- Complied with HUD Cash Reconciliation procedures by successfully supporting \$85 M inter program payables and providing necessary information.
- Supported Treasury in adopting GASB72 for fair value measurement and reporting of investments.
- Completed CHA's 2018 budget of \$1.2B on schedule
- Continued to improve the use of Lawson Budget and Planning (LBP), which was implemented in 2013.
- Fully utilized E-Builder construction management system
- Completed over 20 vendor financial reviews as part of the procurement process.
- Received the GFOA's Distinguished Budget Award for the 17th consecutive year.
- Consolidated all finance roles into Finance Division.

FINANCE DIVISION

DIVISION SUMMARY

2018 Goals

- Close books, complete audit and publish CAFR by March 31, 2018.
- Meet all HUD and statutory reporting due dates (FDS, VMS, IRS, State, City, Single Audit filing, Unclaimed property, LIHTC investment partner etc).
- Migrate private property financial accounting systems to single platform.
- Implement an accounting and reporting structure to support third-party financing effort by RAD properties.
- Continue to support effective processing of PPM-related accounts payable activities driven by centralized procurement.
- Continue to support JOC tier one advance disbursements and collections tracking and reporting.
- Secure third party financing to fund future capital needs
- Streamline the processes for the E-Builder construction management system as it relates to invoices, change-order management, and scheduling
- Create project-based reporting out of E-Builder
- Create five-year plan for EPIC reporting in accordance with HUD
- Continue to evaluate ways to support other divisions regarding their financial needs
- Continue to improve data and functionality of RiskPartner database, leverage in underwriting and renewal process
- Conduct specialized training for Property Management staff
- Improve department database by implementing Sharepoint functionality
- Develop procedure manual for DPC – RM processes
- Standardize insurance requirements docs

FINANCE DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTIONS

**FY2018
BUDGET**

Office of the Chief Financial Officer (200)

The Office of the Chief Financial Officer is responsible for ensuring the financial stability of the Chicago Housing Authority. The Chief Financial Officer is charged with enforcement of all financial policies established by the Chief Executive Officer and the Board of Commissioners. To perform this task, the Chief Financial Officer develops procedures to ensure compliance with federal, state and local governmental regulations. This department is also responsible for oversight of the following departments: Office of Budget and Management, Comptroller's Office, Treasury Department, Information Technology, Procurement and Contracts, Human Resources and Training, and Grant Administration. **\$856,324**

Office of Budget and Management (201)

The Office of Budget and Management (OBM) is responsible for coordinating the development, presentation, execution and control of the annual comprehensive budget. OBM manages the fiscal resources of the Chicago Housing Authority and provides Executive Management, staff and outside entities with timely budget and financial information for decision-making. **\$1,875,133**

Office of the Comptroller (202)

The Comptroller's Office is responsible for the maintenance of accounting records, capturing the Authority's financial, operating and capital activity based on Generally Accepted Accounting Principles (GAAP). Additionally, the group is responsible for internal and external financial reporting. The operating areas within the group include General Accounting, Financial Reporting, Accounts Payable, Payroll, Property Accounting, Housing Choice Voucher Finance, and Risk Management. **\$6,010,849**

FINANCE DIVISION

DIVISION SUMMARY

2017 Accomplishments Continued

- Developed new monthly and quarterly financial reports for use throughout the Agency.
- Evaluated the functionality of d/EPM, Lawson's new budgeting application, and recommended against implementation.
- Utilized RiskPartner software in order to efficiently maintain and analyze the portfolio's total insured values essential for insurance programs' underwriting and renewal process
- Reassess AMP / cost allocation methodology for insurance related expenses.
- Implemented Disaster Recovery Services protocols with Property Management and Emergency Services, resulting in immediate response to emergency situations such as fire and extreme water damage.
- Improved coverage terms in Property policy, increased coverage limits to \$2.9B, and achieved 4.5% reduction in rate.
- Held PMIP premiums to flat renewal / zero increase in premium.

FINANCE DIVISION

TOTAL REVENUE

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
200 - Office of the Chief Financial Officer (CFO)					
MTW Funding	\$298,513	\$327,533	\$845,928	\$856,324	1.23%
200 - Office of the Chief Financial Officer (CFO) Total	\$298,513	\$327,533	\$845,928	\$856,324	1.23%
201 - Office of Budget and Management (OBM)					
MTW Funding	\$808,171	\$738,332	\$844,444	\$1,875,133	122.06%
201 - Office of Budget and Management (OBM) Total	\$808,171	\$738,332	\$844,444	\$1,875,133	122.06%
202 - Office of the Comptroller					
MTW Funding	\$4,479,035	\$3,997,114	\$5,161,396	\$6,010,849	16.46%
202 - Office of the Comptroller Total	\$4,479,035	\$3,997,114	\$5,161,396	\$6,010,849	16.46%
Grand Total	\$5,585,719	\$5,062,979	\$6,851,768	\$8,742,306	27.59%

FINANCE DIVISION

TOTAL EXPENDITURES

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
200 - Office of the Chief Financial Officer (CFO)					
Non-Personnel	\$7,825	\$10,485	\$497,870	\$512,806	3.00%
Personnel	\$290,688	\$317,048	\$348,058	\$343,518	-1.30%
200 - Office of the Chief Financial Officer (CFO) Total	\$298,513	\$327,533	\$845,928	\$856,324	1.23%
201 - Office of Budget and Management (OBM)					
Non-Personnel	\$6,943	\$32,315	\$37,700	\$63,171	67.56%
Personnel	\$801,228	\$706,017	\$806,744	\$1,811,962	124.60%
201 - Office of Budget and Management (OBM) Total	\$808,171	\$738,332	\$844,444	\$1,875,133	122.06%
202 - Office of the Comptroller					
Non-Personnel	\$1,073,660	\$560,064	\$1,094,726	\$1,611,278	47.19%
Personnel	\$3,405,375	\$3,437,050	\$4,066,670	\$4,399,571	8.19%
202 - Office of the Comptroller Total	\$4,479,035	\$3,997,114	\$5,161,396	\$6,010,849	16.46%
Grand Total	\$5,585,719	\$5,062,979	\$6,851,768	\$8,742,306	27.59%

FINANCE DIVISION

FY2018 BUDGET

200 - Office of the Chief Financial Officer (CFO)

Personnel	\$343,518
Sundry	\$500,393
Training	\$7,525
Travel	\$4,888
200 - Office of the Chief Financial Officer (CFO)	\$856,324

201 - Office of Budget and Management (OBM)

Personnel	\$1,811,962
Sundry	\$34,800
Training	\$21,771
Travel	\$6,600
201 - Office of Budget and Management (OBM)	\$1,875,133

202 - Office of the Comptroller

Accounting & Audit	\$480,000
Contracts	\$427
General Expense	\$1,017,000
Personnel	\$4,399,571
Sundry	\$68,127
Training	\$28,114
Travel	\$17,610
202 - Office of the Comptroller	\$6,010,849

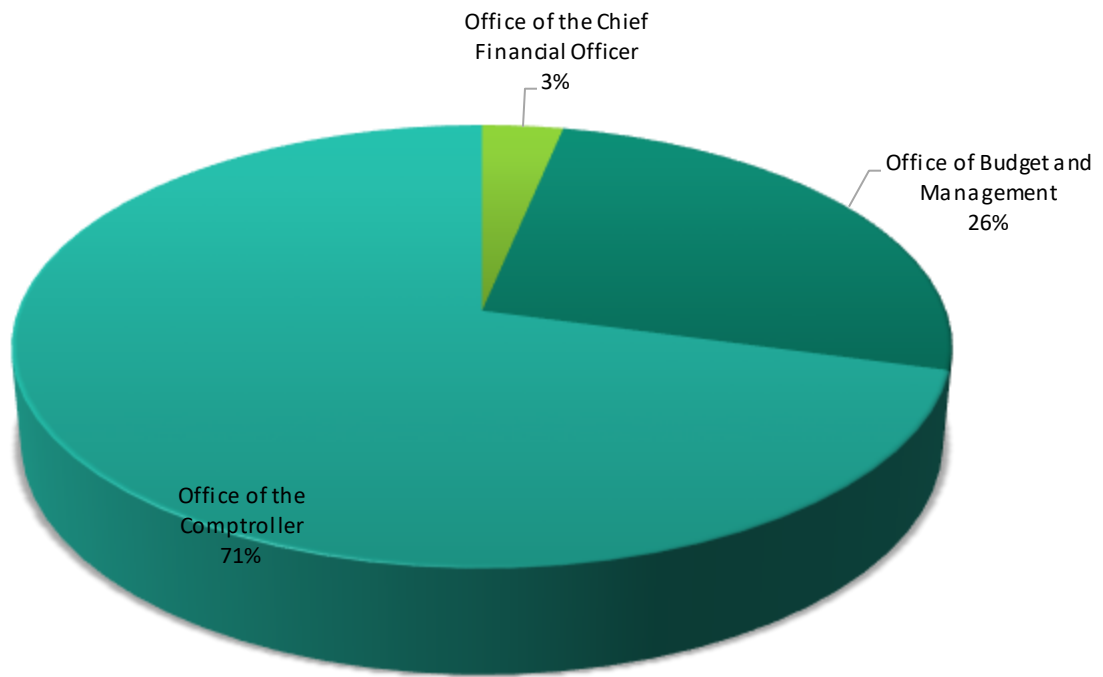
Finance Total	\$8,742,306
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FINANCE DIVISION

TOTAL FTE'S

	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 BUDGET	FY2018 BUDGET	% OF CHANGE
Office of the Chief Financial Officer	3.0	2.0	2.0	2.0	0.0%
Office of Budget and Management	8.0	8.0	7.0	16.0	128.6%
Office of the Comptroller	40.0	41.5	43.5	43.5	0.0%
Finance Total	51.0	51.5	52.5	61.5	17.1%

FTEs by Cost Center



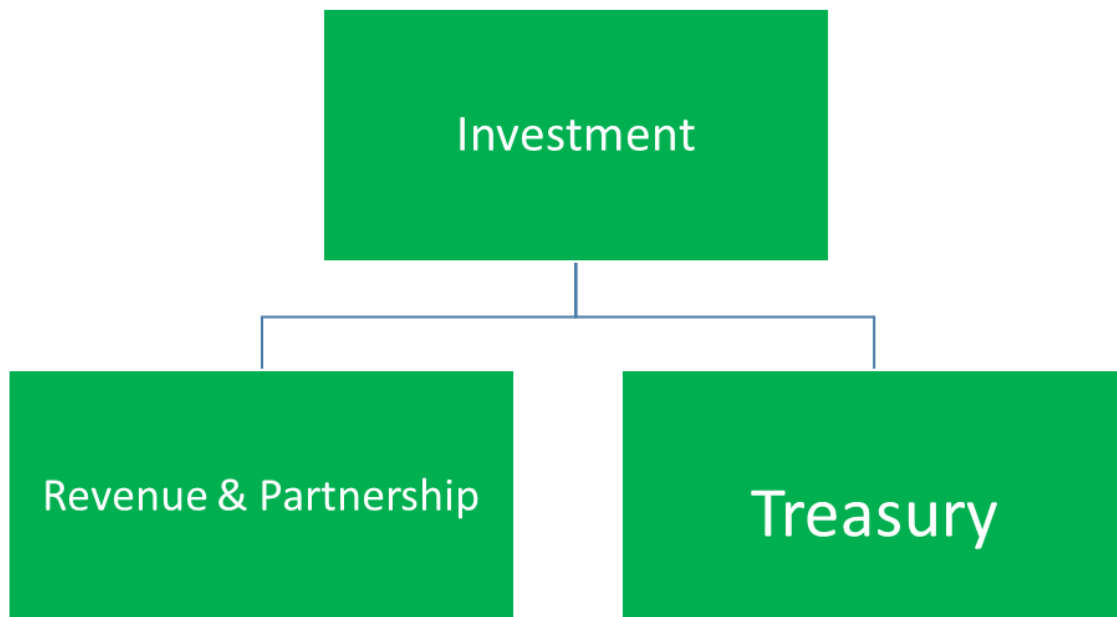
FINANCE DIVISION

SALARY SCHEDULE

	POSITION				
	FTE-TOTAL	SALARY TOTAL	PPF TOTAL	BENEFITS TOTAL	POSITION TOTAL
201- OFFICE BUDGET MANAGEMENT (OBM)					
SR BUDGET ANLY	4.0	\$326,888			
FINANCIAL ANALYST	4.0	301,929			
SIR.DIR., BUDGET MGMT	1.0	130,000			
DIR, CAP BUDG & CONTRL	1.0	105,000			
MGR, CAPITAL BUDGET	1.0	98,596			
BUDGET ANALYST	2.0	94,696			
MGR, FINANCIAL	1.0	92,949			
MGR, FINANCE	1.0	73,000			
ADMIN SEC	1.0	50,454			
201- OFFICE BUDGET MANAGEMENT (OBM)	16.0	\$1,273,512	\$38,205	\$472,218	\$1,811,962
200- OFFICE OF THE CHIEF FINANCIAL OFFICER (CFO)					
CHIEF FINANCIAL OFFICER	1.0	\$180,000			
EXCU ADM ASST III	1.0	65,221			
200- OFFICE OF THE CHIEF FINANCIAL OFFICER (CFO)	2.0	\$245,221	\$7,365	\$90,932	\$343,518
202- OFFICE OF THE COMPTROLLER					
SR ACCOUNTANT	4.0	\$293,784			
FINANCIAL ANALYST	3.0	231,919			
DIR, ASST COMPTROLLER	2.0	230,900			
MGR, ACCOUNTING	2.0	170,480			
AP BOOKKEEPER	3.0	165,809			
DEPUTY CFO	1.0	150,000			
SR ACCOUNT PROP MGMT	2.0	140,786			
RISK ANALYST	2.0	137,071			
ACCOUNTING ASSISTANT	3.0	120,280			
DIR, RISK MGMT	1.0	119,000			
SR PAYROLL ASSISTANT	1.5	111,525			
ACCOUNTS PAYABLES	2.0	108,874			
ACCOUNTANT	2.0	105,264			
MGR, FINANCIAL RPTG	1.0	101,000			
ACCOUNTANT RECEIVABLES	2.0	98,483			
MGR, GEN ACCOUNTING	1.0	93,600			
PAYROLL MANAGER	1.0	88,400			
MGR, PROPTY ACCOUNTING	1.0	88,400			
MANAGER, HCV	1.0	88,400			
HCV ACCOUNTING SUPERVISOR	1.0	82,742			
FINANCIAL REPORTING	1.0	75,937			
SR. ACCOUNTING PPTY MGMT	1.0	70,408			
HCV SR ACCOUNTANT	1.0	69,731			
ACCT PPTY MGMT	1.0	69,054			
EXEC ADMIN ASST III	1.0	68,064			
HCV ACCOUNTANT	1.0	52,000			
ACCOUNTANT AP	1.0	48,000			
202- OFFICE OF THE COMPTROLLER	43.5	\$3,179,911	\$95,397	\$1,163,665	\$4,399,571
Grand Total	61.5	\$4,698,644	\$140,967	\$1,726,815	\$6,555,051

INVESTMENT DIVISION

The Investment Division provides the best-in-class management and execution of investment, banking and grant portfolios in compliance with all applicable federal and state regulations as well as CHA policies coupled with the development of alternative revenue sources.

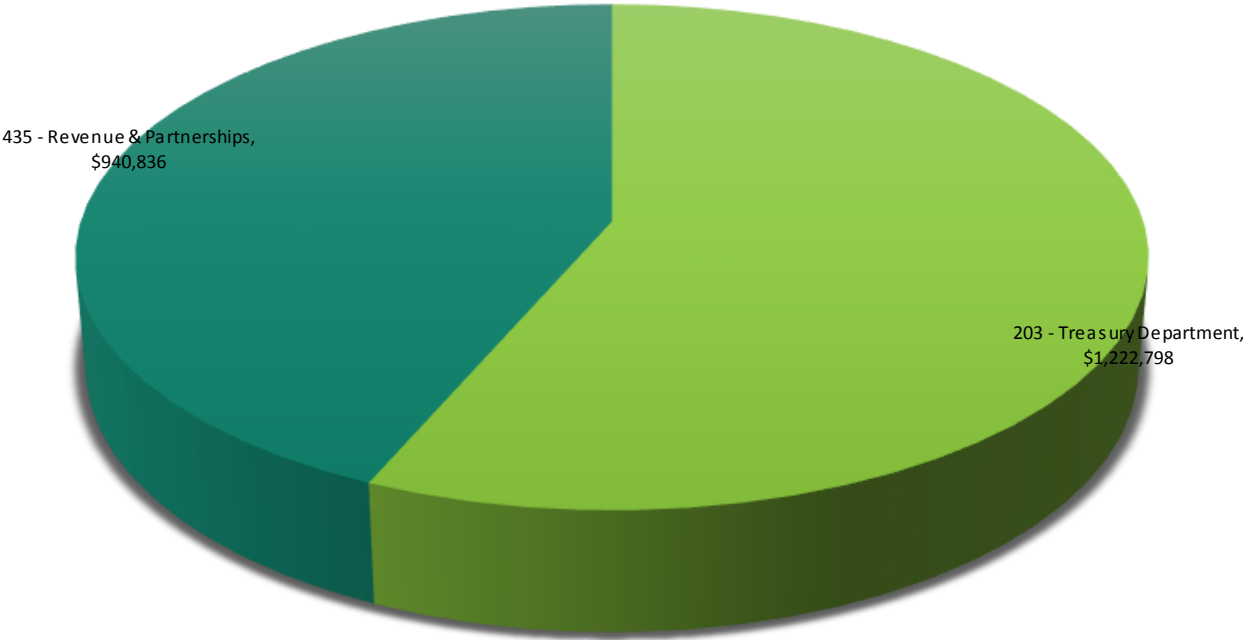


INSIDE INVESTMENT

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2018 Budget
- Total Full-Time Equivalents
- Salary Schedule

INVESTMENT DIVISION

EXPENDITURES BY COST CENTER



INVESTMENT DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
203 - Treasury Department	\$623,728	\$671,712	\$1,016,410	\$1,222,798	20.31%
435 - Revenue & Partnerships	\$695,080	\$708,484	\$1,360,451	\$940,836	-30.84%
Investment Total	\$1,318,808	\$1,380,196	\$2,376,861	\$2,163,634	-8.97%

BUDGET YEAR COMPARISON

203-Treasury Department

The personnel budget increased by \$40,495 or 4.4% due to Pay for Performance and compensation study salary adjustments. The non-personnel budget increased by \$165,893 or 61.5% due to an increase in fiscal agent fees.

435- Revenue & Partnerships

The personnel budget decreased by \$430,454 or 38.7% due to a decrease in 4 FTE's. The non-personnel budget remained relatively unchanged.

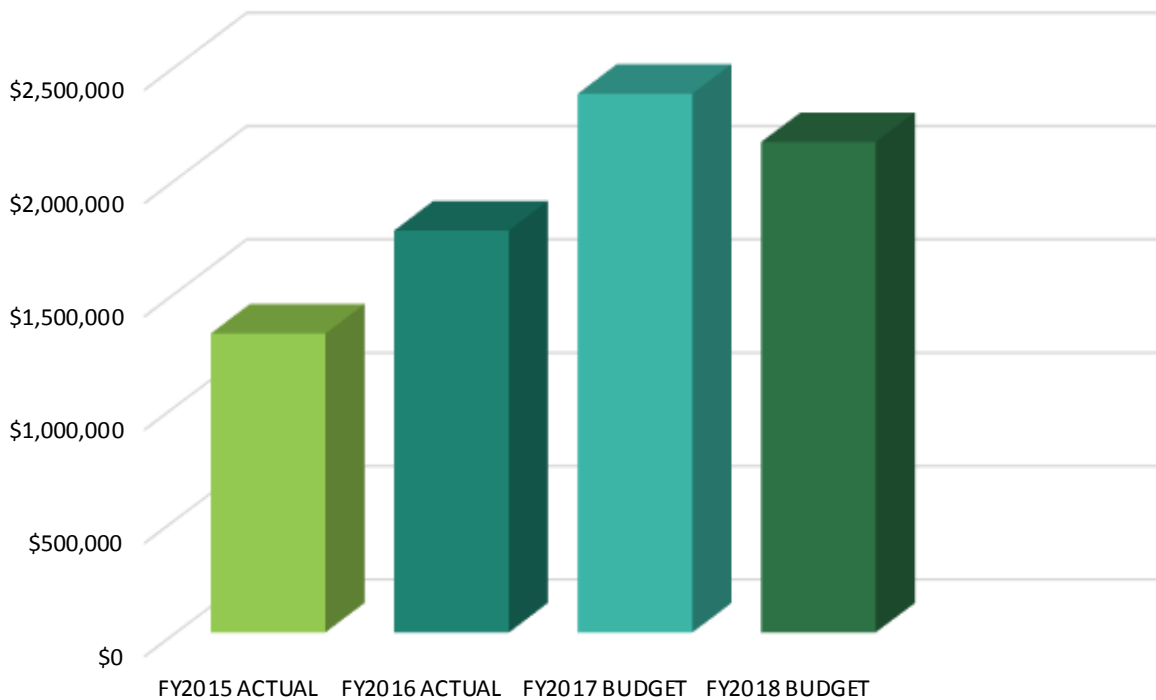
INVESTMENT DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
MTW Funding	\$1,318,808	\$1,773,575	\$2,376,861	\$2,163,634	-8.97%
Grand Total	\$1,318,808	\$1,773,575	\$2,376,861	\$2,163,634	-8.97%

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$105,085	\$154,862	\$348,824	\$525,556	50.67%
Personnel	\$1,213,723	\$1,618,713	\$2,028,037	\$1,638,078	-19.23%
Grand Total	\$1,318,808	\$1,773,575	\$2,376,861	\$2,163,634	-8.97%

EXPENDITURES BY FISCAL YEAR



INVESTMENT DIVISION

DIVISION SUMMARY

Mission

To provide best-in-class management and execution of investment, banking and grant portfolios in compliance with all applicable and state regulations as well as CHA policies coupled with the development of alternative revenue sources.

The Investment Division will also employ best practices aligned with risk/reward and return on investment attributes as it strives to help families increase their potential for long-term economic success and build strong communities throughout Chicago.

2017 Accomplishments

- Maintained or exceeded benchmark returns for CHA Investment portfolios
- Developed Financing and Funding platforms for CHA acquisitions and community development
- Received Board Approval for relaunch of CHCS 501 C-4, alternative revenue instrumentality
- Received Board approval for 2017 CHA revised Investment Policy
- Implemented CHA Section 3 Business Line of Credit banking program
- Assisted in the doubling of revenue for SpringBoard 2 Success-CHA 501 C-3 nonprofit
- Closed Devon Collection Public Private Partnership, \$15.3million transaction
- Provided critical support for Concord Residential and Concord Commercial P-3 Development
- Developed e-banking platforms in connection with RAD transitioned properties
- CHA Retirement Plan and Trust Board of Trustees approved Amended and Restated Plan 2017
- Received Affirmation of CHA Standard and Poor's Institutional Credit Rating of AA
- Maintained compliance of all activities within all applicable HUD, State and local guidelines
- Assisted in the development and management of 8 Federal grants totaling \$ 7.5 million
- Performed Capital grant closeouts with HUD for 2013/2014 grants in the amount of \$206 million

INVESTMENT DIVISION

DIVISION SUMMARY

2018 Goals

- Perform strategic management of various CHA investment portfolios to meet and/or exceed benchmark returns.
- Implement the reconstitution of CHA cross-functional staff Investment Committee.
- Develop best in class banking products/services for CHA and related party affiliates.
- Provide management support and structure for CHA affiliates.
- Provide support and engagement for CHA Capital financing initiatives.
- Continue the HUD closeout of legacy grants outstanding.
- Provide management and support to CHA Retirement Plan Trustees and stakeholders.
- Implement CHCS 501 C-4 business plan activities focused on generating alternative revenue.
- Provide Project management and support for CHA 80th Anniversary initiative.

INVESTMENT DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTIONS

**FY2018
BUDGET**

Treasury Department (203)

The Treasury Department is responsible for the cash management activities of the Authority. These activities include fiscal oversight in connection with the various Investment, Debt and Grant portfolios. Additionally, Treasury maintains administration and control of electronic banking management for the Authority as well as designated third parties. **\$1,222,798**

Revenue & Partnerships (435)

The Grants Development Department facilitates as an essential and centralized unit and manages the Agency's process for developing and receiving resources. This department provides oversight management; technical assistance; as well as fiscal and programmatic monitoring of grant-funded programs received under the CHA; and, ensures effectiveness, efficiency and compliance with the terms and conditions of grant agreements. **\$940,836**

INVESTMENT DIVISION

TOTAL REVENUE

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
203 - Treasury Department					
MTW Funding	\$623,728	\$789,560	\$1,016,410	\$1,222,798	20.31%
203 - Treasury Department Total	\$623,728	\$789,560	\$1,016,410	\$1,222,798	20.31%
435 - Revenue & Partnership					
MTW Funding	\$695,080	\$984,015	\$1,360,451	\$940,836	-30.84%
435 - Revenue & Partnerships Total	\$695,080	\$984,015	\$1,360,451	\$940,836	-30.84%
Grand Total	\$1,318,808	\$1,773,575	\$2,376,861	\$2,163,634	-8.97%

INVESTMENT DIVISION

TOTAL EXPENDITURES

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
203 - Treasury Department					
Non-Personnel	\$98,461	\$84,979	\$102,000	\$267,893	162.64%
Personnel	\$525,267	\$704,581	\$914,410	\$954,905	4.43%
203 - Treasury Department Total	\$623,728	\$789,560	\$1,016,410	\$1,222,798	20.31%
435 - Revenue & Partnerships					
Non-Personnel	\$6,624	\$69,883	\$246,824	\$257,663	4.39%
Personnel	\$688,456	\$914,132	\$1,113,627	\$683,173	-38.65%
435 - Revenue & Partnerships Total	\$695,080	\$984,015	\$1,360,451	\$940,836	-30.84%
Grand Total	\$1,318,808	\$1,773,575	\$2,376,861	\$2,163,634	-8.97%

INVESTMENT DIVISION

FY2018 BUDGET

203 - Treasury Department

Fiscal Agent Fees	\$242,836
Personnel	\$954,905
Sundry	\$15,150
Training	\$3,827
Travel	\$6,080
203 - Treasury Department	\$1,222,798

435 - Revenue & Partnerships

Contracts	\$50,000
Personnel	\$683,173
Sundry	\$7,987
Consultant Fees	\$190,000
Training	\$6,644
Travel	\$3,032
435 - Revenue & Partnerships	\$940,836

Investment Total	\$2,163,634
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INVESTMENT DIVISION

TOTAL FTE'S

	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 BUDGET	FY2018 BUDGET	% OF CHANGE
Treasury Department	5.0	5.0	7.0	7.0	0.0%
Revenue & Partnership	7.5	7.5	10.0	6.0	-40.0%
Investment Total	12.5	12.5	17.0	13.0	-23.5%

FTEs by Cost Center



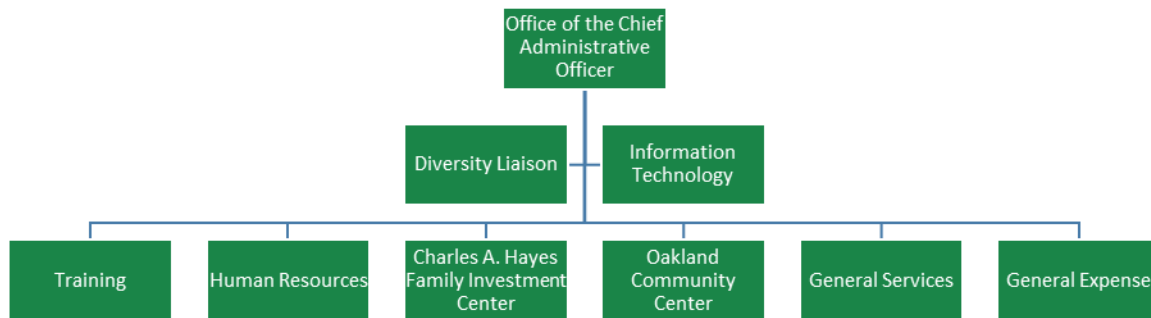
INVESTMENT DIVISION

SALARY SCHEDULE

	POSITION				
	FTE-TOTAL	SALARY TOTAL	PFP TOTAL	BENEFITS TOTAL	POSITION TOTAL
203 - TREASURY					
CHIEF INVESTMENT OFFICER	1.0	\$175,000			
SR. ADVISOR	1.0	108,150			
ASST TREASURER	1.0	106,392			
MGR CAP & REV PORT	1.0	83,000			
INVESTMENT PORTF MGR	1.0	78,000			
TREASURY BNKG ANALYST	1.0	66,144			
TREASURY ANALYST	1.0	65,000			
203 - TREASURY	7.0	\$681,686	\$20,451	\$252,769	\$954,905
435 - REVENUE & PARTNERSHIPS					
SR. DIRECTOR GRANTS & STRAT	1.0	\$122,429			
DIR. GRANT DEVELOPMENT	1.0	103,428			
SR. MGR, GRANT ADMIN	1.0	84,088			
REVENUE COMP ANALYST	1.0	72,072			
GRANT DEVELOPER	1.0	59,946			
COORDINATOR REV & PART	1.0	45,732			
435 - REVENUE & PARTNERSHIPS	6.0	\$487,696	\$14,638	\$180,840	\$683,173
Grand Total	13.0	\$1,169,381	\$35,088	\$433,610	\$1,638,078

ADMINISTRATION DIVISION

The Administration Division is responsible for providing support in the areas of human resources and training, information technology and building and fleet services in support of the Authority’s goals.



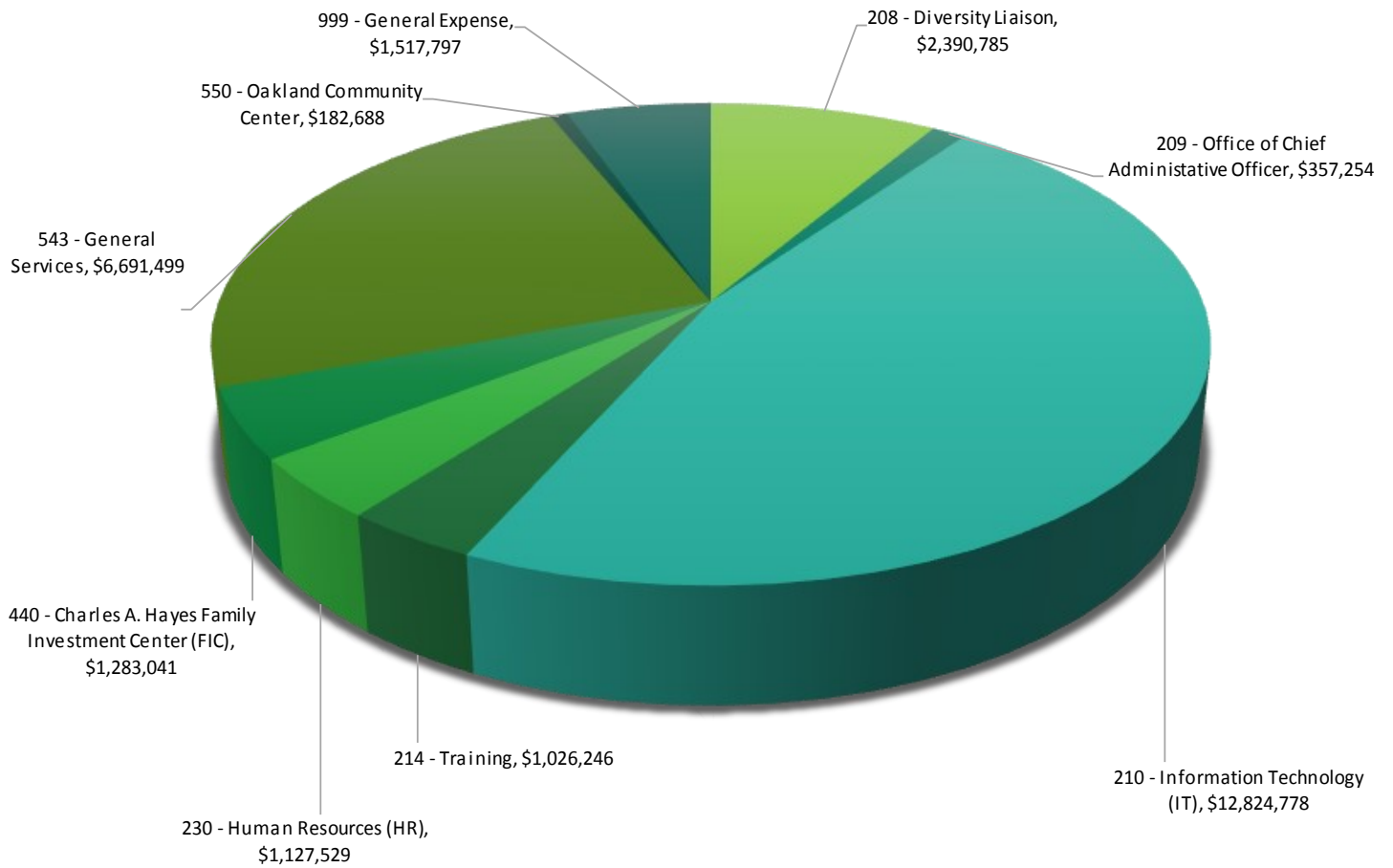
CHICAGO HOUSING AUTHORITY AT THE BUD BILLIKEN PARADE

INSIDE ADMINISTRATION

- Expenditures by Cost Center
- Total Revenue & Expenditures
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- Total Revenue by Fund Type
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- Salary Schedule

ADMINISTRATION DIVISION

EXPENDITURES BY COST CENTER



ADMINISTRATION DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
208 - Diversity Liaison	\$697,543	\$1,151,605	\$2,278,386	\$2,390,785	4.93%
209 - Office of Chief Administrative Officer	\$121,779	\$209,850	\$357,150	\$357,254	0.03%
210 - Information Technology (IT)	\$10,014,349	\$10,664,418	\$12,236,611	\$12,824,778	4.81%
214 - Training	\$734,927	\$738,258	\$913,541	\$1,026,246	12.34%
230 - Human Resources (HR)	\$748,686	\$944,041	\$889,986	\$1,127,529	26.69%
440 - Charles A. Hayes Family Investment Center (FIC)	\$894,904	\$859,659	\$1,001,691	\$1,283,041	28.09%
543 - General Services	\$5,256,220	\$6,083,247	\$5,971,642	\$6,691,499	12.05%
550 - Oakland Community Center	\$195,032	\$203,298	\$177,367	\$182,688	3.00%
999 - General Expense	\$236,815	\$864,642	\$2,002,000	\$1,517,797	-24.19%
Administration	\$18,900,255	\$21,719,018	\$25,828,374	\$27,401,617	6.09%

BUDGET YEAR COMPARISON

208-Diversity Liaison

The personnel budget increased by \$66,462 or 8.90% due to Pay for Performance (PFP) and the addition of 1 FTE; the non-personnel budget increased by \$45,937 or 3.00% due primarily to an increase in advertising costs and training.

209-Office of the Chief Administrative Officer

The Office of the Chief Administrative Officer overall budget increased by 0.03% or \$104 due to a small increase in training and personnel.

210-Information Technology

The personnel budget increased by \$352,678 or 8.43% due to PFP, compensation study salary adjustments, and the addition of 1 FTE; the non-personnel budget increased by \$235,489 or 2.92% due mostly to increases in equipment additions and replacements.

214-Training

The personnel budget increased by \$109,659 or 13.69% due to PFP and the addition of 3.0 FTEs; the non-personnel budget increased by \$3,046 or 2.70% due to increases in tuition reimbursement and office supplies.

230-Human Resources

The personnel budget increased by \$234,433 or 31.76% due to PFP, the addition of 1 FTE and compensation study salary adjustments; the non-personnel budget increased by \$3,110 or 2.05% mostly due to an increase in consultant fees.

440-Charles A. Hayes Family Investment Centers

The personnel budget increased by \$156,800 or 34.85% due to PFP, the addition of 1 FTE, and compensation study salary adjustments; the non-personnel budget increased by \$124,550 or 22.58% due mostly to increases in maintenance costs.

543-General Services

The personnel budget increased by \$103,596 or 11.29% due to PFP and compensation study salary adjustments; the non-personnel budget increased by \$616,261 or 12.19% due to increases in office rent, rental of equipment, postage & carrier expense, auto lease expense, and office supplies.

550-Oakland Community Center

The non-personnel budget increased by \$5,321 or 3.00% due mostly to increases in maintenance costs.

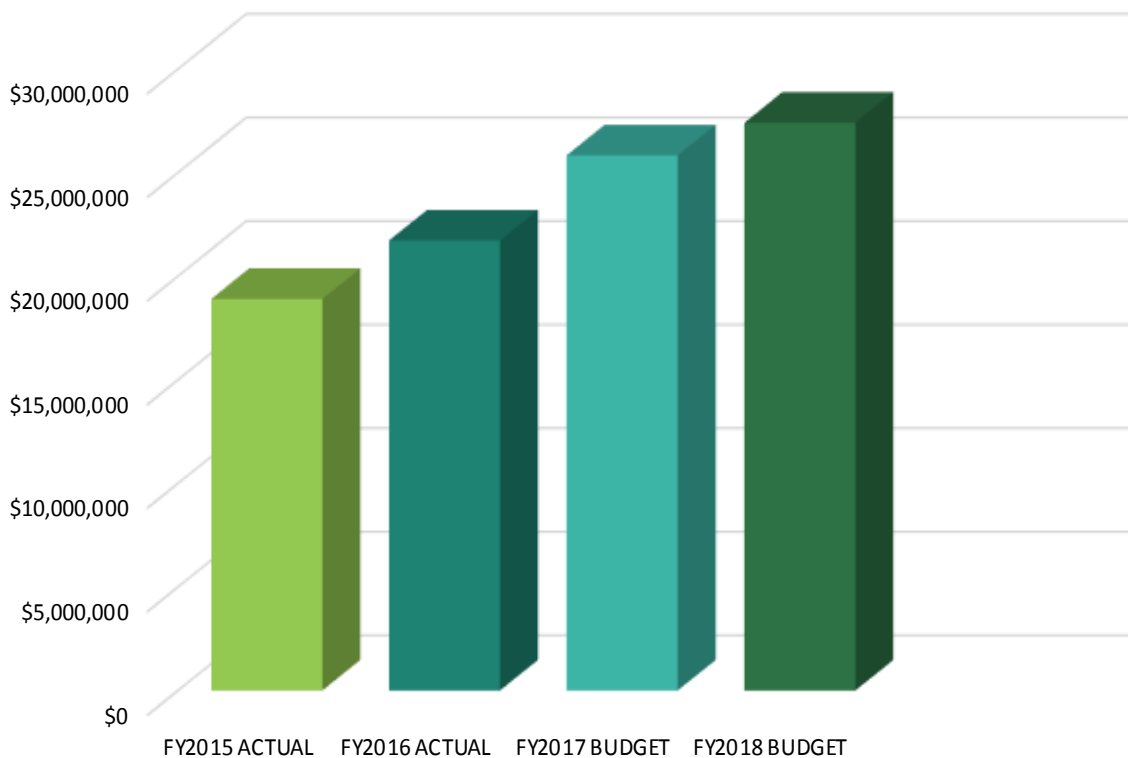
ADMINISTRATION DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
MTW Fund	\$18,795,429	\$21,081,843	\$25,828,374	\$26,951,617	4.34%
Other Funding	\$104,826	\$637,175	\$0	\$450,000	100.00%
Grand Total	\$18,900,255	\$21,719,018	\$25,828,374	\$27,401,617	6.09%

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$11,817,992	\$14,652,166	\$17,689,846	\$18,191,370	2.83%
Personnel	\$7,082,263	\$7,066,852	\$8,138,528	\$9,210,247	13.16%
Grand Total	\$18,900,255	\$21,719,018	\$25,828,374	\$27,401,617	6.09%

EXPENDITURES BY FISCAL YEAR



ADMINISTRATION DIVISION

DIVISION SUMMARY

Mission

To provide the highest quality support services in the most efficient, cost effective, customer-oriented manner to the Board of Commissioners, Executive Management, staff and external entities.

2017 Accomplishments

- Revised Employee Handbook to include updated policies and procedures which will educate new employees and serve as a resource for current employees.
- Implemented results of compensation study and updated salary schedule to remain competitive with market.
- Established a mid-year evaluation process to review goals that were established at the beginning of the year.
- Coordinated and enhanced monthly all-staff training session.
- Partnered with City Colleges on the delivery of training such as customer service, communication strategies, business writing, time management and public speaking.
- Coordinated the hiring of 70+ summer interns and conducted orientation and coaching sessions.
- Implemented system to track education and certification credentials.
- Renewed annual employee benefits with overall 1% decrease in costs.
- Developed a web-application for employees to electronically file the annual Statement of Financial Interest.
- Seamless transition of 315 phones, 111 MiFi Hotspots and 31 iPads to new mobile device provider.
- Upgraded various senior housing computer labs.
- Implemented new wide area network (WAN) at 90 CHA locations.
- Established a cloud based disaster recovery solution.
- Launched a Summer Youth Program Application Site.
- Newly designed HR Careers Site Landing page.
- Established Electronic Data Interface for City Pension employees to provider Municipal Employees' Annuity and Benefit Fund of Chicago.
- Updated Information Technology procedures—Change Control, Records Management and Business Analysis.
- Developed Reasonable Accommodations application.
- Expanded network storage at Disaster Recovery site.

ADMINISTRATION DIVISION

2017 Accomplishments

- Entered into new copier contract to supply & deliver 35 new copiers.
- Redefined high volume printing conditions
- Took delivery of five new fuel efficient vehicles.
- Implemented new request form using Google Doc.
- Assisted various departments in the delivery and pick up of food, supplies and equipment to residents.
- Processed 4,000+ service request for vehicles, set-ups & shuttle service.
- Exercised IGA option with City of Chicago for Fuel & Vehicle Maintenance.
- Processed 120 request for high volume printing via the IGA with City of Chicago.
- Coordinate the move of the new Section 3 Office.

2018 Goals

- Complete the implementation of Lawson V10 Upgrade and installation and configuration of the Lawson Contract Management Application.
- Complete next phase of Electronic Data Interface with remaining benefit providers.
- Create a comprehensive employee benefit guide.
- Enhance HR hiring system to include additional features.
- Develop and implement a Wellness initiative.
- Develop and implement leadership training for middle management.
- Partner with college/university to expand training offerings.
- Develop a viable and practical cross-training program.
- Conduct an Information Technology assessment and develop a 5-year Strategic Plan.
- Upgrade to Yardi V7 and Yardi Custom Interface, Integration and Reports Update.
- Develop a site-based Waitlist Application Portal.
- Occupancy Cisco Implementation (Call Center).
- Develop a Reasonable Accommodations Transfer Portal.
- Change Control Automation.

ADMINISTRATION DIVISION

2018 Goals

- Develop an Ameriflex Enrollment Automation Application
- Implement Video surveillance enhancements.
- Develop and host new state of the art Amazon Web Services data center/CMS platform.
- Implement iFile Phase II to expand use and capabilities by aligning the Authority with one central document repository.
- Upgrade Intranet Homepage.
- Establish in-house printing options for small & mid-size orders.
- Establish automated procedures for vehicle check-out & check-in.
- Develop leasing marketing plan for Charles A. Hayes Family Investment Center.
- Expand vehicle pool to include a passenger van.
- Dispose of outdated vehicles which are no longer manufactured.
- Automate vehicle preventative maintenance schedule.

ADMINISTRATION DIVISION

COST CENTER DESCRIPTIONS

**FY2018
BUDGET**

Diversity Liaison (208)

The Diversity Liaison engages the broader community (*e.g. Asians, Hispanics, Caucasians, immigrants, seniors, disabled, Lesbian, Gay, Bisexual and Transgender (LGBT), Veterans, ex-offenders,*) to ensure that the interests of this diverse group is fairly represented at the Chicago Housing Authority. The Diversity Liaison focuses on the following issues that impact the community: **\$2,390,785**

- Access to Public Housing and Housing Choice Voucher programs reflecting proportional representation
- Marketing and outreach strategies that are language appropriate and culturally relevant
- Staffing at customer service centers, Family and Senior properties, and the CHA corporate offices that is equipped to communicate with diverse individuals and provides equitable employment opportunity
- Economic opportunity throughout the CHA procurement process
- Stakeholder input into development and redevelopment projects
- Monitoring and reporting on diversity participation in CHA housing, employment and procurement.

Office of the Chief Administrative Officer (209)

The Office of the Chief Administrative Officer is responsible for ensuring the daily internal support for the Chicago Housing Authority. This department is also responsible for oversight of the following departments: Diversity Liaison, Information Technology, Training, Department of Procurement and Contracts, Human Resources, Charles A. Hayes Family Investment Center, Oakland Community Services, General Services, and General Expense. **\$357,254**

ADMINISTRATION DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTIONS

**FY2018
BUDGET**

Information Technology (210)

Information Technology provides the technical resources necessary for the Finance, Asset Management, Legal, Development Management and Resident Services departments to operate effectively. This department is also responsible for providing Authority-wide communication support **\$12,824,778**

Training (214)

Training facilitates employee access to resources, knowledge and experiences necessary to gain skills and competencies to develop CHA as a model for public housing asset management. **\$1,026,246**

Human Resources (230)

Human Resources provides strategic counsel and guidance on all human resource and personnel matters for the Chicago Housing Authority. The department is responsible for recruitment and retention, compensation and benefit administration, performance management, and employee labor relations. **\$1,127,529**

Charles A. Hayes Family Investment Center (440)

Continue to improve the relationships between the Chicago Housing Authority residents, employees, FIC occupants and the community by providing collaboration opportunities in order to maximize relationships to expand additional services. **\$1,283,041**

General Services (543)

General Services is responsible for managing the administrative headquarters and satellite offices of the CHA. Services include, fleet management, mail and messenger services, warehouse services, audio services, and vendor contract management including copy paper, office supplies, parking services, business cards and envelopes, conference services. **\$6,691,499**

Oakland Community Center (550)

CHA's non-residential facility located within an approximately 94 acre CHA site the previously included over 3,200 public housing units that provides programming for the nearly 500 young people at Oakwood Shores. **\$182,688**

ADMINISTRATION DIVISION

TOTAL REVENUE

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
208 - Diversity Liaison					
MTW Fund	\$697,543	\$1,151,605	\$2,278,386	\$2,390,785	4.93%
208 - Diversity Liaison Total	\$697,543	\$1,151,605	\$2,278,386	\$2,390,785	4.93%
209 - Office of Chief Administrative Officer					
MTW Fund	\$121,779	\$209,850	\$357,150	\$357,254	0.03%
209 - Office of Chief Administrative Officer Total	\$121,779	\$209,850	\$357,150	\$357,254	0.03%
210 - Information Technology (IT)					
MTW Fund	\$10,014,349	\$10,664,418	\$12,236,611	\$12,824,778	4.81%
210 - Information Technology (IT) Total	\$10,014,349	\$10,664,418	\$12,236,611	\$12,824,778	4.81%
214 - Training					
MTW Fund	\$734,927	\$738,258	\$913,541	\$1,026,246	12.34%
214 - Training Total	\$734,927	\$738,258	\$913,541	\$1,026,246	12.34%
230 - Human Resources (HR)					
MTW Fund	\$748,686	\$944,041	\$889,986	\$1,127,529	26.69%
230 - Human Resources (HR) Total	\$748,686	\$944,041	\$889,986	\$1,127,529	26.69%
440 - Charles A. Hayes Family Investment Center (FIC)					
MTW Fund	\$894,904	\$859,659	\$1,001,691	\$1,283,041	28.09%
440 - Charles A. Hayes Family Investment Center (FIC) Total	\$894,904	\$859,659	\$1,001,691	\$1,283,041	28.09%
543 - General Services					
MTW Fund	\$5,256,220	\$6,083,247	\$5,971,642	\$6,691,499	12.05%
543 - General Services Total	\$5,256,220	\$6,083,247	\$5,971,642	\$6,691,499	12.05%
550 - Oakland Community Center					
MTW Fund	\$195,032	\$203,298	\$177,367	\$182,688	3.00%
550 - Oakland Community Center Total	\$195,032	\$203,298	\$177,367	\$182,688	3.00%
999 - General Expense					
MTW Fund	\$131,989	\$227,467	\$2,002,000	\$1,067,797	-46.66%
Other Funding	\$104,826	\$637,175	\$0	\$450,000	100.00%
999 - General Expense Total	\$236,815	\$864,642	\$2,002,000	\$1,517,797	-24.19%
Grand Total	\$18,900,255	\$21,719,018	\$25,828,374	\$27,401,617	6.09%

ADMINISTRATION DIVISION

TOTAL EXPENDITURES

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
208 - Diversity Liaison					
Non-Personnel	\$257,650	\$794,832	\$1,531,300	\$1,577,237	3.00%
Personnel	\$439,893	\$356,774	\$747,086	\$813,548	8.90%
208 - Diversity Liaison Total	\$697,543	\$1,151,605	\$2,278,386	\$2,390,785	4.93%
209 - Office of Chief Administrative Officer					
Non-Personnel	\$0	\$2,570	\$6,377	\$6,390	0.20%
Personnel	\$121,779	\$207,279	\$350,773	\$350,864	0.03%
209 - Office of Chief Administrative Officer Total	\$121,779	\$209,850	\$357,150	\$357,254	0.03%
210 - Information Technology (IT)					
Non-Personnel	\$6,548,571	\$7,391,885	\$8,054,268	\$8,289,757	2.92%
Personnel	\$3,465,778	\$3,272,533	\$4,182,343	\$4,535,021	8.43%
210 - Information Technology (IT) Total	\$10,014,349	\$10,664,418	\$12,236,611	\$12,824,778	4.81%
214 - Training					
Non-Personnel	\$32,004	\$71,398	\$112,679	\$115,725	2.70%
Personnel	\$702,922	\$666,860	\$800,862	\$910,521	13.69%
214 - Training Total	\$734,927	\$738,258	\$913,541	\$1,026,246	12.34%
230 - Human Resources (HR)					
Non-Personnel	\$105,558	\$271,663	\$151,750	\$154,860	2.05%
Personnel	\$643,128	\$672,379	\$738,236	\$972,669	31.76%
230 - Human Resources (HR) Total	\$748,686	\$944,041	\$889,986	\$1,127,529	26.69%
440 - Charles A. Hayes Family Investment Center (FIC)					
Non-Personnel	\$430,815	\$407,974	\$551,706	\$676,256	22.58%
Personnel	\$464,088	\$451,685	\$449,985	\$606,785	34.85%
440 - Charles A. Hayes Family Investment Center (FIC) Total	\$894,904	\$859,659	\$1,001,691	\$1,283,041	28.09%
543 - General Services					
Non-Personnel	\$4,418,703	\$5,259,215	\$5,054,399	\$5,670,660	12.19%
Personnel	\$837,517	\$824,032	\$917,243	\$1,020,839	11.29%
543 - General Services Total	\$5,256,220	\$6,083,247	\$5,971,642	\$6,691,499	12.05%
550 - Oakland Community Center					
Non-Personnel	\$195,032	\$203,298	\$177,367	\$182,688	3.00%
550 - Oakland Community Center Total	\$195,032	\$203,298	\$177,367	\$182,688	3.00%
999 - General Expense					
Non-Personnel	\$236,815	\$864,642	\$2,002,000	\$1,517,797	-24.19%
999 - General Expense Total	\$236,815	\$864,642	\$2,002,000	\$1,517,797	-24.19%
Grand Total	\$18,900,255	\$21,719,018	\$25,828,374	\$27,401,617	6.09%

ADMINISTRATION DIVISION

FY2018 BUDGET

208 - Diversity Liaison

Contracts	\$1,063,428
Personnel	\$813,548
Sundry	\$460,500
Training	\$44,309
Travel	\$9,000
208 - Diversity Liaison	\$2,390,785

209 - Office of Chief Administrative Officer

Personnel	\$350,864
Sundry	\$990
Training	\$2,600
Travel	\$2,800
209 - Office of Chief Administrative Officer	\$357,254

210 - Information Technology (IT)

Contracts	\$2,428,367
Equipment	\$1,010,000
Personnel	\$4,535,021
Sundry	\$4,729,865
Training	\$111,758
Travel	\$9,767
210 - Information Technology (IT)	\$12,824,778

214 - Training

Personnel	\$910,521
Sundry	\$22,966
Training	\$92,759
214 - Training	\$1,026,246

230 - Human Resources (HR)

Personnel	\$972,669
Sundry	\$146,360
Training	\$5,000
Travel	\$3,500
230 - Human Resources (HR)	\$1,127,529

ADMINISTRATION DIVISION

FY2018 BUDGET

440 - Charles A. Hayes Family Investment Center (FIC)

Contracts	\$426,300
Materials	\$55,800
Personnel	\$606,785
Sundry	\$155,112
Training	\$2,700
Utilities	\$36,344
440 - Charles A. Hayes Family Investment Center (FIC)	\$1,283,041

543 - General Services

Contracts	\$319,919
Equipment	\$103,000
Materials	\$12,000
Personnel	\$1,020,839
Sundry	\$5,222,676
Training	\$3,600
Travel	\$9,465
543 - General Services	\$6,691,499

550 - Oakland Community Center

Contracts	\$164,000
Sundry	\$1,000
Utilities	\$17,688
550 - Oakland Community Center	\$182,688

999 - General Expense

General Expense	\$1,466,297
Sundry	\$51,500
999 - General Expense	\$1,517,797

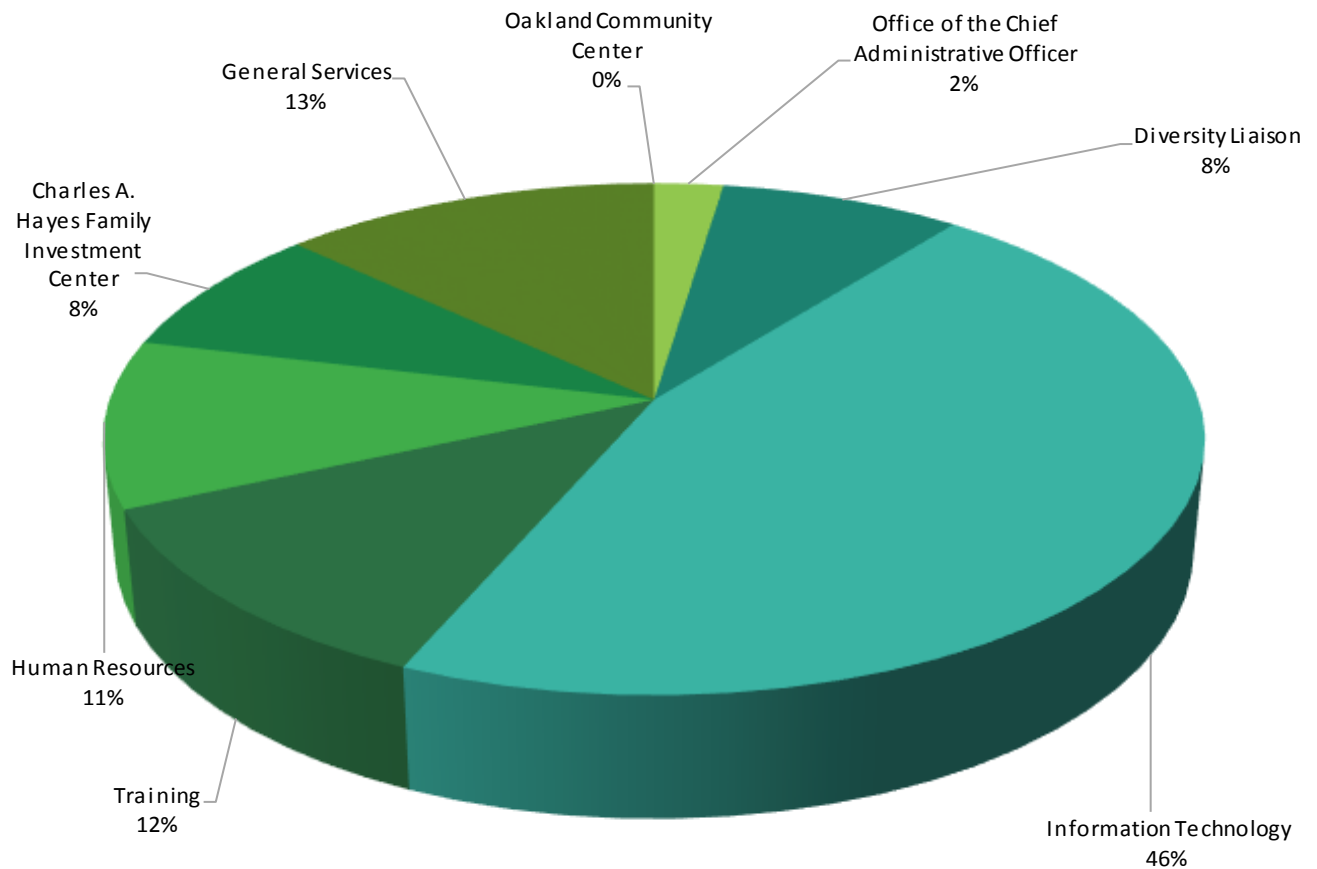
Administration Total	\$27,401,617
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ADMINISTRATION DIVISION

TOTAL FTE'S

	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 BUDGET	FY2018 BUDGET	% OF CHANGE
Office of the Chief Administrative Officer	0.0	1.0	2.0	2.0	0.0%
Diversity Liaison	3.0	5.0	6.0	7.0	20.0%
Information Technology	37.0	36.0	38.0	39.0	2.8%
Training	4.5	7.0	7.0	10.0	42.9%
Human Resources	8.5	8.0	8.0	9.0	12.5%
Charles A. Hayes Family Investment Center	70.0	6.0	6.0	7.0	16.7%
General Services	10.0	10.0	11.0	11.0	0.0%
Oakland Community Center	0.0	0.0	0.0	0.0	0.0%
Administration Total	133.0	73.0	78.0	85.0	9.0%

FTEs by Cost Center



ADMINISTRATION DIVISION

SALARY SCHEDULE

	POSITION				
	FTE-TOTAL	SALARY TOTAL	PFP TOTAL	BENEFIT TOTAL	POSITION TOTAL
208 - DIVERSITY LIAISON					
DIR. GOVERNMENT & COMMUNITY	1.0	\$115,000			
DIRECTOR DIVERSITY POLICY	1.0	110,250			
PROJECT MANAGER II	2.0	166,000			
PROJECT MANAGER I	1.0	60,000			
PROJECT COORDINATOR	2.0	132,000			
208 - DIVERSITY LIAISON Total	7.0	\$583,250	\$17,498	\$212,800	\$813,548
209 - OFFICE OF THE ADMINISTRATIVE OFFICER					
CHIEF OF ADMINISTRATION	1.0	\$182,000			
EXECUTIVE ADMIN ASST III	1.0	68,475			
209 - OFFICE OF THE ADMINISTRATIVE OFFICER Total	2.0	\$250,475	\$7,514	\$92,875	\$350,864
210 - INFORMATION TECHNOLOGY					
SYSTEMS ENGINEER I	2.0	\$111,856			
BUSINESS ANALYST	3.0	201,798			
TEMP APPS DEVELOPER	1.0	166,400			
DEPUTY CHIEF, IT	1.0	165,000			
APPLICATION DEV II	2.0	170,280			
TECH SUPT ANLY I	4.0	201,941			
DIRECTOR ITS	1.0	125,000			
MGR, APPLICATION SERVICES	1.0	111,000			
ASST DIRECTOR ITS	1.0	113,000			
MGR, PMO	1.0	108,000			
APPLICATIONS ARCHITECT	1.0	106,605			
MGR, TECHNICAL SUPPORT	1.0	70,040			
SYSTEM ADMIN III	1.0	99,750			
SYSTEM STORAGE ARCHITECT	1.0	98,800			
NETWORK ARCHITECT	1.0	92,700			
MGR, INFORM SECURITY	1.0	94,669			
DATABASE ADMINSTR II	1.0	103,000			
DATABASE & APPLICATIONS ADMIN II	1.0	78,795			
SYSTEMS ADMINISTRATOR I	1.0	74,160			
SYSTEMS ENGINEER II	3.0	250,161			
SYSTEMS ANALYST II	1.0	81,120			
APPS TRAINER II	1.0	87,550			
IT PROJECT MGR 2	1.0	91,624			
IT PROJECT MGR 1	2.0	147,183			
DESKTOP TECHNICIAN	1.0	63,240			
EXEC ADM ASST III	1.0	62,400			
TECH SUPT ANLY II	2.0	114,000			
ADMIN SEC I (LOC 73)	1.0	47,380			
210 - INFORMATION TECHNOLOGY Total	39.0	\$3,237,451	\$97,124	\$1,200,447	\$4,535,021

ADMINISTRATION DIVISION

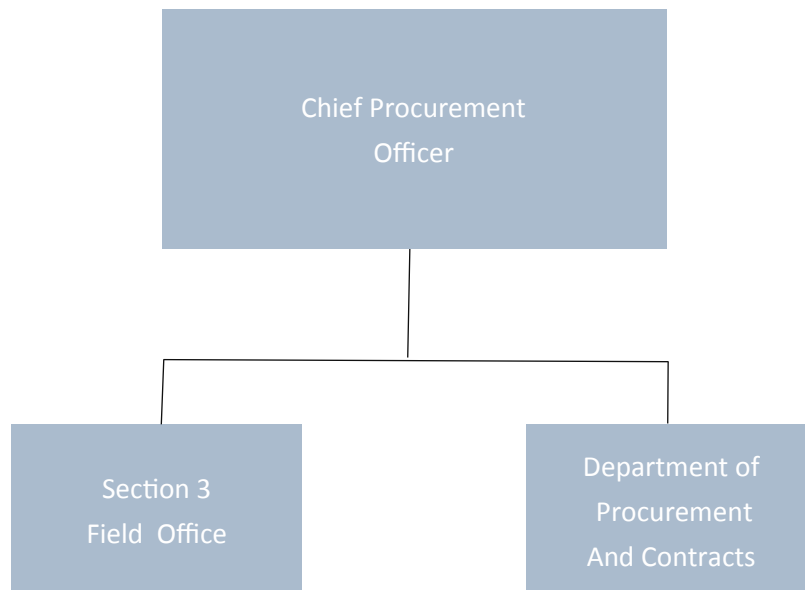
SALARY SCHEDULE

	POSITION		PFP TOTAL	BENEFIT TOTAL	POSITION TOTAL
	FTE-TOTAL	SALARY TOTAL			
214 - TRAINING					
SR. LEARNING & DEV SPECIALIST	2.0	\$167,188			
DIR TRAINING	1.0	137,686			
ADMIN SECRETARY II	5.0	223,759			
APPLICATIONS TRAINER	1.0	63,960			
TRAINING COORDINATOR	1.0	57,408			
214 - TRAINING Total	10.0	\$650,001	\$19,500	\$241,020	\$910,521
230 - HUMAN RESOURCES					
BENEFITS SPECIALIST	2.0	\$149,587			
DIRECTOR, HR ADMIN	1.0	136,000			
HR MGMT SYS ADMINSTR	1.0	96,000			
HR GENERALIST	1.0	83,200			
MGR COMP & BENEFITS	1.0	85,000			
HR SPECIALIST	3.0	144,580			
230 - HUMAN RESOURCES Total	9.0	\$694,367	\$20,831	\$257,471	\$972,669
440 - CHARLES A HAYES FAMILY INVESTMENT CENTER					
DIRECTOR, FIC	1.0	\$120,000			
FACILITIES MGR	1.0	79,403			
ASST DIRECTOR, FIC	1.0	66,780			
SET-UP TECHNICIAN	3.0	111,825			
EXEC ADM AST III	1.0	55,167			
440 - CHARLES A HAYES FAMILY INVESTMENT CENTER Total	7.0	\$433,174	\$12,995	\$160,615	\$606,785
543 - GENERAL SERVICES					
DEPUTY CHIEF FLT	1.0	\$137,000			
FACILITIES COORDINTOR	1.0	78,750			
FACILITIES ANALYST	1.0	78,000			
MANAGER OF FLEET	1.0	70,000			
SENIOR COORDINATOR	1.0	62,192			
FLEET COORDINATOR	1.0	60,320			
AUDIO ENGINEER	1.0	55,120			
MAIL ROOM CLERK	1.0	50,400			
FACILITY MAINTENANACE TECHNICIAN	1.0	46,800			
MAIL DISTRIBUTION CLERK	1.0	38,633			
GENERAL SERVICE COORDINATOR	1.0	54,080			
543 - GENERAL SERVICES Total	11.0	\$731,295	\$21,939	\$267,604	\$1,020,839
Grand Total	85.0	\$6,580,013	\$197,400	\$2,432,833	\$9,210,247

PROCUREMENT DIVISION



The Procurement Division is responsible for the implementation of agency-wide purchase processes through an open procurement competition, as well as the management, monitoring and compliance of MBE/WBE/DBE and Section 3 requirements. These ensure full compliance and consistencies with federal standards.

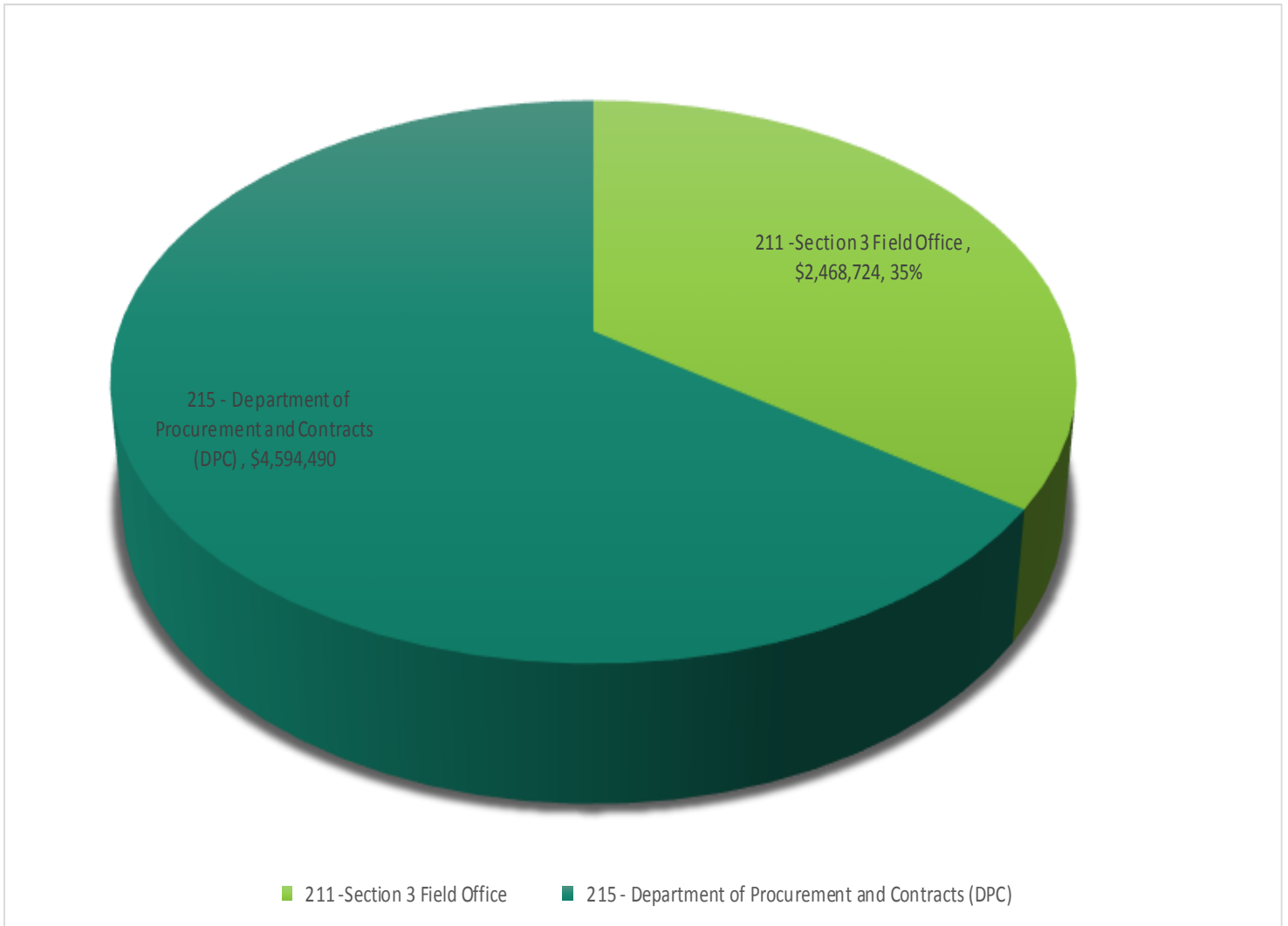


INSIDE PROCUREMENT

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2018 Budget
- Total Full-Time Equivalents
- Salary Schedule

PROCUREMENT DIVISION

EXPENDITURES BY COST CENTER



PROCUREMENT DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
211 -Section 3 Field Office	\$0	\$397,825	\$2,236,692	\$2,468,724	10.37%
215 - Department of Procurement and Contracts (DPC)	\$2,430,490	\$3,455,016	\$4,304,137	\$4,594,490	6.75%
Procurement	\$ 2,430,490	\$ 3,852,841	\$ 6,540,829	\$ 7,063,214	7.99%

BUDGET YEAR COMPARISON

211 - Section 3 Field Office

The personnel budget increased by \$211,132, or 13.73%, due to the addition of 2 FTE's, Pay for Performance, and compensation study salary adjustments. The non-personnel budget remained relatively unchanged.

215-Department of Procurement and Contracts

The personnel budget increased by \$286,894 or 6.8% due to the addition of 3 FTE's, Pay for Performance, and compensation study salary adjustments. The non-personnel budget remained relatively unchanged.

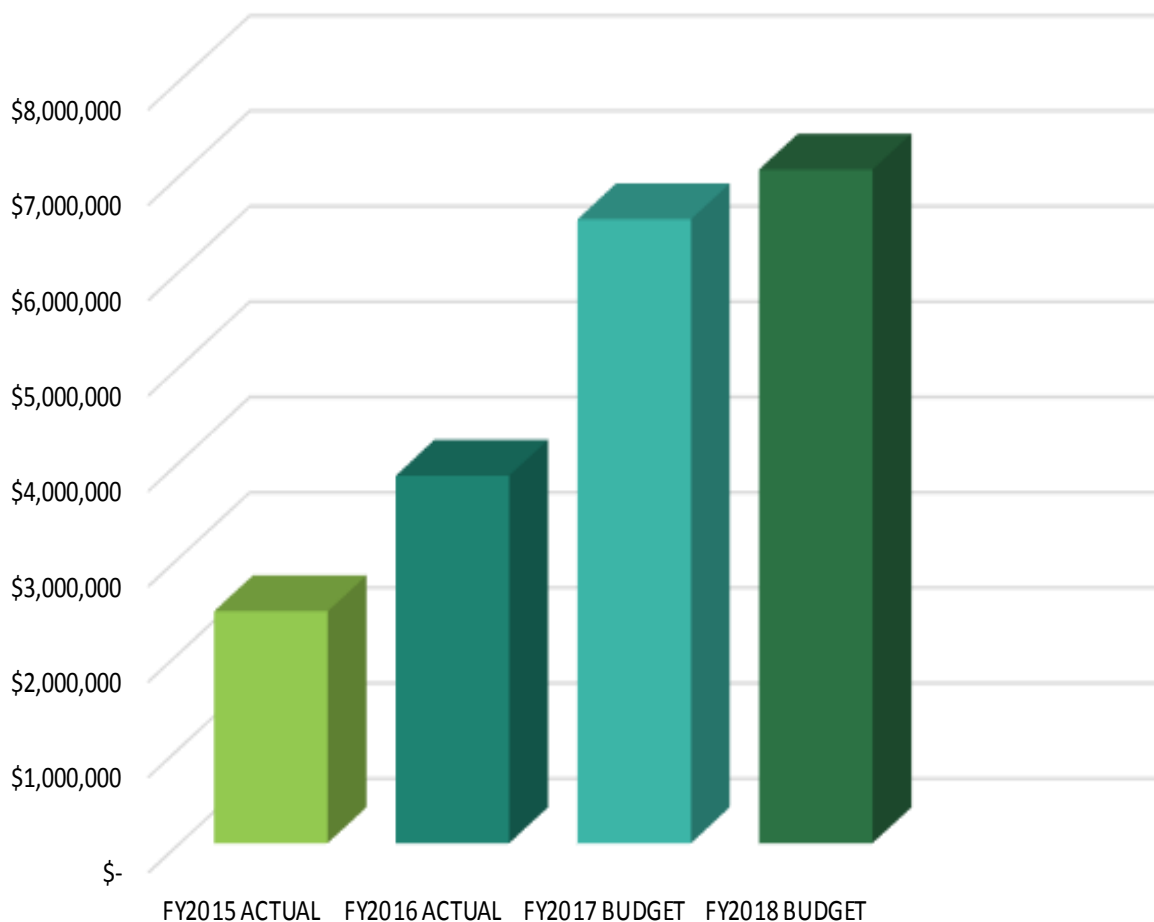
PROCUREMENT DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
MTW Funding	\$ 2,430,490	\$ 3,852,841	\$ 6,540,829	\$ 7,063,214	7.99%
Grand Total	\$ 2,430,490	\$ 3,852,841	\$ 6,540,829	\$ 7,063,214	7.99%

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$ 101,509	\$ 67,089	\$ 814,010	\$ 838,369	2.99%
Personnel	2,328,980	3,785,751	5,726,819	6,224,845	8.70%
Grand Total	\$ 2,430,490	\$ 3,852,841	\$ 6,540,829	\$ 7,063,214	7.99%

EXPENDITURES BY FISCAL YEAR



PROCUREMENT DIVISION

DIVISION SUMMARY

Mission

To procure goods and services which support the business needs of CHA departments in a manner that provides full and open competition, consistent with Federal standards and regulations, and to ensure that Section 3 residents and businesses are provided employment, training and economic opportunities to the maximum extent feasible.

2017 Accomplishments

Process Streamlining

- Implemented Immediate recommendations of Mayor's Procurement Reform Task Force to align and standardize procurement processes and procedures with the City of Chicago, CHA and City sister agencies

Productivity/Efficiency

- Reduced PO and compliance processing times
- Processed approximately 600 JOC PO requests totaling more than \$30M
- Cross trained 2 teams - procurement and compliance
- Expanded Section 3 compliance audits

Automation

- Automated compliance processes in Lawson and via e-compliance
- Implemented 3 major enhancements in Section 3 System
- Integrated compliance systems' data to increase efficiency in reporting and monitoring

Training

- Implemented monthly CHA-wide procurement liaison trainings
- Staff received more than 1000 hours of professional development towards certification
- Implemented weekly internal procurement staff training
- Tripled the number of compliance certifications

Outreach

- Increased procurement and compliance trainings for vendors by 30%
- Tripled the number of Section 3 trainings
- Increased solicitations targeted to Section 3 Business Concerns by 50%
- Doubled the number of Section 3 Business Concerns registrations

PROCUREMENT DIVISION

DIVISION SUMMARY

2018 Goals

Process Streamlining

- Implement Mid and Long-Term Recommendations of the Mayor's Procurement Reform Task Force to align systems and resources
- Transition PPM procurement processes from Yardi to Lawson financial system

Productivity/Efficiency

- Continue to reduce procurement and compliance processing times

Automation

- Implement Lawson Contract Management System
- Automate IFB and RFP processes
- Automate reporting tools and streamline forms
- Automate Compliance OEO processes and compliance documents

Training

- Increase number of staff procurement and compliance certifications
- Increase Section 3 Field Office staff trainings
- Implement monthly, single user department trainings
- Implement one-on-one procurement trainings

Outreach

- Hold quarterly Section 3 Symposiums and Section 3 Conference
- Implement Section 3 Business Entrepreneurship Program
- Implement Section 3 Construction Management Program
- Increase applicants in the Section 3 Hiring module and businesses in the Business Concerns module by 10%
- Increase the number of residents and businesses served by the Section 3 Field Office team by 20%
- Increase Procurement and Compliance Trainings for businesses and residents
- Increase Section 3 Trainings and Workshops

COST CENTER DESCRIPTIONS

FY2018 BUDGET

Section 3 Field Office (211)

The section 3 Field Office provides customer care service to CHA's Section 3 Residents and Business Concerns with job opportunities and resources to further their career aspirations and encourage self-sufficiency. Its vision is to foster a transparent and collaborative environment with internal/external stakeholders.

\$2,468,724

Department of Procurement & Contracts (215)

The Department of Procurement & Contracts is responsible for the implementation of agency-wide purchase processes through an open procurement competition, as well as the management, monitoring and compliance of MBE/WBE/DBE and Section 3 requirements, to ensure full compliance and consistency with federal standards.

\$4,594,490

PROCUREMENT DIVISION

TOTAL REVENUE

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
211 - Section 3 Field Office					
MTW Funding	\$ -	\$ 397,825	\$ 2,236,692	\$ 2,468,724	10.37%
211 - Section 3 Field Office Total	\$ -	\$ 397,825	\$ 2,236,692	\$ 2,468,724	10.37%
215 - Department of Procurement and Contracts (DPC)					
MTW Funding	\$ 2,430,490	\$ 3,455,016	\$ 4,304,137	\$ 4,594,490	6.75%
215 - Department of Procurement and Contracts (DPC) Total	\$ 2,430,490	\$ 3,455,016	\$ 4,304,137	\$ 4,594,490	6.75%
Grand Total	\$ 2,430,490	\$ 3,852,841	\$ 6,540,829	\$ 7,063,214	7.99%

PROCUREMENT DIVISION

TOTAL EXPENDITURES

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
21 Section 3 Field Office					
Non-Personnel	\$0	\$0	\$698,700	\$719,600	2.99%
Personnel	\$0	\$397,825	\$1,537,992	\$1,749,124	13.73%
211 - Section 3 Field Office Total	\$0	\$397,825	\$2,236,692	\$2,468,724	10.37%
215 - Department of Procurement and Contracts (DPC)					
Non-Personnel	\$101,509	\$67,089	\$115,310	\$118,769	3.00%
Personnel	\$2,328,980	\$3,387,927	\$4,188,827	\$4,475,721	6.85%
215 - Department of Procurement and Contracts (DPC) Total	\$2,430,490	\$3,455,016	\$4,304,137	\$4,594,490	6.75%
Grand Total	\$ 2,430,490	\$ 3,852,841	\$ 6,540,829	\$ 7,063,214	7.99%

PROCUREMENT DIVISION

FY2018 BUDGET

211 -Section 3 Field Office

Contracts	\$258,400
Materials	\$250,000
Personnel	\$1,749,124
Sundry	\$178,200
Training	\$17,000
Travel	\$5,000
Utilities	\$11,000

211 - Section 3 Field Office **\$ 2,468,724**

215 - Department of Procurement and Contracts (DPC)

Personnel	\$4,475,721
Sundry	\$82,535
Training	\$23,258
Travel	\$12,976

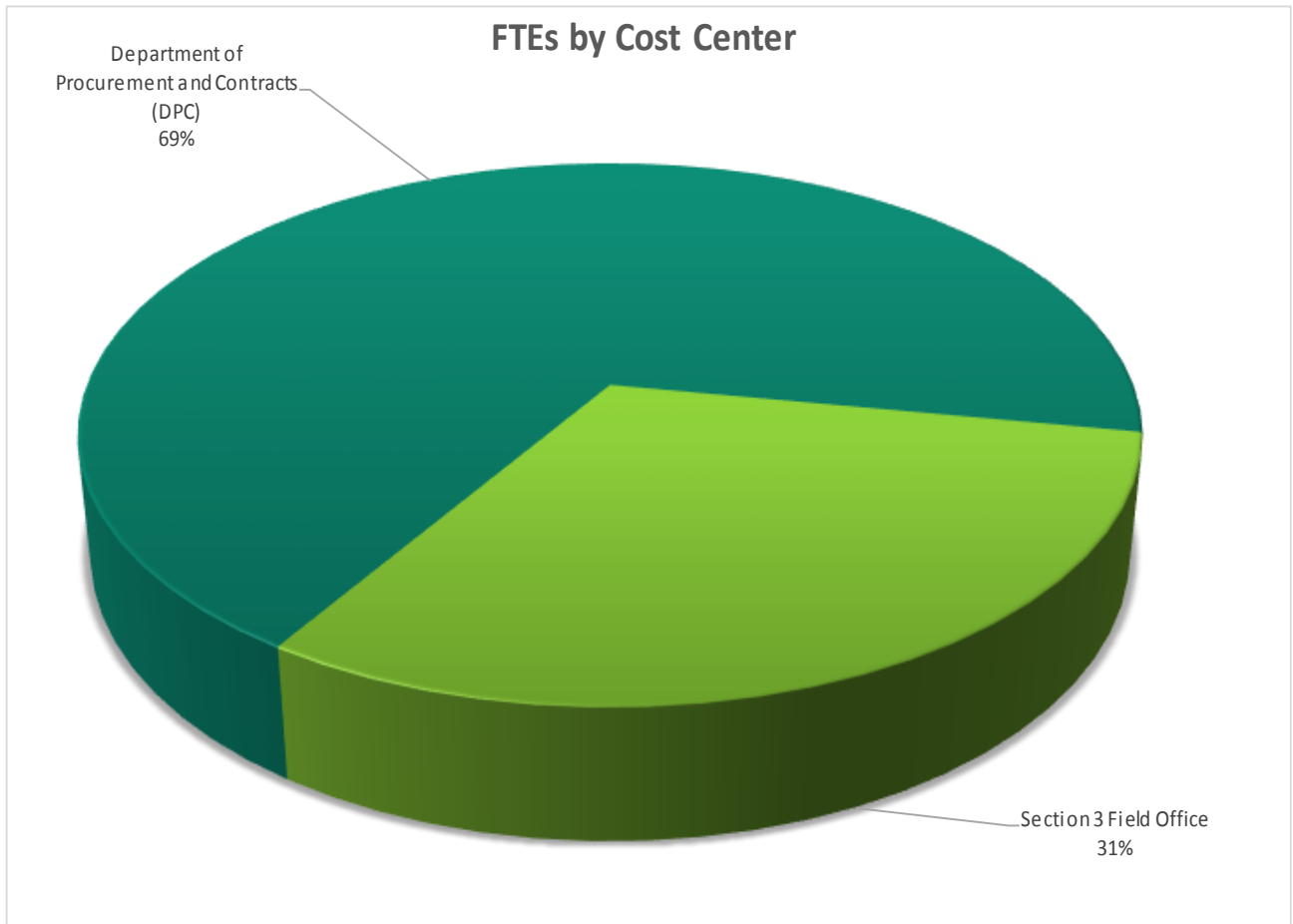
215 - Department of Procurement and Contracts (DPC) **\$ 4,594,490**

Procurement Total **\$ 7,063,214**

PROCUREMENT DIVISION

TOTAL FTE'S

	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 BUDGET	FY2018 BUDGET	% OF CHANGE
Section 3 Field Office	0.0	0.0	18.0	20.0	11.1%
Department of Procurement and Contracts (DPC)	27.0	38.0	41.0	44.0	7.3%
Executive Offices Total	27.0	38.0	59.0	64.0	8.5%



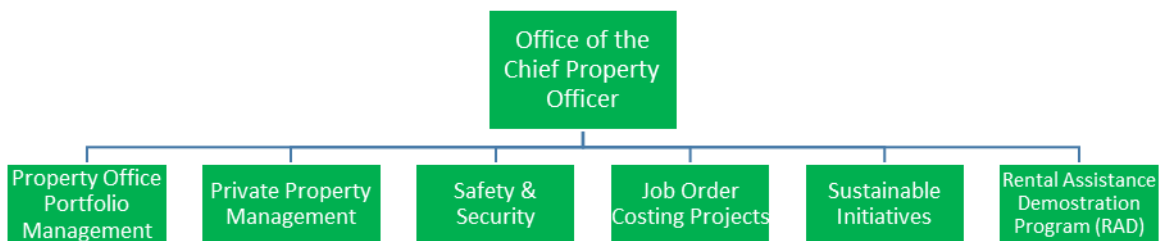
PROCUREMENT DIVISION

SALARY SCHEDULE

	POSITION				
	FTE-TOTAL	SALARY TOTAL	PPF TOTAL	BENEFITS TOTAL	POSITION TOTAL
215 - PROCUREMENT					
CONTRACT COMPL SPECL	7.0	\$429,860			
SR PROCUREMENT SPECL	5.0	381,120			
PROCUREMENT SPECL	6.0	377,678			
PROCUREMENT ASSOC	5.0	256,650			
SR CON COMP SPECIALIST	3.0	226,907			
ASST DIR PROCUREMENT	2.0	210,000			
CONTRACT COMP ASSOC	4.0	207,000			
CHIEF PROCUREMENT OFFICER	1.0	180,000			
DIRECTOR, PROCUREMENT	1.0	125,561			
DIRECTOR PRO- COMP	1.0	125,271			
MGR, PROCUREMENT	1.0	92,131			
MGR, CONTRACT COMPL	1.0	92,100			
MGR. PRO & COMP	1.0	92,017			
PROCUREMENT COORD	2.0	90,000			
MGR PROCUREMENT	1.0	88,500			
PROCUREMENT PROJ SPL	1.0	63,963			
EXEC ADM ASST III	1.0	61,350			
COMPLIANCE COORDINATOR	1.0	45,000			
215 - PROCUREMENT	44.0	\$3,145,108	\$145,863	\$1,184,750	\$4,475,721
211 - SECTION 3 FIELD OFFICE					
SEC 3 HIRG & CONT SPL	3.0	\$178,943			
SECTION 3 COORDINATOR	3.0	140,196			
DIR. SECT 3 FLD OFF	1.0	119,000			
PROCUREMENT LIAISON	2.0	118,967			
TRAINING & RESOURCE MGR	1.0	101,400			
SECTION 3 COMPL MGR	1.0	91,705			
SECTION 3 CMTY COORD	3.0	90,000			
BUSINESS DEV MANAGER	1.0	82,000			
BUSINESS DEV LIASON	1.0	70,701			
ENGAGEMENT LIAISON	1.0	70,451			
BUS DEV LIASON	1.0	64,000			
EXECUTIVE ADMIN	1.0	61,279			
SECTION 3 APP TRAINER	1.0	60,000			
211 - SECTION 3 FIELD OFFICE	20.0	\$1,248,642	\$37,459	\$463,004	\$1,749,124
Grand Total	64.0	\$4,393,750	\$183,322	\$1,647,754	\$6,224,844

PROPERTY OFFICE DIVISION

The Property Office consists of six departments collaborating to direct the operations of CHA’s property based investments. This Office collectively oversees the operations and compliance of 215 developments comprised of more than 25,000 housing units. The six departments include Property Office Portfolio Management, Private Property Management, Safety & Security, Job Order Costing Projects, Sustainable Initiatives, and Rental Assistance Demonstration Program.

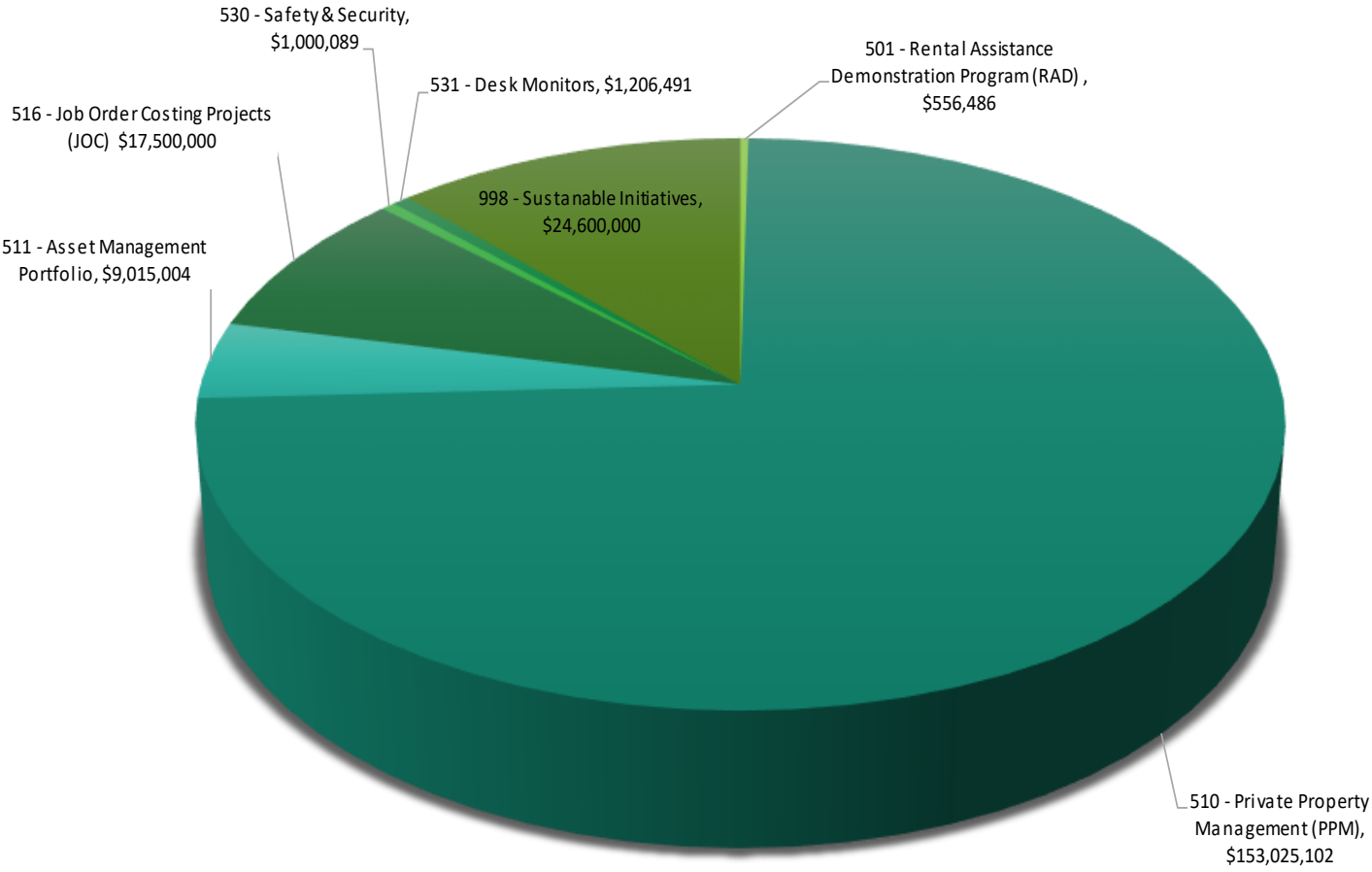


INSIDE PROPERTY

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2018 Budget
- Total Full-Time Equivalents
- Salary Schedule

PROPERTY OFFICE DIVISION

EXPENDITURES BY COST CENTER



PROPERTY OFFICE DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
501 - Rental Assistance Demonstration Program (RAD)	\$387,525	\$434,956	\$565,399	\$556,486	-1.58%
510 - Private Property Management (PPM)	\$137,370,424	\$128,789,022	\$147,226,057	\$153,025,102	3.94%
511 - Asset Management Portfolio	\$5,411,572	\$6,202,587	\$9,390,860	\$9,015,004	-4.00%
516 - Job Order Costing Projects (JOC)	\$0	\$4,172,642	\$17,500,000	\$17,500,000	0.00%
530 - Safety & Security	\$866,513	\$836,649	\$938,607	\$1,000,089	6.55%
531 - Desk Monitors	\$190,610	\$1,250,869	\$1,877,631	\$1,206,491	-35.74%
998 - Sustainable Initiatives	\$19,890,009	\$19,001,308	\$23,357,406	\$24,600,000	5.32%
Property Office	\$164,116,654	\$160,688,034	\$200,855,960	\$206,903,172	3.01%

BUDGET YEAR COMPARISON

501 - Rental Assistance Demonstration (RAD)

The personal budget decreased by \$8,913 or -1.6% due to compensation study salary adjustments.

510 - Private Property Management (PPM)

The overall budget represents an increase of \$5,799,045 or 3.94% primarily due to an increase in property operating expenses.

511 - Asset Management Portfolio

The personnel budget decreased by \$403,331 or -6.23% due of a reduction in 6 FTEs. The non-personnel budget increased by \$27,475 primarily due to a slight increase in vacant units receiving HAP payments.

516 - Job Order Costing Projects (JOC)

The Job Order Costing Projects budget did not change.

530 - Safety & Security

The personnel budget increased by \$61,383, or 6.6%, due to a Pay for Performance and compensation study salary adjustments. The non-personnel budget remained relatively unchanged.

531 - Desk Monitors

The personnel budget decreased \$671,140 or -35.7% due to the reduction of 17 FTEs.

998 - Sustainable Initiatives

The non-personnel budget represents expected utility expenses at CHA properties.

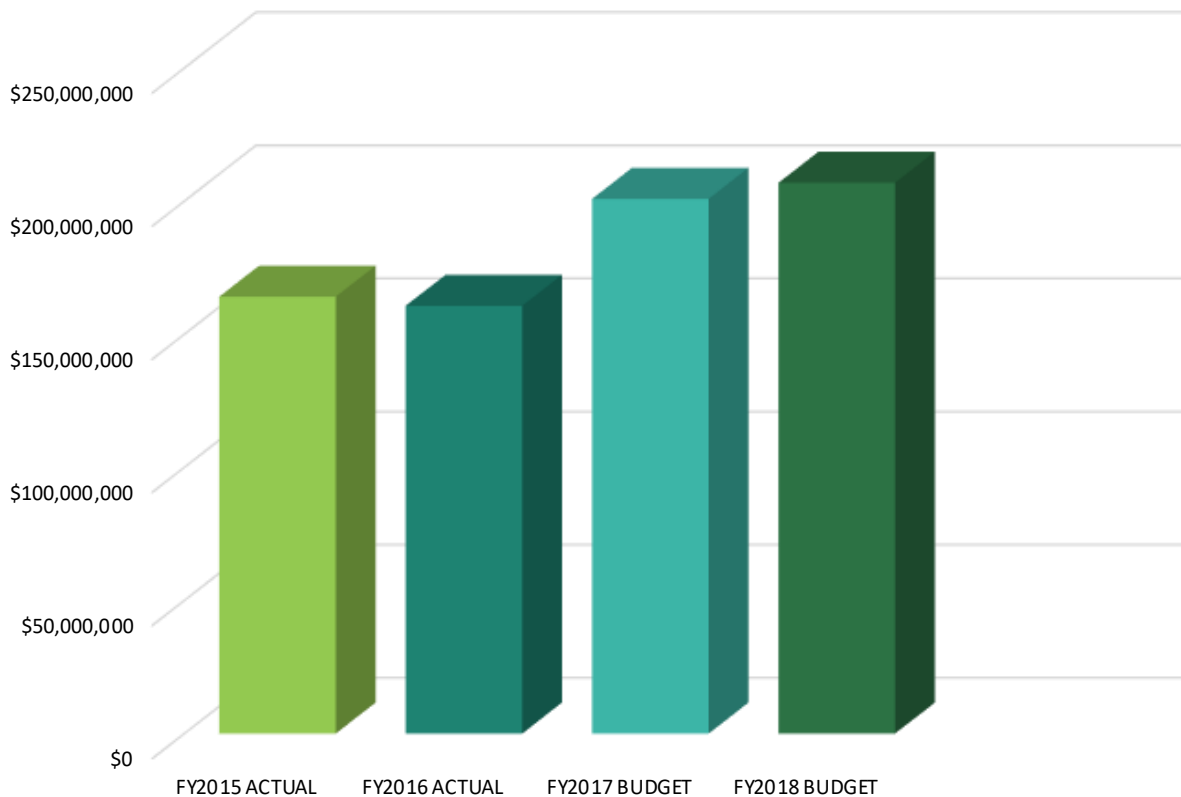
PROPERTY OFFICE DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
City/State	\$0	\$0	\$0	\$0	0.00%
MTW Fund	\$164,116,654	\$160,688,034	\$200,855,960	\$206,903,172	3.01%
Grand Total	\$164,116,654	\$160,688,034	\$200,855,960	\$206,903,172	3.01%

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$157,658,653	\$152,672,132	\$191,002,613	\$198,071,826	3.70%
Personnel	\$6,458,001	\$8,015,902	\$9,853,347	\$8,831,346	-10.37%
Grand Total	\$164,116,654	\$160,688,034	\$200,855,960	\$206,903,172	3.01%

EXPENDITURES BY FISCAL YEAR



PROPERTY OFFICE DIVISION

DIVISION SUMMARY

Mission

To create and sustain diverse housing opportunities, in vibrant communities, for low income households to maximize their success or transition to economic independence.

2017 Accomplishments & 2018 Goals

JOC

2017 ACCOMPLISHMENTS

- Property Office JOC program completed 460 unit renovations across the city in senior buildings, family, and scattered site which contributed to the CHA reaching 90% occupancy status.

2018 GOALS

- Our primary goal is complete facility repairs, alterations, maintenance, rehabilitation, and modernization. Through JOC, we have completed a variety of projects ranging from unit renovations, interior/common area upgrades, roof repairs and replacements, window installation, cleaning and trash-out, to interior demo. The diversity of our JOC contractors have allowed us to address major facility and unit needs.
- The goal of the JOC program is to foster a partnering atmosphere by increasing Section 3 Business Concern participation and provide the opportunity to perform increasingly complex and higher valued projects.
- To help Section 3 contractors succeed, the JOC program includes a mentoring element during the procurement of Job Orders and during construction. A CHA's designated representative works directly with the individual contractors at no cost to the contractor. This mentorship includes and is not limited to creating and reviewing scopes of work, assisting the contractor prepare Job Order Proposals and final documents such as compliance schedules and invoices, and assisting the contractor with project planning. It is our goal that the contractors advance within the JOC program, and as a result, twelve contractors have graduated from their initial tier.
- In addition to mentoring contractors in daily project operation, nine contractors in Tiers 1 - 3 are being trained to complete make ready units. The training includes painting, installing floors, installing kitchen cabinets, installing light fixtures, etc. This will help contractors develop new skills and widen their opportunities in the job market.
- Develop a new CHA design standard that is competitive to market rate standards. This will increase the life time of our units/facilities, lower maintenance and renovation cost, and most importantly provide our residents a high quality living environment that they can call home.
- To achieve this goal, the CHA has partnered with Lowes Home Improvement. This partnership has allowed us to research new products, select high quality materials, compile a catalog, and maintain consistency throughout our properties. As part of this catalog, we selected new kitchen appliances, kitchen cabinets, flooring, lighting fixtures, etc. Additionally, we have been able to supply newly established JOC contractors with materials which have allowed them to build more capital for their operation and grow their business.

PROPERTY OFFICE DIVISION

DIVISION SUMMARY

2017 Accomplishments & 2018 Goals

PORTFOLIO MANAGEMENT & HOUSING POLICY & OCCUPANCY

2017 ACCOMPLISHMENTS:

- Achieved 90% occupancy rate for CHA's Public Housing real estate portfolio
- Achieved and maintained 97% occupancy levels for all leasable units within the portfolio
- Completed enhancements for the 2018 Management Plan Application
- Received Board of Commissioners approval for updates to the ACOP
- Site-Based Waitlist
- Worked in collaboration with CHA's Legal Department to obtain key stakeholder consensus on CHA's transition to site-based waitlists.
- Worked in collaboration with CHA's Information Technology team to develop a site-based waitlist application (online) prototype for Public Housing and Project Based Voucher units.

PORTFOLIO MANAGEMENT 2018 GOALS:

- Achieve and maintain 97% or higher occupancy levels for all leasable units.
- Reduce the turnaround time for vacant leasable units.
- Update the PPM procedure manual to include processes and procedures for centralized contracts
- To create and administer a satisfaction survey to LAC and Building Presidents and utilized finding to better address Council needs.
- Establish first CHA agency-wide online tenant rent payment system, allowing residents to make electronic rent payments to CHA and receive their historical payment ledger.
- Establish first CHA agency-wide online tenant initiated work order allowing residents to place an online work order request, track the process and also receive proper notification once the work order has been addressed.
- Launch first CHA agency-wide fixed asset inventory control system
- Establish first CHA agency-wide real-estate asset management database

HOUSING POLICY & OCCUPANCY 2018 GOALS:

- Site-Based Waitlist: Transition all Family Public Housing and Project Based Voucher properties to Site-Based Waitlists.
- Senior Housing Application Process: Transition from a paper and web-based electronic application process to an electronic only application process.
- Right Sizing: Implement process for regional based plan to place under- and over-housed families in appropriately sized units by bedrooms.
- Over-Income: Develop policies and procedures for over-income households - 120% or more of AMI.
- Smoke-Free Housing: Implement smoke-free housing policy for CHA Public Housing.

PROPERTY OFFICE DIVISION

DIVISION SUMMARY

2017 Accomplishments & 2018 Goals

PROPERTY RENTAL ASSISTANCE (PRA)

2017 ACCOMPLISHMENTS:

- Property Office contributed to providing affordable housing opportunities to individuals and families by maintaining Property Rental Assistance (PRA) assets for the following:

September Approved HAP Renewals

Development Name	Developer/Owner	Target Population	PRA Units	Total Units
600 S. Wabash Apartments	600 S. Wabash Limited Partnership	Homeless Individuals	76	169
Leontyne Apartments	Hearts United Phase III Limited Partnership	Family	14	53
Major Jenkins Apartments	Red Door Limited Partnership	Homeless Individuals	80	160
Near North Apartments	Mercy Housing Lakefront	Homeless Individuals	46	96
South Park Plaza	South Park Plaza, LP	Families	34	134
St. Leo Residence	St. Leo's Residence Limited Partnership	Veterans	90	141

October Approved HAP Renewals

Development Name	Developer/Owner	Target Population	PRA Units	Total Units
90 th Street Development	Robert Johnson	Families	4	10
Casa Kirk Apartments	Claretian Associates	Families	5	29
Wentworth Commons Apartments	Mercy Housing Lakefront	Families	10	51

PROPERTY OFFICE DIVISION

DIVISION SUMMARY

2017 Accomplishments & 2018 Goals

New Veterans HAP Contract

Development Name	Developer/Owner	Target Population	RHI Units Approved	Total Units	AHAP Date	Expected HAP Date
Hope Manor Joliet Apartments	Hope Manor Joliet Veterans Housing L.P. (Volunteers of America)	Veterans	17 VASH 8 HAJ 42 CHA	67	1/22/2016	Stage One: 2.1.17 Stage Two: 3.25.17 Stage Three: 5.6.17 Stage Four: 6.22.17

2018 GOALS:

- 17-III.A. Housing Quality Standards: Update Chapter 17 CHA's Admin Plan to allow for the following change: Owners that have maintained a two-year consecutive Asset Management Review (AMR) of "Stable Status" will be allowed to receive HQS inspections biennially by the CHA procured vendor. Owners who maintain a "Watchlist" or "Trouble" AMR status will continue to receive annual HQS inspections by the CHA procured vendor. Rental Assistance Demonstration (RAD) converted properties will maintain annual inspections until the property has demonstrated a two-year consecutive Asset Management Review (AMR) of "Stable Status".
- Changes to Part VI: Selection of PRA Program Participants: Update CHA's Admin Plan to allow for properties participating in PRA, applicants will be selected from the PRA waiting list and or the PRA site based waiting list. Exceptions are made for senior properties or those with a Community Area component that have specific requirements such as age or geographic location.
- Maintain Housing Quality Standards (HQS) compliance in accordance to HUD and CHA's Admin Plan
- Continue to expand and preserve affordable housing opportunities through the use of the PRA program
- Continue to train other PHAs on the Project Based Voucher Program and compliance.
- Launch Site-Based Waitlist: Transition Project Based Voucher properties to Site-Based Waitlists.

PROPERTY OFFICE DIVISION

DIVISION SUMMARY

2017 Accomplishments & 2018 Goals

RENTAL ASSISTANCE DEMONSTRATION (RAD)

2017 ACCOMPLISHMENTS:

As part of CHA's work with the U.S. Department of Housing and Urban Development (HUD), Property Office's RAD team has worked to remove vacant properties from the PIC system in an effort to achieve future RAD conversions and has converted approximately 1,307 units under RAD Component One, bringing the total to almost 3,400. By removing properties through Converting Awaiting Transfer (CAT), CHA has achieved compliance for the following vacant CHA portfolio inventory:

Name of Development	Number of Units	Date of CAT	Deadline for Transfer of Assistance Placement
Julie Lathrop Homes (Lathrop Phase 1A)	309	5/12/2017	11/12/2018
Altgeld (Blocks 11, 12 and 13)	244	5/31/2017	5/31/2020
TOTAL	553		

Utilizing RAD's transfer of assistance allows CHA to preserve subsidy associated with the apartments removed from inventory instead of disposing of the units via HUD's disposition process.

Lathrop and Replacement Housing

The RAD team, in conjunction with the Development Department, participated in closing on 151 RAD PBV units in Lathrop Phase 1A. Additionally, 217 units on the north side were identified as replacement units for the 309 units removed from PIC inventory.

2017

	Name of Development	Common Address	Net # of Units	Date Use Agreement Recorded
1	Harry Schneider	1750 W. Peterson Ave.	174	May-17
2	Judge Fisher	5321 N. Broadway	199	Jun-17
3	Major Robert Lawrence	655 W. 65th Street	191	Aug-17
4	Lathrop Phase 1A	Diversey and Damen	151	Sep-17
5	Diversey Manor (Lathrop CAT)	5525 W. Diversey	45	Oct-17
6	Concord at Sheridan (Lathrop CAT)	6418 N. Sheridan	65	Oct-17
7	Pennycuff Apts (Lathrop CAT)	2031 – 37 N. Milwaukee	47	Nov-17
8	Lorraine Hansberry	5670 W. Lake Street	166	Nov-17
9	Las Americas	1611 S. Racine Ave.	209	Dec-17
10	Northtown (Lathrop CAT)	6800 N. Western	30	Dec-17
11	Independence (Lathrop CAT)	4022 N. Elston	30	Dec-17
	TOTAL		1,307	

PROPERTY OFFICE DIVISION

2017 Accomplishments & 2018 Goals

2016 Total Conversions – 2,083

Total by end of 2017 – 3,390 or 30% of portfolio award

Choice Mobility

Working with Resident Services, the RAD team rolled out a resident survey on the RAD program and Choice Mobility for properties under RAD PBV in 2016. The survey served as a one year check-in with residents on their satisfaction with the RAD program and to gauge interest in the tenant-based voucher program. Additionally, the RAD team facilitated an effort to develop a shared access database that will track requests and other key data points.

Financing

The RAD team demonstrated in 2016 that some of the CHA funding used for recent rehabilitation work and planned work could be funded as a loan. The team set those loans at 20-year terms, fully amortizing at 4.5% interest. In 2017, the RAD team started to explore outside funding. To date, the team has released a request for proposals to refinance one closed transaction with both debt and low income housing tax credit equity as well as another for third-party debt.

Other Means to Rehabilitate Units

The RAD team is working to bring in a third-party co-developer. Toward that end, the RAD team has worked with Office of Development Management to solicit the teams on the CHA's prequalified development team list for one site.

Work on two more sites has commenced.

2018 RAD GOALS:

Transition more properties to RAD PBV.

Complete rehabilitation and senior amenity work at Senior buildings transitioned to RAD PBVs within FY2016.

Identify transfer of assistance sites for Altgeld CAT units.

Enter into additional CAT deals for the remainder of Lathrop vacant units.

Partner for redevelopment for at least two senior developments.

PROPERTY OFFICE DIVISION

DIVISION SUMMARY

2017 Accomplishments & 2018 Goals

SUSTAINABLE INITIATIVE & PROJECTS

2017 ACCOMPLISHMENTS:

Established a new 2017 Public Housing Utility Allowance (UA) schedule

- Calculated 79 utility allowance codes using an engineering methodology for all applicable homes in the public housing portfolio
- New UA codes will affect over 16,000 CHA households in the public housing portfolio
- SIP team held 35 meetings to communicate new codes to internal staff, central and local advisory councils and Residents Services answered over 225 emails and phone calls from residents with questions about the new UA codes
- Provided technical assistance to the CHA legal team for ongoing UA litigation

Energy Procurement and Monitoring

- SIP team aggressively locked in low electric and natural gas rates to decrease operational costs in FY2017-18; electric rates decreased by 9% (\$0.03587 / kWh to \$0.03252 / kWh) and natural gas increased by less than 1% (\$0.32242 / therm to \$0.32503 / therm)
- Maintained compliance with the Chicago Energy Benchmarking Ordinance by reporting energy and water use for 52 CHA properties
- Participating in BIT pilot program and the Chicago Energy Retrofit program to implement best management practices for sustainable operations

Energy Efficiency Management Program

- SIP team managed \$ 20 million in heating system replacement projects for equipment and distribution lines that were past expected lifecycle years, including:
 - 128 furnaces and 128 hot water heaters
 - 3 boiler plants were decoupled and replaced with new energy efficient condensing boilers and hot water heaters
 - 4 senior buildings received new in unit heating distribution systems to replace old and leaking radiant systems
 - e-tubed 3 steam boilers and replaced 3 burners
- These projects provided \$1 million in non-federal funding as a return on investment from energy efficiency incentive programs
- SIP team successfully applied for grant funded professional consulting services from HUD and the Clean Energy Group to develop engineering designs for alternative energy systems at CHA properties

PROPERTY OFFICE DIVISION

DIVISION SUMMARY

2017 Accomplishments & 2018 Goals

Preventative Maintenance Program

- SIP team managed the first comprehensive portfolio wide preventative maintenance program to ensure operational efficiency of all HVAC and hot water systems in high rise buildings for a contract value of \$ 2.8 million that includes routine and preventative maintenance of:
 - 190 hydronic or steam boilers for space heating
 - 120 hot water heaters
 - 300 centrifugal pumps
 - 50 air handling systems

Urban Agriculture Program

- Established the first 5-year land use agreements for 8 urban farming partners to operate over 250,000 square feet of community gardens on CHA property which provide CHA residents an opportunity to grow fresh produce and flowers

CHA Educational Promotion

- Presented at national and local conferences to further promote the CHA's leadership in Sustainability including:
 - 2017 U.S. Department of Energy Better Buildings Summit
 - 2017 U.S. Green Building Council Green Build Conference
 - Valuating the Health, Social, and Building Systems Resilience Benefits of Weatherizing Affordable Multifamily Housing: A Facilitation of Cross-Sector Dialogues, Chicago workshop.
 - UNDO VERDE: Clean Buildings Panel, HACIA / AIA Sustainability Symposium
 - Cook County Community Solar Project, Stakeholder Advisory Group for U.S. Department of Energy SunShot Initiative grant

PROPERTY OFFICE DIVISION

DIVISION SUMMARY

2017 Accomplishments & 2018 Goals

SAFETY & SECURITY

2017 ACCOMPLISHMENTS:

- Armed/Unarmed Security Services RFP was procured for public housing units located throughout four (4) regions within the city of Chicago. CHA expects to achieve uniform security coverage across its public housing portfolio and to realize financial benefits through economies of scale.
- Approximately, 76% (5,119) of CHA camera have been federated within the scattered site locations with an ongoing SV16 replacement project.

2018 GOALS:

- Continued introduction of key fob/door access points which will reduce security costs.
- Continue to reduce lifestyle crimes on CHA properties.

PROPERTY OFFICE DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTIONS

**FY2018
BUDGET**

Rental Assistance Demonstration (RAD) (501)

Rental Assistance Demonstration is managing the transition of CHA's senior properties to HUD's Rental Assistance Demonstration (RAD) program. The department analyzes property operations, assesses property conditions, prepares the property for transition, ensures the CHA complies with HUD requirements and completes closing processes to enter the RAD program.

\$556,486

Private Property Management (PPM) (510)

The CHA has contracts with Private Property Management (PPM) firms to manage the day-to-day operations of the public housing units in the CHA's Family, Senior, Scattered Sites and Mixed-Income housing portfolios. The PPM's are responsible for:

\$153,025,102

- Physical operations and maintenance of the buildings, facilities, equipment, unit interiors, common areas, and grounds.
- Leasing, annual tenant recertification, rent calculation, rent collection, lease enforcement, and community relations.
- Compliance with all applicable CHA, HUD and local rules and regulations governing the operation of public housing.

Asset Management Portfolio (511)

The Property Office Division monitors the contracts between the CHA and the property managers for the public housing properties to ensure compliance with HUD regulations, applicable laws, as well as CHA policies and procedures.

\$9,015,004

Job Order Costing Projects (516)

Job Order Costing Projects represents capital maintenance projects that will be completed by Section 3 businesses.

\$17,500,000

Safety & Security (530)

Safety & Security operates a 24-hour, seven-day a week, communication center and retains a database of CHA staff, and external support agencies that are notified and mobilized as required in the event of an emergency. It maintains contact with outside agencies through a fully integrated connection to the city's 311 and 911 system, and ensures resolution of urgent situations as necessary.

\$1,000,089

PROPERTY OFFICE DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTIONS

Desk Monitors (531)

Desk Monitors are responsible for monitoring, documenting and reporting all activity that occurs in the secure entry ways of their assigned CHA senior buildings. Monitors will greet and screen visitors to the building in a professional manner and maintain a calm and positive presence in the lobby area while providing superior customer service in a friendly and helpful manner to all residents and visitors. They will monitor incoming deliveries, vendor visits and service calls and maintain daily records of all arrivals and departures. Additionally, they will observe, report and document all security related incidents, respond appropriately to emergency situations, report criminal activity to the appropriate authorities and maintain a clean and orderly entrance area. **\$1,206,491**

Sustainable Initiatives (998)

Sustainable Initiatives represents utility costs at CHA properties. CHA strives to minimize utility use and cost by actively managing those factors impacting utility usage. **\$24,600,000**

PROPERTY OFFICE DIVISION

TOTAL REVENUE

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
501 - Rental Assistance Demonstration (RAD)					
MTW Funding	\$387,525	\$434,956	\$565,399	\$556,486	-1.58%
501 - Rental Assistance Demonstration (RAD) Total	\$387,525	\$434,956	\$565,399	\$556,486	-1.58%
510 - Private Property Management (PPM)					
MTW Funding	\$137,370,424	\$128,789,022	\$147,226,057	\$153,025,102	3.94%
510 - Private Property Management (PPM) Total	\$137,370,424	\$128,789,022	\$147,226,057	\$153,025,102	3.94%
511 - Asset Management Portfolio					
MTW Funding	\$5,411,572	\$6,202,587	\$9,390,860	\$9,015,004	-4.00%
511 - Asset Management Portfolio Total	\$5,411,572	\$6,202,587	\$9,390,860	\$9,015,004	-4.00%
516 - Job Order Costing (JOC)					
Capital Fund Program	\$0	\$4,172,642	\$17,500,000	\$17,500,000	0.00%
516 - Job Order Costing (JOC) Total	\$0	\$4,172,642	\$17,500,000	\$17,500,000	0.00%
530 - Safety & Security					
MTW Funding	\$866,513	\$836,649	\$938,607	\$1,000,089	6.55%
530 - Safety & Security Total	\$866,513	\$836,649	\$938,607	\$1,000,089	6.55%
531 - Desk Monitors					
MTW Funding	\$190,610	\$1,250,869	\$1,877,631	\$1,206,491	-35.74%
531 - Desk Monitors Total	\$190,610	\$1,250,869	\$1,877,631	\$1,206,491	-35.74%
998 - Sustainable Initiatives					
MTW Funding	\$19,890,009	\$19,001,308	\$23,357,406	\$24,600,000	5.32%
998 - Sustainable Initiatives Total	\$19,890,009	\$19,001,308	\$23,357,406	\$24,600,000	5.32%
Grand Total	\$164,116,654	\$160,688,034	\$200,855,960	\$206,903,172	3.01%

PROPERTY OFFICE DIVISION

TOTAL EXPENDITURES

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
501 - Rental Assistance Demonstration					
Non-Personnel	\$2,591	\$0	\$0	\$0	0.00%
Personnel	\$384,934	\$434,956	\$565,399	\$556,486	-1.58%
501 - Rental Assistance Demonstration Total	\$387,525	\$434,956	\$565,399	\$556,486	-1.58%
510 - Private Management (PPM)					
Non-Personnel	\$137,370,424	\$128,789,022	\$147,226,057	\$153,025,102	3.94%
510 - Private Management (PPM) Total	\$137,370,424	\$128,789,022	\$147,226,057	\$153,025,102	3.94%
511 - Asset Management Portfolio					
Non-Personnel	\$394,770	\$709,229	\$2,915,850	\$2,943,325	0.94%
Personnel	\$5,016,802	\$5,493,358	\$6,475,010	\$6,071,679	-6.23%
511 - Asset Management Portfolio Total	\$5,411,572	\$6,202,587	\$9,390,860	\$9,015,004	-4.00%
516 - Job Order Costing (JOC)					
Non-Personnel	\$0	\$4,172,642	\$17,500,000	\$17,500,000	0.00%
516 - Job Order Costing (JOC) Total	\$0	\$4,172,642	\$17,500,000	\$17,500,000	0.00%
530 - Safety & Security Total					
Non-Personnel	\$858	-\$69	\$3,300	\$3,399	3.00%
Personnel	\$865,655	\$836,718	\$935,307	\$996,690	6.56%
530 - Safety & Security Total	\$866,513	\$836,649	\$938,607	\$1,000,089	6.55%
531 - Desk Monitors					
Personnel	\$190,610	\$1,250,869	\$1,877,631	\$1,206,491	-35.74%
531 - Desk Monitors Total	\$190,610	\$1,250,869	\$1,877,631	\$1,206,491	-35.74%
998 - Sustainable Initiatives					
Non-Personnel	\$19,890,009	\$19,001,308	\$23,357,406	\$24,600,000	5.32%
998 - Sustainable Initiatives	\$19,890,009	\$19,001,308	\$23,357,406	\$24,600,000	5.32%
Grand Total	\$164,116,654	\$160,688,033	\$200,855,960	\$206,903,172	3.01%

PROPERTY OFFICE DIVISION

FY2018 BUDGET

501 - Rental Assistance Demonstration (RAD)

Personnel	\$556,486
Sundry	\$0
Training	\$0
Travel	\$0

501 - Rental Assistance Demonstration (RAD) \$556,486

510 - Private Management (PPM)

Accounting & Audit	\$620,000
Contracts	\$145,462,102
General Expense	\$6,843,000
Sundry	\$100,000

510 - Private Management (PPM) \$153,025,102

511 - Asset Management Portfolio

Contracts	\$497,492
General Expense	\$2,252,039
HAP	\$52,380
Personnel	\$6,071,679
Sundry	\$8,792
Training	\$131,268
Travel	\$1,354

511 - Asset Management Portfolio \$9,015,004

516 - Job Order Costing (JOC)

General Expense	\$17,500,000
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516 - Job Order Costing (JOC) \$17,500,000

530 - Safety & Security

Personnel	\$996,690
Sundry	\$3,399
Training	\$0

530 - Safety & Security \$1,000,089

531 - Desk Monitors

Personnel	\$1,206,491
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531 - Desk Monitors \$1,206,491

998 - Sustainable Initiatives

Contracts	\$0
Utilities	\$24,600,000

998 - Sustainable Initiatives \$24,600,000

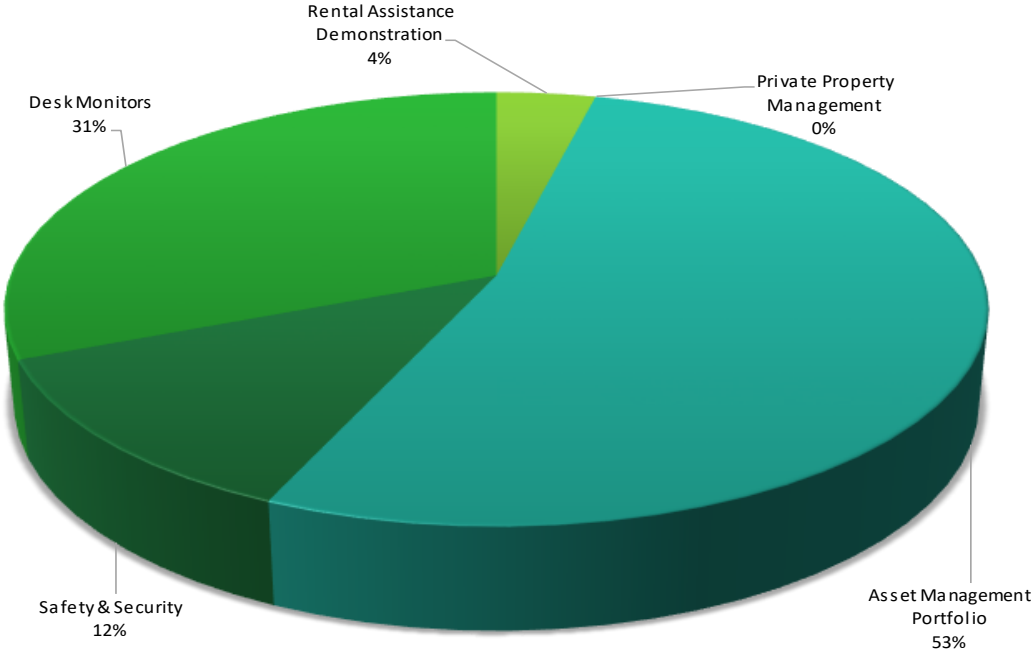
Property Office Total \$206,903,172

PROPERTY OFFICE DIVISION

TOTAL FTE'S

	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 BUDGET	FY2018 BUDGET	% OF CHANGE
Rental Assistance Demonstration	5.0	5.0	4.0	4.0	0.0%
Private Property Management	0.0	0.0	0.0	0.0	0.0%
Asset Management Portfolio	55.5	60.0	62.0	56.0	-9.7%
Safety & Security	11.0	10.5	13.0	13.0	0.0%
Desk Monitors	0.0	36.5	50.0	33.0	-34.0%
Property Total	71.5	112.0	129.0	106.0	-17.8%

FTEs by Cost Center



PROPERTY OFFICE DIVISION

SALARY SCHEDULE

	POSITION				
	FTE-TOTAL	SALARY TOTAL	PPF TOTAL	BENEFITS TOTAL	POSITION TOTAL
511- ASSET MANAGEMENT PORTFOLIO					
PORTFOLIO MANAGER II	10.0	\$748,867			
PORTFOLIO MANAGER III	4.0	343,973			
PROJECT MANAGER II	4.0	300,000			
PORTFOLIO MANAGER I	5.0	284,568			
DEPUTY CHIEF PRO OFF	2.0	275,000			
DIR. PORFOLIO MGR	2.0	220,000			
CHIEF PROPERTY OFFICER	1.0	182,000			
OCCUPANCY SPECIALT II	3.0	179,506			
PROJECT MANAGER III	2.0	178,886			
OCCUPANCY SPECIALT I	4.0	171,066			
EXEC ADVISOR	1.0	127,260			
PROJECT MANAGER I	2.0	119,094			
DIR. HSG POLICY & OCCUP	1.0	112,000			
DIR, SUST INITIATIVES	1.0	108,000			
ENGINEER, CHIEF	1.0	94,326			
MGR, OCCUPANCY ADMIN	1.0	92,411			
DATA INTEG ANALYST II	1.0	85,280			
MGR. COMPLIANCE & PROC	1.0	79,310			
MANAGER, OCCUPANCY	1.0	77,250			
DATA INTEG ANALYST I	1.0	70,040			
ENERGY ANALYST	1.0	66,144			
POLICY ANALYST II	1.0	65,000			
PROJECT COORDINATOR II	1.0	60,000			
COMPLI & PROCESS ANL	1.0	54,325			
EXEC ADM AST I	1.0	51,500			
ADMISSIONS & OCCP ASST	1.0	51,317			
OCCUPANCY SPECIALT I	1.0	45,732			
PROJECT COORDINATOR	1.0	35,900			
511- ASSET MANAGEMENT PORTFOLIO	56.0	\$4,278,755	\$151,871	\$1,641,054	\$6,071,679
501 - RENTAL ASSISTANCE DEMONSTRATION					
MGR RAD PROGRAM	2.0	\$155,448	\$4,663	\$57,640	\$217,752
SR DIRECTOR RAD	1.0	130,000	\$3,900	\$48,204	\$182,104
DIRECTOR, RAD CONVERS	1.0	111,815	\$3,354	\$41,461	\$156,630
501 - RENTAL ASSISTANCE DEMONSTRATION	4.0	\$397,263	\$11,918	\$147,306	\$556,486

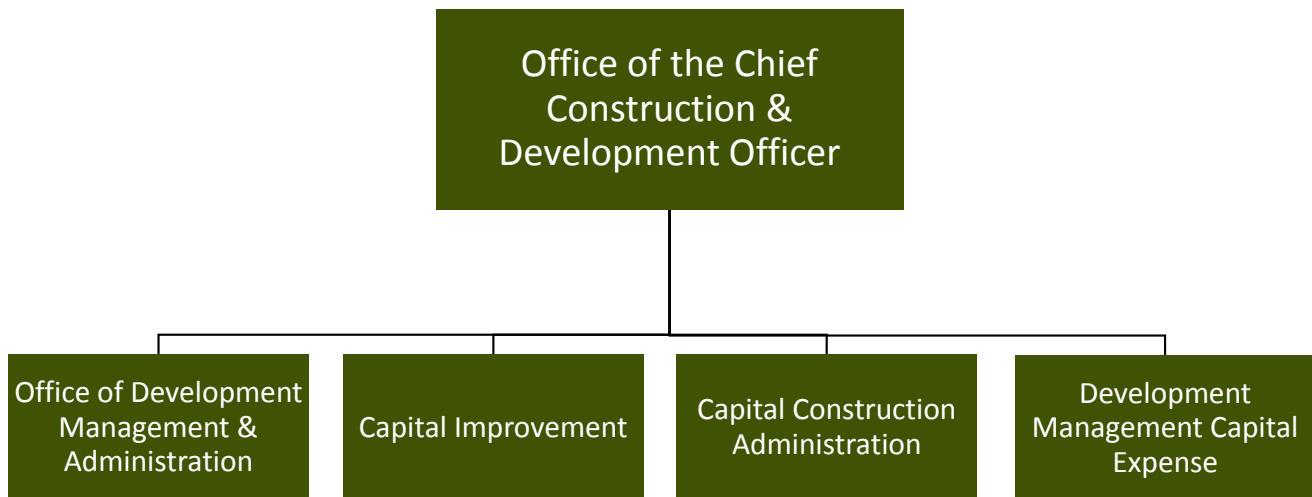
PROPERTY OFFICE DIVISION

SALARY SCHEDULE

301 - SECURITY COORDINATION					
EMERGENCY DISPATCHER	8.0	\$372,917			
DIR SAFETY STRATEGIES	1.0	116,000			
SECURITY VIDEO ANALYST	2.0	100,390			
MGR SAFETY & SECURITY	1.0	64,515			
SUPERVISOR EMER SER	1.0	58,195			
301 - SECURITY COORDINATION	13.0	\$712,017	\$21,361	\$263,313	\$996,690
531 - CHA MONITORS					
FRONT DESK MONITOR	31.0	\$790,615			
FRONT DESK SUPERVISOR	2.0	91,026			
531 - CHA MONITORS	33.0	\$881,641	\$5,462	\$319,388	\$1,206,491
Grand Total	106.0	\$6,269,676	\$190,611	\$2,371,061	\$8,831,347

CAPITAL CONSTRUCTION & DEVELOPMENT DIVISION

The Capital Construction & Development Division is responsible for administering, managing and implementing the development plans and proposals for mixed income and public housing developments on vacant or underutilized property, and demolition or rehabilitation of existing public housing units.



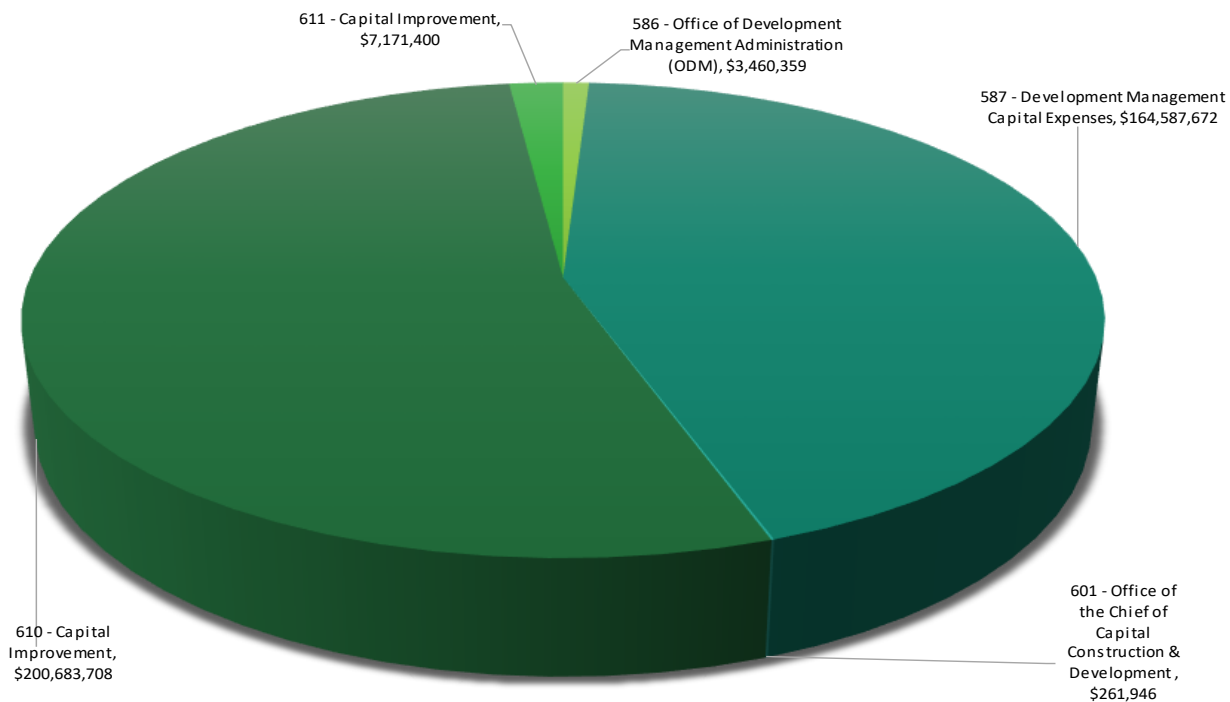
MAJOR LAWRENCE APARTMENTS

INSIDE CAPITAL CONSTRUCTION & DEVELOPMENT

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2018 Budget
- Total Full-Time Equivalents
- Salary Schedule

CAPITAL CONSTRUCTION & DEVELOPMENT DIVISION

EXPENDITURES BY COST CENTER



CAPITAL CONSTRUCTION & DEVELOPMENT DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
586 - Office of Development Management Administration (ODM)	\$2,075,701	\$2,276,812	\$2,924,378	\$3,460,359	18.33%
587 - Development Management Capital Expenses	\$50,317,607	\$85,117,173	\$71,235,393	\$164,587,672	131.05%
601 - Office of the Chief of Capital Construction & Development	\$35,019	\$184,615	\$267,420	\$261,946	-2.05%
610 - Capital Improvement	\$114,474,381	\$113,668,933	\$185,892,054	\$200,683,708	7.96%
611 - Capital Improvement	\$1,904,090	\$3,080,176	\$7,505,889	\$7,171,400	-4.46%
Capital Construction & Development	\$168,806,798	\$204,327,709	\$267,825,134	\$376,165,085	40.45%

BUDGET YEAR COMPARISON

586-Development Management

The personnel budget increased by \$394,011 or 13.78% due to the addition of 2 FTEs and Pay for Performance. The non-personnel budget increased by \$141,970 or 216.15% due to the transfer of Chicago Metropolitan Agency for Planning contract from Resident Services to the Office of Development Management.

587-Development Management Capital Expenses

The FY2018 budget of \$164,587,672 represents an increase of \$93,352,279 or 131.05% when compared to FY2017 budget. The overall increase is primarily due to an increase in mixed-income/mixed-finance properties and other master planning activities.

601-Office of the Chief of Capital Construction & Development

The personnel budget decreased by \$2,474 due to a lump sum payment in 2017. The non-personnel budget decreased by \$3,000 due to a decrease in planned travel.

610-Capital Construction

The FY2018 budget of \$200,683,708 represents an increase of \$14,791,654 or 7.96% when compared to FY2017 budget. The overall increase is primarily due to an increase in Family, RAD, Scattered Sites and Senior capital maintenance projects.

611-Capital Construction Department

The personnel budget decreased by \$391,252 or 5.23% due to a reduction of 1.5 FTEs. The non-personnel budget increased by \$56,763 due to increases in staff training, membership dues and fees, and office equipment.

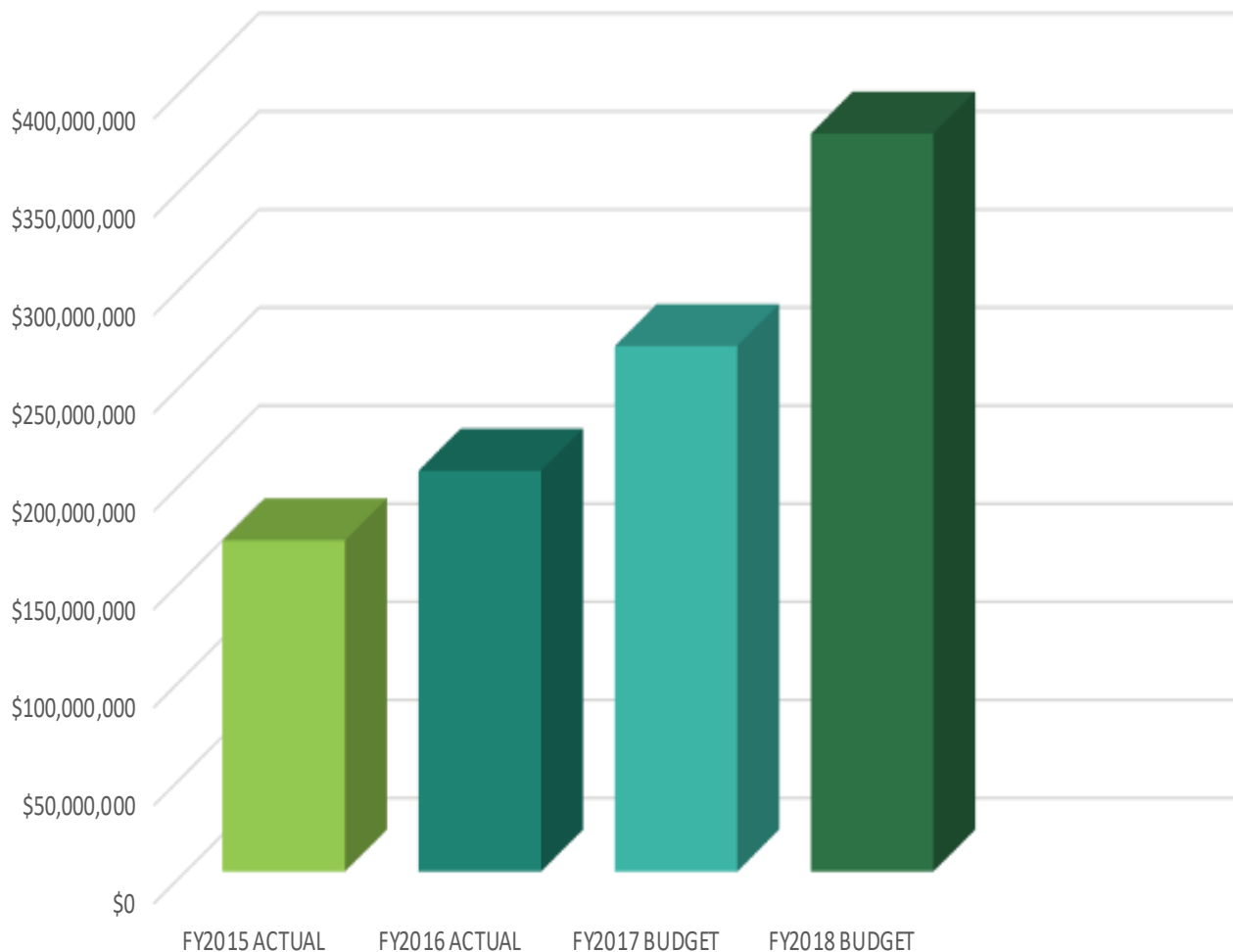
CAPITAL CONSTRUCTION & DEVELOPMENT DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
HOPE VI	\$1,577,302	\$3,109,850	\$2,100,000	\$700,000	-66.67%
MTW Fund	\$167,028,916	\$181,781,346	\$186,393,072	\$149,599,575	-19.74%
Other Funding	\$200,580	\$19,436,513	\$79,332,062	\$225,865,510	184.71%
Grand Total	\$168,806,798	\$204,327,709	\$267,825,134	\$376,165,085	40.45%

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$164,872,727	\$198,878,250	\$257,228,750	\$365,568,416	42.12%
Personnel	\$3,934,071	\$5,449,459	\$10,596,384	\$10,596,669	0.00%
Grand Total	\$168,806,798	\$204,327,709	\$267,825,134	\$376,165,085	40.45%

EXPENDITURES BY FISCAL YEAR



CAPITAL CONSTRUCTION & DEVELOPMENT DIVISION

DIVISION SUMMARY

Mission

Capital Construction Department

To develop, implement, monitor and evaluate development plans and proposals for mixed-income, public housing, and project-based voucher developments to create vibrant communities for CHA residents.

The core of CHA's comprehensive plan is to provide high quality housing for CHA residents. The mission of the Development department is to plan, finance, and develop new housing and work with partners to create strong, sustainable and amenity-rich communities. CHA provides funding for residential developments and works in

2017 Accomplishments

- **Achieved substantial completion and turnover of resident units on the following senior properties:**
 - Caroline Hedger (450 Units)
 - Judge Fisher Apartments (200 Units)
 - Fannie Emanuel (181 Units)
 - Major Robert Lawrence (192 Units)
 -
- **Commenced Construction of Full Gut Rehabs of the Following Scattered Sites:**
 - Congress Parkway Apartments (35 Units)
 - Henry Horner Townhomes (31 Units)
- **Altgeld Gardens Master Plan**
 - Commenced and will complete demolition of Blocks 11, 12 & 13
 - Commenced construction of new foundations for new Library & Community Center
- **Program Initiatives**
 - Successfully implemented and fully integrated e-Builder online collaboration software
 - Began drafting and rolling out Master Design Standards & Specifications
 - Successfully procured new pool of pre-approved architects and engineers to provide professional design services for all projects.
 - Assisted the Property Office and provide continued senior leadership support with rollout and implementation of their JOC program.
 - Completed transition from private consultant providing program management oversight of CCD to 100% in-house staff.
 - Began and will finish lead-based paint inspections of all scattered site units (over 3,000 units).

Goals for 2018

- **RAD Properties**
 - Complete design and commence construction at Irene McCoy Gaines Apartments, Albany Terrace Apartments, Williams Jones Apartments, Las Americas Apartments, Lincoln Perry Apartments and Elizabeth Wood Apartments
- **Scattered Sites**
 - Complete design and complete construction and conversion of Pope Elementary School into mixed use office space (for Section 8 Office) and veteran housing.
 - Complete construction of renovation of Congress Parkway Apartments (35 Units)
 - Complete construction of renovation of Henry Horner Townhomes (31 Units)
- **Altgeld Gardens Master Plan**
 - Complete construction of new Library & Community Center

CAPITAL CONSTRUCTION & DEVELOPMENT DIVISION

DIVISION SUMMARY

Mission

Development Department

The core of CHA's comprehensive plan is to provide high quality housing for CHA residents. The mission of the Development department is to plan, finance, and develop new housing and work with partners to create strong, sustainable and amenity-rich communities. CHA provides funding for residential developments and works in partnership with DPD, community stakeholders, and developers to design and deliver the critical commercial/retail, employment, educational, recreational, transportation, health and safety services required for strong neighborhoods.

2017 ACCOMPLISHMENTS

780 CHA UNITS DELIVERED

- 111 public housing units delivered in mixed-income developments:
 - 26-Clybourn 1200, 19-St. Edmund's Oasis, 66-Sterling Park Apartments
- 18 public housing units acquired: 18-7163 West Grand
- 415 project-based vouchers under HAP contract:
 - 8-Access Housing, 19-Crowder Place, 12-Devon Place, 47-Eastwood Garden Apartments, 75-Hilliard Apartments I & II, 4-Jade Apartments, 20-Leland Apartments, 43-Lyndale Apartments, 15-Mulvey Place, 99-Renaissance West Apartments, 30-St. Andrew's Court, 39-The Carling Hotel, 4-Xavier Apartments
- 236 project-based vouchers under RAD2 HAP contract:
 - 90-Deborah's Place, 146-Thresholds RAD LLC

610 CHA UNITS UNDER CONSTRUCTION AT YE2017

- 405 PH/RAD units under construction at seven Mixed-Income/RAD transaction sites
- 205 PBV/PRA units under AHAP in six projects

CLOSING PIPELINE – DEVELOPMENTS CLOSED AND UNDER CONSTRUCTION

Mixed-Income Developments

- **Fannie Emanuel Apartments** – RAD transaction refinancing closed with 181 CHA units delivered for occupancy in 2017
- **Concord at Sheridan** – RAD transaction closed and construction of the mixed-use development began in October 2017 with delivery of 65 CHA units projected in 2019
- **Diversey Manor Apartments** – Offsite RAD transaction closed and construction of the development began in October 2017 with delivery of 45 CHA units projected in 2019
- **Independence Apartments** – Mixed-use RAD transaction projected to close and begin construction in December 2017 with delivery of 30 CHA units in 2019
- **John Pennycuff Memorial Apartments** – Offsite RAD transaction projected to close and begin construction in November 2017 with delivery of 47 CHA units projected in 2019
- **Lathrop Phase 1A** – RAD transaction closed and construction of the redevelopment began in September 2017 with total delivery projections of 151 CHA units with 91 units in 2018 and 60 units in 2019

CAPITAL CONSTRUCTION & DEVELOPMENT DIVISION

DIVISION SUMMARY

- **Northtown Apartments** - Mixed-use RAD transaction projected to close and begin construction in December 2017 with delivery of 30 CHA units in 2019
- **Taylor Street Library and Apartments** – Mixed-use Mixed Finance transaction projected to close and begin construction in December 2017 with delivery of 37 CHA units in 2019

PRA Developments – AHAPs executed in 2017

- **Brainerd Apartments** – PRA transaction closed and construction began in 2017 with delivery of 9 family units projected in 2018
- **Lincoln Park Community Shelter** – PRA transaction projected to close and begin construction in 2017 with delivery of 20 supportive housing units in 2018
- **Marshall Apartments** – PRA transaction projected to close and begin construction in 2017 with delivery of 90 units for individuals projected in 2018
- **Midwest Apartments** – PRA transaction closed and construction began in 2017 with delivery of 69 units for individuals projected in 2018
- **Pullman ArtSpace** – PRA transaction projected to close and begin construction in 2017 with 6 family units projected for delivery in 2018
- **Tierra Linda Apartments** – PRA transaction closed and construction began in 2017 with delivery of 11 family units projected in 2018

MAJOR ACTIVITIES

- **Cabrini-Green** – Development teams for the Cabrini Development Zone Plan Phase 1, Sites 1 and 3, were selected in 2017 and planning is underway for new developments at each site
- **Harold Ickes** – Master planning for the new Harold Ickes mixed-income, mixed-use development and planning for Phase I continued
- **Ida B. Wells/Darrow Homes/Wells Extension/Madden Park Homes** – (Madden Wells) The master planning process began for redevelopment of the remaining Madden Wells vacant land
- **Lawndale Complex** – Issued Opportunity Notice to Pre-Qualified Development Teams and the development team was selected in 2017
- **Roosevelt Square – former ABLA Homes** - CHA continued its work with the National Public Housing Museum on the new museum and with SOS Villages in planning a new community center.
- **Six Pre-Qualified Development Teams (PDT)** were approved in 2017 to submit proposals for mixed income unit delivery

2018 GOALS

UNIT DELIVERY

Deliver 674 CHA housing units:

- 91 RAD housing units in a mixed-income development: 91-Lathrop Phase 1A
- 25 public housing units acquired: 25-TBD
- 358 project-based vouchers under HAP contract:

CAPITAL CONSTRUCTION & DEVELOPMENT DIVISION

DIVISION SUMMARY

- 9-Brainerd Apartments, 16-Garden View Apartments, 5-Illinois Facilities Fund, 20-Lincoln Park Community Shelter, 90-Marshall Apartments, 69-Midwest Apartments, 32-Phoenix House, 6-Pullman ArtSpace, 11-Tierra Linda Apartments, 100-TBD
- 200 units through RAD conversions of Moderate Rehabilitation units: 100-Lawson House, 100-TBD

CLOSING PIPELINE - ~ 890 TOTAL CHA HOUSING UNITS

407 CHA Units - Mixed Income Developments – plan to close in 2018

- **45th & Cottage – Washington Park Phase I** - Mixed income development with 21 CHA units
- **4630 S. Ashland** – Development of mixed-income, mixed-use housing with 30 CHA units
- **Ickes Phase IA** - Mixed-income, mixed-use RAD development with 52 CHA units
- **Ickes Phase IB** – Mixed-income, mixed-use RAD development with 40 CHA units
- **Lakefront Properties Phase II For-Sale Development** - New homeownership units to be dispersed among the twelve Phase II rental buildings
- **Lathrop Homes Phase IB** – Mixed-income, mixed-use RAD development with 77 CHA units
- **Logan Square TOD Project** - Mixed-Income RAD development with 41 CHA units
- **Oakwood Shores Phase 2B2** – Mixed-Income development with 18 CHA units
- **Oakwood Shores – Phase IC For-Sale** - New homeownership units to be dispersed across the Oakwood Shores revitalization site
- **Parkside of Old Town Phase III** – Mixed-Income development with 54 public housing rental units,
- **Ravenswood Senior Living** – Mixed-Income RAD redevelopment with 74 senior CHA units.
- **Roosevelt Square Phase II Homeownership** – New development to provide 50 new for-sale units

53 Units - PRA Developments – HAP in 2018

- **Garden View Apartments** – PRA transaction to deliver 16 supportive housing units in 2018
- **Illinois Facilities Fund** – PRA transaction to deliver 5 family units in 2018
- **Phoenix House Apartments** – PRA transaction to deliver 32 supportive housing units in 2018

430 Units - PRA Developments – AHAP in 2018 with HAP unit delivery in 2019

- **6145 North Broadway Apartments** – PRA transaction to deliver 11 family units
- **Cicero Senior Lofts** – PRA transaction to deliver 15 senior units
- **Clark Estes Apartments** – PRA transaction to deliver 15 family units
- **Lawson House** – PRA transaction to deliver 100 individual units (HAP 2020)
- **Mark Twain Apartments** – PRA transaction to deliver 148 units for individuals
- **Montclare Senior Residences of Calumet Ridge** – PRA transaction to deliver 34 senior units
- **Montclare Veteran’s Village** – PRA transaction to close in 2018 with 75 units delivered
- **Rogers Park PSH** – PRA transaction to deliver 13 supportive housing units
- **Warren Apartments** – PRA transaction to deliver 19 family units

CAPITAL CONSTRUCTION & DEVELOPMENT DIVISION

DIVISION SUMMARY

MAJOR ACTIVITIES

Mixed Income and Community Resource Developments

- **Altgeld Gardens-Murray Homes Community Facility** – Complete the Section 106 process with IHPA create a new community facility at the Altgeld Gardens and Murray Homes public housing developme The new center will include a state licensed child care program, community and library spaces.
- **Cabrini Green** - In FY2017, CHA awarded development teams for two Phase I sites under the Cabrini Gr Development Zone Plan. CHA and its selected development partners plan to obtain the necessary appro to initiate construction on these parcels in FY2019.
- **Chicago Bee Library** - Participate in real estate transaction to make capital improvements to the Chicago Library.
- **Lawndale Complex/Ogden Courts** - In FY2017, CHA selected a development team for the remai undeveloped land formerly known as Lawndale Complex and Ogden Courts. In FY2018, CHA anc development partner plan to work together to advance plans for a new mixed-use, mixed-incr development at the Lawndale Complex redevelopment site.
- **LeClaire Courts** - CHA plans to select a development partner in FY2018 and advance plans for a new mi use, mixed-income development at the former LeClaire Courts site.
- **Park Boulevard** - CHA plans to convey land for both the rental and for sale phases at Park Boulevard as of the Stateway Gardens revitalization activities.
- **Pullman Community Center** - CHA is partnering with the Chicago Park District and the Chicago Neighborh Initiative in the creation of a new recreation facility. The new Pullman Community Center will pro recreational services to CHA families in the Roseland neighborhood and surrounding Southside area. center is expected to be completed in FY2018.
- **Robert Taylor Homes** - In FY2018, CHA plans to dispose of land formerly part of the Robert Taylor Ho for a new development that may include mixed-use, commercial and/or other uses. Additionally, CHA p to convey land for the Legends South for sale development as part of the Robert Taylor Homes revitaliza activities. The new homeownership units will be dispersed across the Robert Taylor revitalization site.
- **Roosevelt Square / Former ABLA Homes** - The construction of a new Chicago Park District 100,000 SF inc sports and recreation facility plans to start construction in Q1 2018 with completion projected for 2019. Additionally, CHA will continue its work with the National Public Housing Museum to create a i museum and with SOS Villages on a new community center.

Westhaven Phase IID Rental - CHA and its development partner are planning for the next Westhaven rental development to close and start construction in FY2019. This development plans to provide approximately 100 total new rental apartments including 35 for public housing residents in fulfillment of the Henry Horner HOPE VI CHA unit delivery requirements.

CAPITAL CONSTRUCTION & DEVELOPMENT DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTIONS

**FY2018
BUDGET**

Office of Development Management (586)

At the core of the CHA's comprehensive plan is to provide revitalized, safe, modern and economically responsible housing for its residents. The Office of Development Management is responsible for unit acquisition, project-based voucher, and mixed income development. **\$3,460,359**

Development Management Capital Expenses (587)

The Office of Development Management is responsible for unit acquisition and mixed-income development. **\$164,587,672**

Office of the Chief of Capital Construction & Development (601)

The Office of the Chief of Capital Construction & Development directs and provides oversight of all assets owned by the Chicago Housing Authority and is responsible for the overall management and strategic supervision of the Capital Construction & Development Division. **\$261,946**

Capital Construction (610)

This Office is responsible for providing quality, safe and sustainable housing through capital maintenance and rehabilitation of the authority's infrastructure. **\$200,683,708**

Capital Construction Department (611)

At the core of CHA's comprehensive plan to provide revitalized, safe, modern and economically responsible housing for its residents, the Capital Construction Department (CCD) is responsible for the rehabilitation and ongoing capital maintenance efforts at CHA's Family, Senior and Scattered Site Properties. **\$7,171,400**

CAPITAL CONSTRUCTION & DEVELOPMENT DIVISION

TOTAL REVENUE

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
586 - Office of Development Management Administration (ODM)					
MTW Fund	\$2,075,701	\$2,276,812	\$2,924,378	\$3,460,359	18.33%
586 - Office of Development Management Administration (ODM) Total	\$2,075,701	\$2,276,812	\$2,924,378	\$3,460,359	18.33%
587 - Development Management Capital Expenses					
HOPE VI	\$110,302	\$3,109,850	\$2,100,000	\$700,000	-66.67%
MTW Fund	\$50,006,725	\$62,585,521	\$66,135,393	\$138,022,162	108.70%
Other Funding	\$200,580	\$19,421,802	\$3,000,000	\$25,865,510	762.18%
587 - Development Management Capital Expenses Total	\$50,317,607	\$85,117,173	\$71,235,393	\$164,587,672	131.05%
601 - Office of the Chief of Capital Construction & Development					
MTW Fund	\$35,019	\$184,615	\$267,420	\$261,946	-2.05%
601 - Office of the Chief of Capital Construction & Development Total	\$35,019	\$184,615	\$267,420	\$261,946	-2.05%
610 - Capital Construction					
HOPE VI	\$1,467,000		\$0	\$0	
MTW Fund	\$113,007,381	\$113,654,222	\$109,559,992		-100.00%
Other Funding	\$0	\$14,711	\$76,332,062	\$200,683,708	162.91%
610 - Capital Construction Total	\$114,474,381	\$113,668,933	\$185,892,054	\$200,683,708	7.96%
611 - Capital Construction Department					
MTW Fund	\$1,904,090	\$3,080,176	\$7,505,889	\$7,171,400	-4.46%
611 - Capital Construction Department Total	\$1,904,090	\$3,080,176	\$7,505,889	\$7,171,400	-4.46%
Grand Total	\$168,806,798	\$204,327,709	\$267,825,134	\$376,165,085	40.45%

CAPITAL CONSTRUCTION & DEVELOPMENT DIVISION

TOTAL EXPENDITURES

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
586 - Office of Development Management Administration (ODM)					
Non-Personnel	\$71,253	\$57,514	\$65,681	\$207,651	216.15%
Personnel	\$2,004,448	\$2,219,297	\$2,858,697	\$3,252,708	13.78%
586 - Office of Development Management Administration (ODM) Total	\$2,075,701	\$2,276,812	\$2,924,378	\$3,460,359	18.33%
587 - Development Management Capital Expenses					
Non-Personnel	\$50,317,607	\$85,117,173	\$71,235,393	\$164,587,672	131.05%
587 - Development Management Capital Expenses Total	\$50,317,607	\$85,117,173	\$71,235,393	\$164,587,672	131.05%
601 - Office of the Chief of Capital Construction & Development					
Non-Personnel	\$0	\$0	\$10,000	\$7,000	-30.00%
Personnel	\$35,019	\$184,615	\$257,420	\$254,946	-0.96%
601 - Office of the Chief of Capital Construction & Development Total	\$35,019	\$184,615	\$267,420	\$261,946	-2.05%
610 - Capital Construction					
Non-Personnel	\$114,474,381	\$113,668,933	\$185,892,054	\$200,683,708	7.96%
610 - Capital Construction Total	\$114,474,381	\$113,668,933	\$185,892,054	\$200,683,708	7.96%
611 - Capital Construction Department					
Non-Personnel	\$9,486	\$34,629	\$25,622	\$82,385	221.54%
Personnel	\$1,894,604	\$3,045,546	\$7,480,267	\$7,089,015	-5.23%
611 - Capital Construction Department Total	\$1,904,090	\$3,080,176	\$7,505,889	\$7,171,400	-4.46%
Grand Total	\$168,806,798	\$204,327,709	\$267,825,134	\$376,165,085	40.45%

CAPITAL CONSTRUCTION & DEVELOPMENT DIVISION

FY2018 BUDGET

586 - Office of Development Management Administration (ODM)

Contracts	\$172,500
Personnel	\$3,252,708
Sundry	\$24,792
Training	\$6,565
Travel	\$3,794
586 - Office of Development Management Administration (ODM)	\$3,460,359

587 - Development Management Capital Expenses

Contracts	\$164,587,672
General Expense	
Sundry	
587 - Development Management Capital Expenses	\$164,587,672

601 - Office of the Chief of Capital Construction & Development

Personnel	\$254,946
Sundry	\$3,500
Training	\$2,000
Travel	\$1,500
601 - Office of the Chief of Capital Construction & Development	\$261,946

610 - Capital Construction

Contracts	\$200,683,708
610 - Capital Construction	\$200,683,708

611 - Capital Construction Department

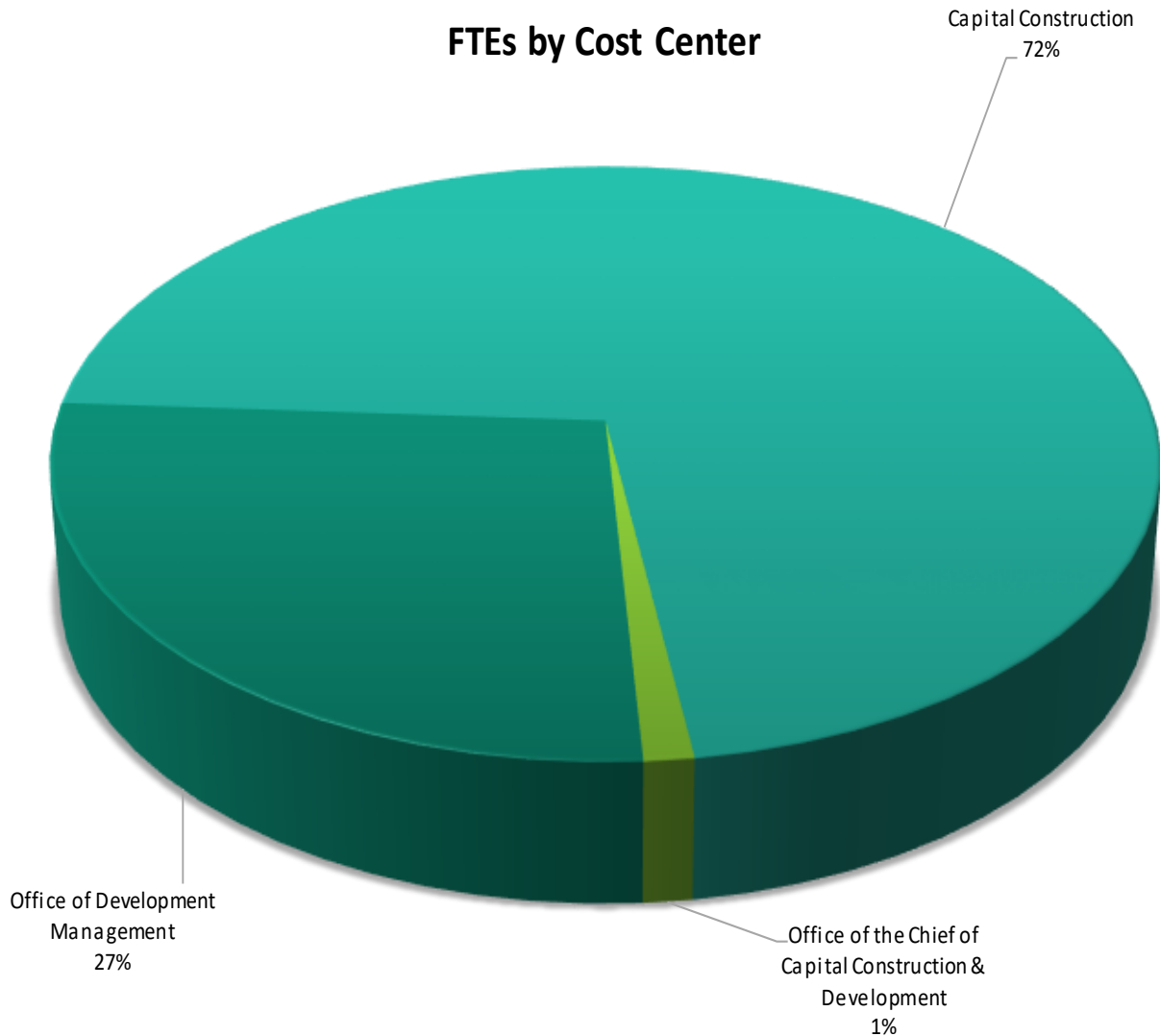
Personnel	\$7,089,015
Sundry	\$70,025
Training	\$9,270
Travel	\$3,090
611 - Capital Construction Department	\$7,171,400

Capital Construction & Development Total	\$376,165,085
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CAPITAL CONSTRUCTION & DEVELOPMENT DIVISION

TOTAL FTE'S

	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 BUDGET	FY2018 BUDGET	% OF CHANGE
Office of the Chief of Capital Construction & Development	1.0	1.0	1.0	1.0	0.0%
Office of Development Management	19.5	21.0	21.0	23.0	9.5%
Capital Construction	18.5	23.0	56.0	54.5	-2.7%
PROPERTY Total	39.0	45.0	78.0	78.5	0.6%



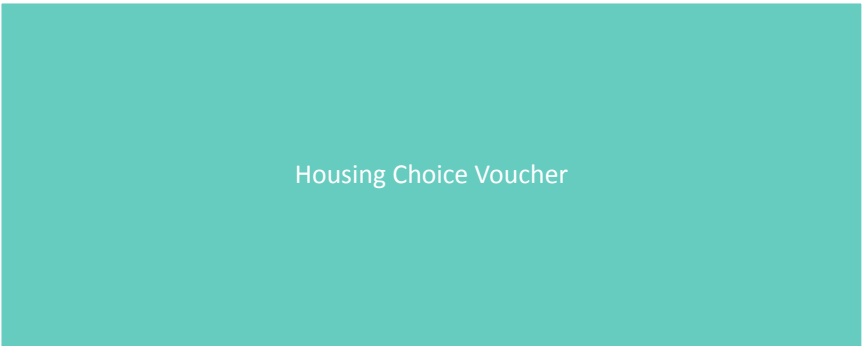
CAPITAL CONSTRUCTION & DEVELOPMENT DIVISION

SALARY SCHEDULE

	POSITION FTE-				
	TOTAL	SALARY TOTAL	PFP TOTAL	BENEFITS TOTAL	POSITION TOTAL
586-OFFICE OF DEVELOPMENT MANAGEMENT					
DEVELOPMENT MANAGER	6.0	580,311			
SR. FINANCIAL ANALYST	2.0	192,241			
ACQUISITION & DEVELOPMENT MGR	1.0	92,700			
DEPUTY CHIEF DEVELOPMENT OFF	2.0	314,000			
DIRECTOR, LAND DEV	1.0	138,504			
DIR, PRA ACQUISITIONS, SPE INITI	1.0	125,000			
DIRECTOR, DEVELOPMENT	1.0	115,000			
ACQUISITION MGR	1.0	87,000			
FINANCIAL ANALYST	1.0	80,907			
PRA PROG MGR	1.0	75,110			
LOAN ADMNSTR	1.0	69,555			
EXEC ADM AST1	1.0	44,408			
PROJECT MANAGER	1.0	78,000			
EXECUTIVE ADMIN III	2.0	140,382			
CHIEF DEV OFFICER	1.0	182,000			
586-OFFICE OF DEVELOPMENT MANAGEMENT Total	23.0	\$2,315,118	\$69,454	\$858,446	\$3,252,708
601-OFFICE OF THE CHIEF OF CAPITAL CONSTRUCTION & DEVELOPMENT					
CHIEF DEV & CONSTR OFFR	1.0	182,000			
601-OFFICE OF THE CHIEF OF CAPITAL CONSTRUCTION & DEVELOPMENT Total	1.0	\$182,000	\$5,460	\$67,486	\$254,946
611-CAPITAL CONSTRUCTION DEPARTMENT					
ACCESSIBILITY SPCL	1.0	75,563			
ACCESSIBILITY SPCL II	1.0	96,000			
CONSTRUCT INSPECT III	3.0	295,000			
CONSTRUCTION INSPECTOR	1.0	90,000			
CONSTRUCTION MGR I	3.0	238,486			
CONSTRUCTION MGR II	4.0	363,675			
CONSTRUCTION SCHEDLR	1.0	71,000			
CONSTRUCTN INSPECTR I	6.0	441,204			
CONSTRUCTN INSPECTR II	3.0	254,860			
CONTRACT ADMINISTRATOR	1.0	56,500			
CONTRACT MANAGER	1.0	83,773			
DEPUTY CHIEF CAP CONST	1.0	165,000			
DIR, CAP CONSTR & DEV	1.0	127,500			
DIR, DESIGN ENG & PLN	1.0	130,000			
DIR. STAT & SPL PROJ	1.0	137,000			
DOC CONTROL ADMNSTR	1.0	63,000			
ENVIRON ENGR	1.0	106,000			
ENVIRON PROJ MANAGER	1.0	85,688			
LEAD CONSTR MGR	1.0	115,000			
LEAD PLAN & DESIG MGR	1.0	115,000			
LEAD DESIGN QA/QC MGR	1.0	117,208			
LEAD MECH ENGR PT	0.5	156,000			
MGR, DESIGN & PLANG	2.0	191,986			
MGR, DESIGN & PLANG II	6.0	572,940			
MGR, HIGH MID-RISE CON	1.0	130,000			
MGR, PLAN & DESIGN III	2.0	207,000			
MGR, PROP LEAD CONSTR	1.0	128,000			
PERMITTG & UTIL COORD	1.0	65,084			
PROJECT COORD 2	1.0	60,348			
PROJECT MANAGER I	1.0	65,000			
PROJECT MGR CONSTR	3.0	254,906			
SR. CONTRACT ADMNSTR	1.0	80,000			
611-CAPITAL CONSTRUCTION DEPARTMENT Total	54.5	\$5,138,721	\$154,162	\$1,905,438	\$7,089,015
Grand Total	78.5	\$7,635,839	\$229,075	\$2,831,369	\$10,596,668

HOUSING CHOICE VOUCHER DIVISION

CHA’s Housing Choice Voucher (HCV) Program (formerly known as Section 8) allows low-income families to rent quality housing in the private market via federal funds provided by the U.S. Department of Housing and Urban Development (HUD). Through the HCV Program, CHA pays a portion of eligible families’ rent each month directly to the landlord. Families can use their vouchers to rent a house or apartment in the private market throughout the city of Chicago. Because there are more families who need rental assistance than there are funds available, CHA uses a waiting list to administer the program to eligible families.



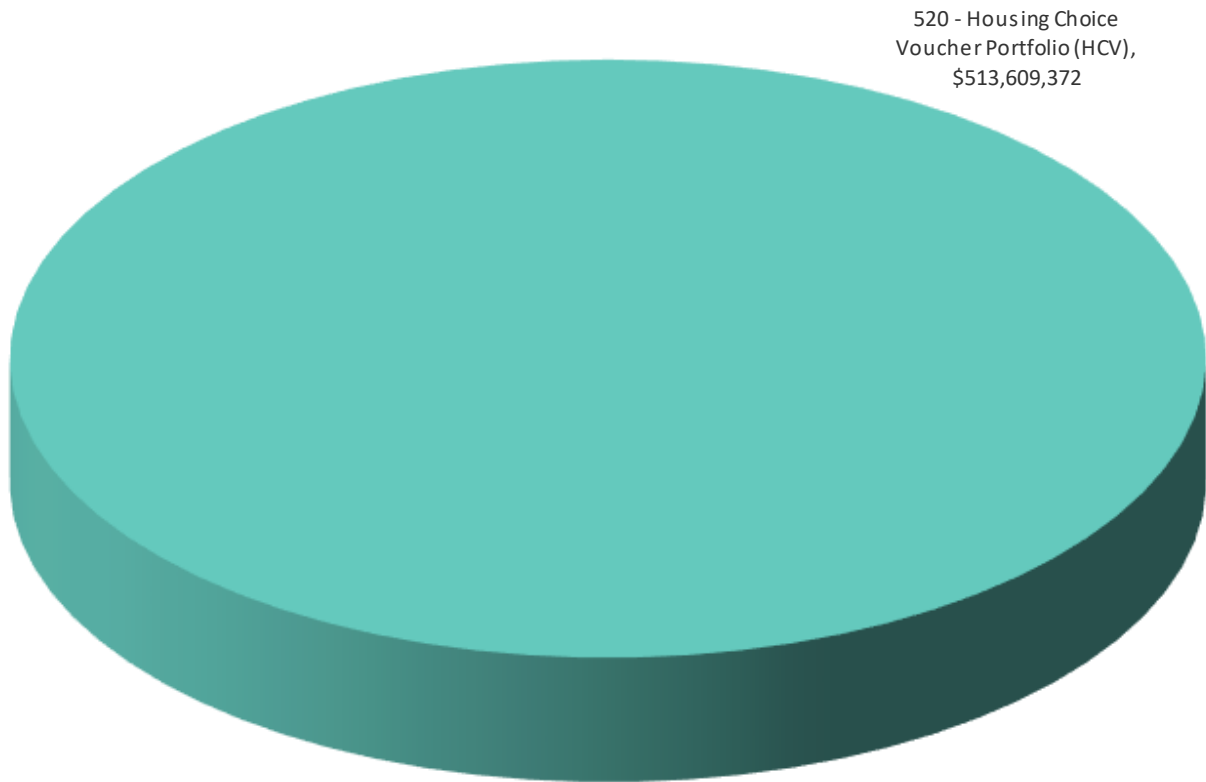
Chicago Housing Authority—Youth Corps

INSIDE HOUSING CHOICE VOUCHER

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2018 Budget
- Total Full-Time Equivalents
- Salary Schedule

HOUSING CHOICE VOUCHER DIVISION

EXPENDITURES BY COST CENTER



HOUSING CHOICE VOUCHER DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
520 - Housing Choice Voucher Portfolio (HCV)	\$ 463,095,554	\$ 485,942,969	\$ 514,461,016	\$ 513,609,372	-0.17%
Housing Choice Voucher	\$ 463,095,554	\$ 485,942,969	\$ 514,461,016	\$ 513,609,372	-0.17%

BUDGET YEAR COMPARISON

520 - Housing Choice Voucher Portfolio

The personnel budget increased by \$172,583 or 7.3% due to compensation study salary adjustment and pay-for-performance; the non-personnel budget decreased by \$1,024,227 or 0.2% due to a reduction in voucher leasing contingency.

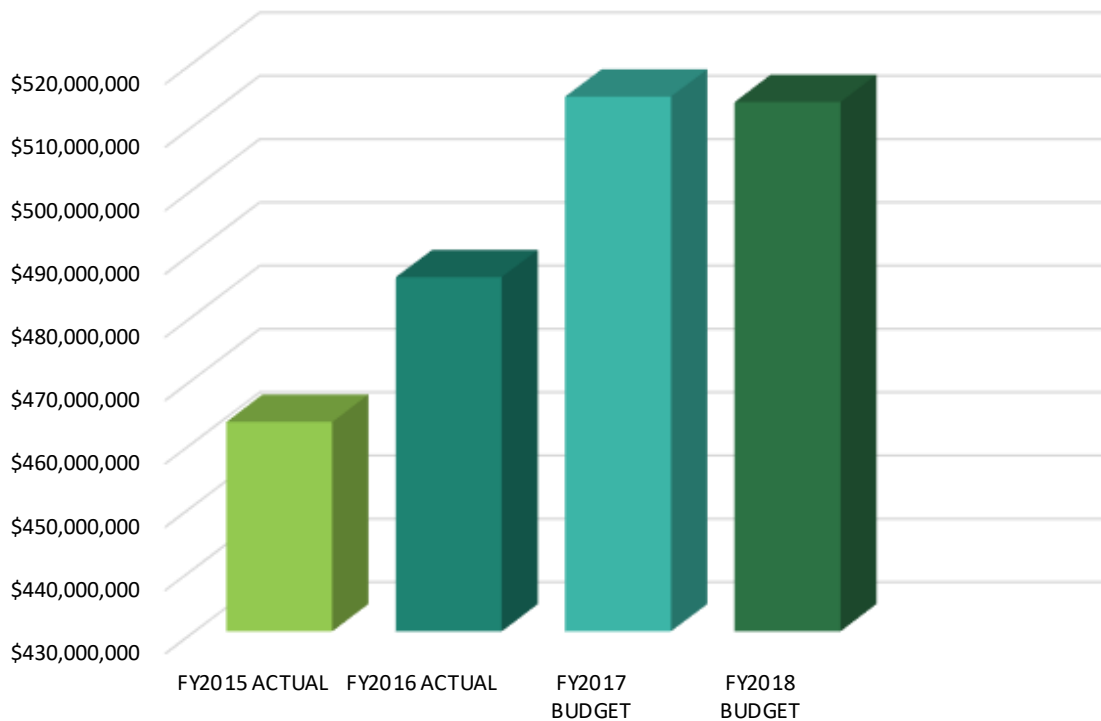
HOUSING CHOICE VOUCHER DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
MTW Fund	\$ 447,169,887	\$ 468,688,222	\$ 494,502,635	\$ 493,845,954	-0.13%
Other Funding	15,040	20,696	576,000	21,528	-96.26%
Section 8	15,910,627	17,234,051	19,382,381	19,741,890	1.85%
Grand Total	\$463,095,554	\$ 485,942,969	\$ 514,461,016	\$ 513,609,372	-0.17%

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$ 460,990,597	\$ 483,730,490	\$ 512,093,066	\$ 511,068,839	-0.20%
Personnel	2,104,957	2,212,479	2,367,950	2,540,533	7.29%
Grand Total	\$463,095,554	\$ 485,942,969	\$ 514,461,016	\$ 513,609,372	-0.17%

EXPENDITURES BY FISCAL YEAR



HOUSING CHOICE VOUCHER DIVISION

DIVISION SUMMARY

Mission

Enhance housing choices for low-income families in diverse communities that offer economic opportunities and healthy family environments through partnerships with quality private sector property owners.

2017 Accomplishments

- Provided rental subsidies to more than 47,000 low-income households throughout Chicago.
- Conducted more than 100,000 Housing Quality Standards (HQS) inspections of HCV units.
- Issued more than \$460 million in Housing Assistance Payments (HAP) to more than 14,000 owners.
- Assisted more than 1,000 veteran households with Veteran Affairs Supportive Housing (VASH) vouchers and working with Jesse Brown VA Medical Center to obtain additional VASH vouchers from HUD.
- Received no findings on the Single Agency Audit for the fourth year in a row.
- Conducted more than 9,100 quality control file reviews.
- Prepared for implementation of HUD's updated Lead Safe Housing Rule by having CHA's Quality Control Inspectors attend a Lead Inspector Training course and Lead Risk Assessment Training course.
- Hosted the HCV Owners Symposium, an educational event for property owners, managers and real estate investors to learn more about the Housing Choice Voucher Program. More than 700 property owners and managers attended informational workshops on various topics. The event also featured industry vendors and service providers.
- Completed a cost-benefit analysis comparing out-sourcing and in-sourcing of HCV administration and based on results of the analysis, made the decision for the administration of the program to remain out-sourced.
- Introduced a new initiative called Landlord Incentive Payments to provide a financial incentive for owners of properties in low poverty areas to rent units to HCV families.
- Conducted educational workshops for both HCV families and property owners on topics such as common inspection fails, housekeeping, and landlord and tenant rights and responsibilities.
- Participated in community meetings with local organizations, including aldermanic offices, to provide information and answer questions about the HCV program and establish partnerships to improve program operations.
- Tracked and responded to nearly 7,000 customer inquiries.

HOUSING CHOICE VOUCHER DIVISION

DIVISION SUMMARY

2018 Goals

- Continue to explore new ways to utilize Moving to Work (MTW) flexibility to streamline HCV processes and procedures to increase efficiency and make the program easier to navigate for families and property owners.
- Streamline inspections processes and implement cost saving measures by moving from annual inspections to biennial inspections for most units subsidized through the CHA's HCV program.
- Develop an HCV owner enforcement process to reinforce owner responsibilities.
- Launch educational video tutorials of HCV topics online.
- Continue hosting educational workshops for HCV families and owners.

COST CENTER DESCRIPTIONS

FY2018 BUDGET

Housing Choice Voucher Portfolio (520)

The Housing Choice Voucher Portfolio (HCV) cost center is responsible for oversight and management of the Housing Choice Voucher Section 8 Program managed by third party administrators and the administration of the Veterans Affairs Supportive Housing (VASH), Moderate Rehabilitation and Mainstream programs.

\$513,609,372

HOUSING CHOICE VOUCHER DIVISION

TOTAL REVENUE

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
520 - Housing Choice Voucher Portfolio (HCV)					
MTW Fund	\$ 447,169,887	\$ 468,688,222	\$ 494,502,635	\$ 493,845,954	-0.13%
Other Funding	15,040	20,696	576,000	21,528	-96.26%
Section 8	15,910,627	17,234,051	19,382,381	19,741,890	1.85%
520 - Housing Choice Voucher Portfolio (HCV) Total	\$ 463,095,554	\$ 485,942,969	\$ 514,461,016	\$ 513,609,372	-0.17%
Grand Total	\$ 463,095,554	\$ 485,942,969	\$ 514,461,016	\$ 513,609,372	-0.17%

HOUSING CHOICE VOUCHER DIVISION

TOTAL EXPENDITURES

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
520 - Housing Choice Voucher Portfolio (HCV)					
Non-Personnel	\$ 460,990,597	\$ 483,730,490	\$ 512,093,066	\$ 511,068,839	-0.20%
Personnel	2,104,957	2,212,479	2,367,950	2,540,533	7.29%
520 - Housing Choice Voucher Portfolio (HCV) Total	\$ 463,095,554	\$ 485,942,969	\$ 514,461,016	\$ 513,609,372	-0.17%
Grand Total	\$ 463,095,554	\$ 485,942,969	\$ 514,461,016	\$ 513,609,372	-0.17%

HOUSING CHOICE VOUCHER DIVISION

FY2018 BUDGET

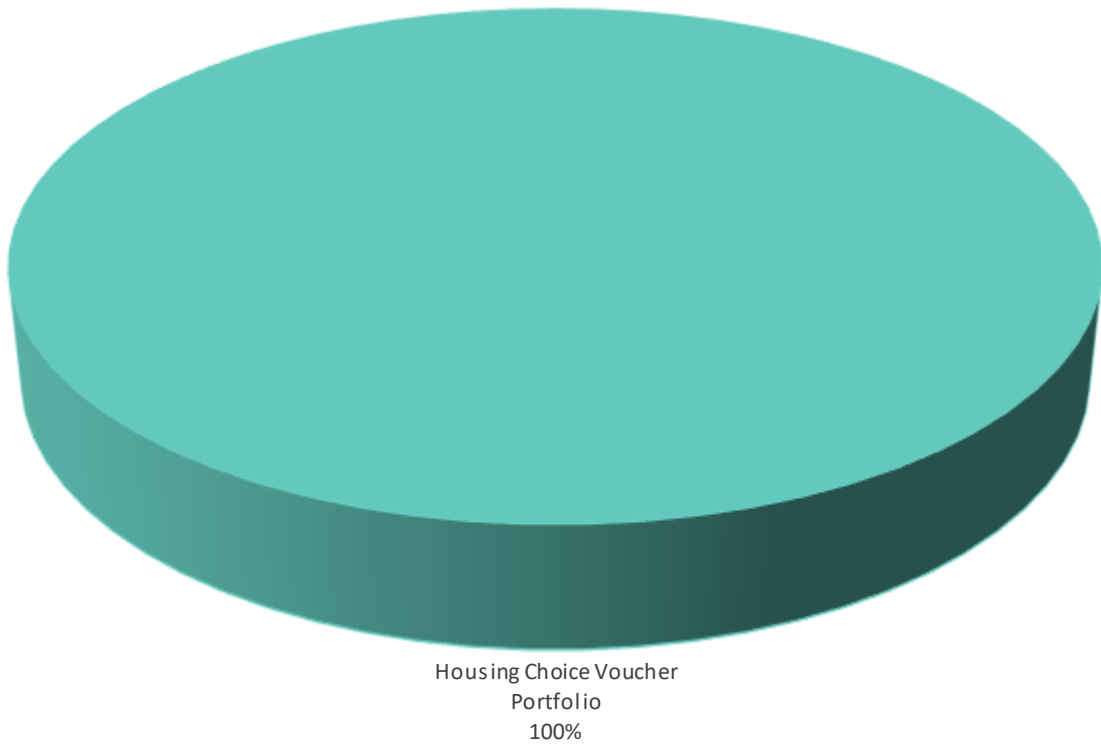
520 - Housing Choice Voucher Portfolio (HCV)	
HAP	\$ 473,563,980
Contracts	33,037,545
General Expense	3,169,412
Personnel	2,540,533
Office Rent	644,477
Sundry	552,071
Training	66,915
Travel	34,439
520 - Housing Choice Voucher Portfolio (HCV)	\$ 513,609,372
Housing Choice Voucher Total	\$ 513,609,372

HOUSING CHOICE VOUCHER DIVISION

TOTAL FTE'S

	FY2015 ACTUAL	FY2016 BUDGET	FY2017 BUDGET	FY2018 BUDGET	% OF CHANGE
Housing Choice Voucher Portfolio	28.0	28.0	27.0	27.0	0.0%
HOUSING CHOICE VOUCHER Total	28.0	28.0	27.0	27.0	0.0%

FTEs by Cost Center



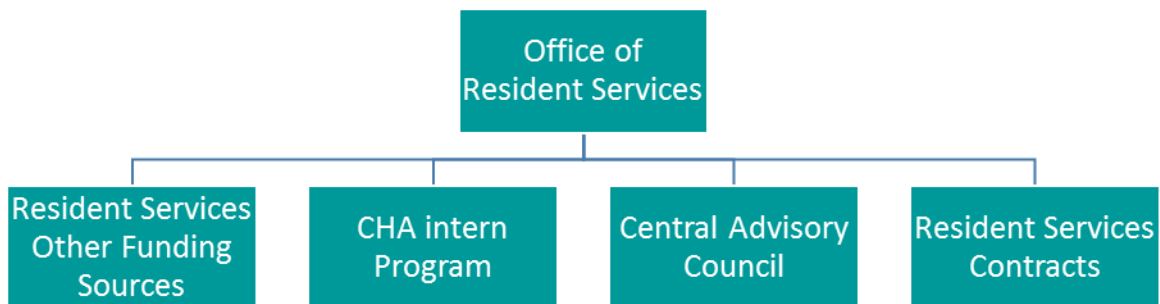
HOUSING CHOICE VOUCHER DIVISION

SALARY SCHEDULE

	POSITION FTE-TOTAL	SALARY TOTAL	PFP TOTAL	BENEFIT TOTAL	POSITION TOTAL
520 - HOUSING CHOICE VOUCHER PORTFOLIO					
QC INSPECTOR	4.0	\$ 234,475			
QC HUD FILE REV	4.0	228,001			
CHIEF HCV OFFICER	1.0	182,000			
SR. DIR, HCV ADMN	1.0	135,625			
DIR. HCV INITIATIVE	1.0	104,771			
HCV,IPI ENFRCE SPECL	2.0	96,445			
MGR, HCV PROGRAM INTEG	1.0	73,096			
HCV SYS ADMINISTRATOR	1.0	72,538			
MGR, HCV COMPLIANCE	1.0	72,072			
MGR, IPI	1.0	72,072			
ADMIN OPERTIONS ANALY	1.0	70,000			
MGR, HCV POLICY & ACCT	1.0	69,300			
EXEC ADM III	1.0	66,560			
COMPLIANCE ANALYST	1.0	65,259			
PROJECT COORDINATOR	1.0	62,500			
OUTREACH COORDINATOR	1.0	60,000			
PROG & PROCESS ANALYST	1.0	52,500			
SPL PROJECT COORD	1.0	51,000			
PROGRAM ANALYST	1.0	48,000			
PROGRAM COORDINATOR	1.0	41,580			
520 - HOUSING CHOICE VOUCHER PORTFOLIO Total	27.0	\$1,857,794	\$ 55,734	\$ 627,005	\$ 2,540,533
Grand Total	27.0	\$1,857,794	\$ 55,734	\$ 627,005	\$ 2,540,533

RESIDENT SERVICES DIVISION

To increase the quality of life of all residents and support those on a pathway towards self-sufficiency.



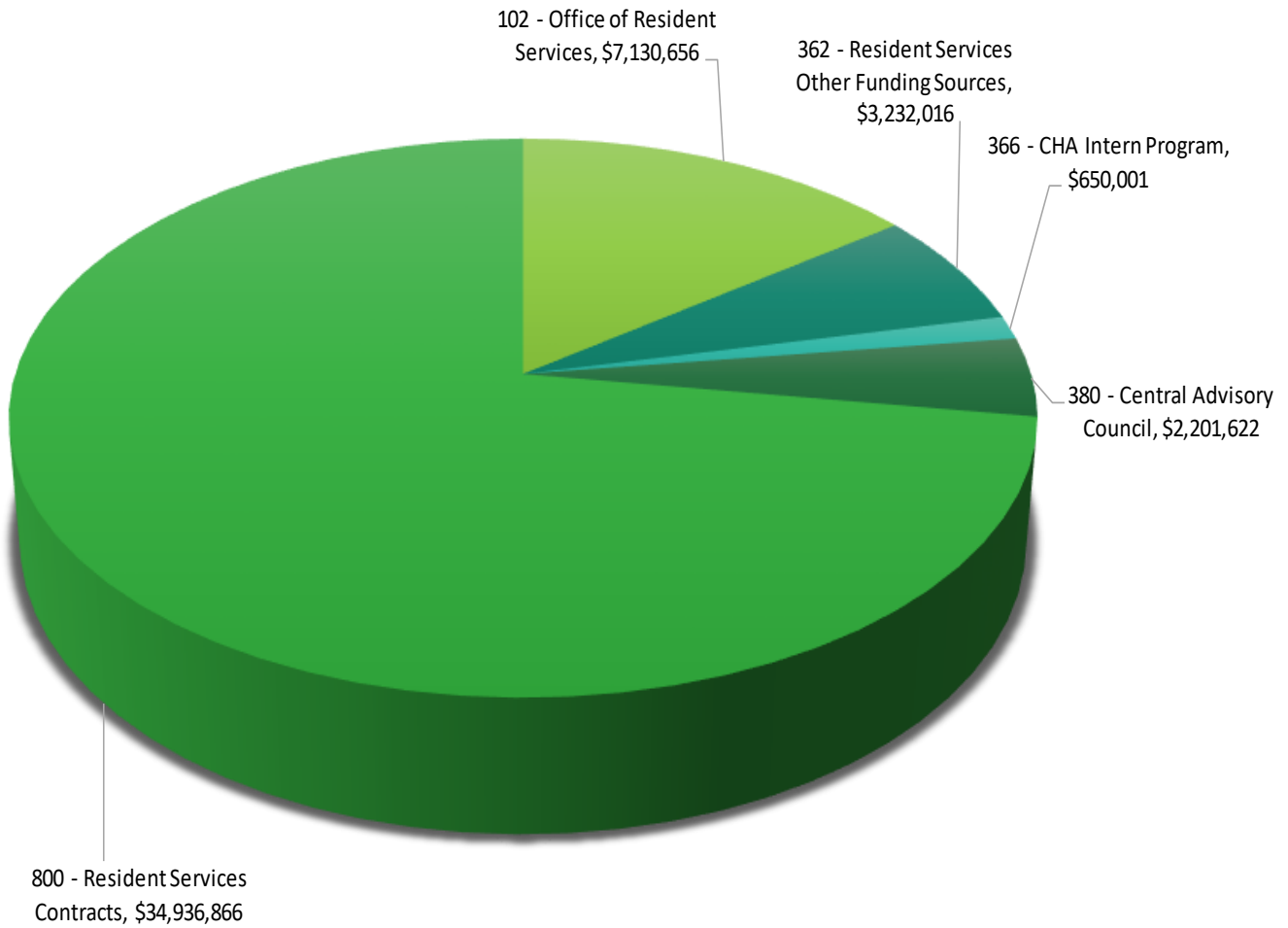
CHICAGO HOUSING AUTHORITY'S SENIOR DAY

INSIDE RESIDENT SERVICES

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2018 Budget
- Total Full-Time Equivalents
- Salary Schedule

RESIDENT SERVICES DIVISION

EXPENDITURES BY COST CENTER



RESIDENT SERVICES DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
Resident Services					
102 - Office of Resident Services	\$5,593,426	\$5,589,382	\$6,113,220	\$7,130,656	16.64%
362 - Resident Services Other Funding Sources	\$2,702,184	\$5,290,986	\$2,262,380	\$3,232,016	42.86%
366 - CHA Intern Program	\$11,331	\$769,657	\$999,999	\$650,001	-35.00%
380 - Central Advisory Council	\$1,611,502	\$2,121,835	\$2,085,279	\$2,201,622	5.58%
800 - Resident Services Contracts	\$29,453,856	\$29,915,838	\$33,142,588	\$34,936,866	5.41%
Resident Services	\$39,372,299	\$43,687,697	\$44,603,466	\$48,151,161	7.95%

BUDGET YEAR COMPARISON

102-Office of Resident Services

The overall budget for the Office of Resident Services increased by 16.64% or \$1,017,436 mostly due to Pay for Performance, compensation study salary adjustments, and the transition of Springboard to Success staff and Customer Care staff.

362- Resident Services Other Funding Sources

The FY2018 overall budget increased by \$969,636 or 42.86% due to the anticipated budget amount needed for the Jobs Plus Grant and the anticipation of a grant award for the Summer Youth Employment Program.

366-CHA Intern Program

The FY2018 overall budget decreased by 35% or \$349,998 due to a recalculation based on actual hours and rate history for the CHA Intern Program.

380-Central Advisory Council (CAC)

The budget increased by \$116,343 or 5.58% due to Pay for Performance and the addition of 1 FTE.

800-Contract Management & Reporting

The FY2018 overall budget increased by 5.41% or \$1,794,278 due to anticipation of enhanced Resident Services Coordinator Program and a new initiative – Flexible Housing Subsidy Program.

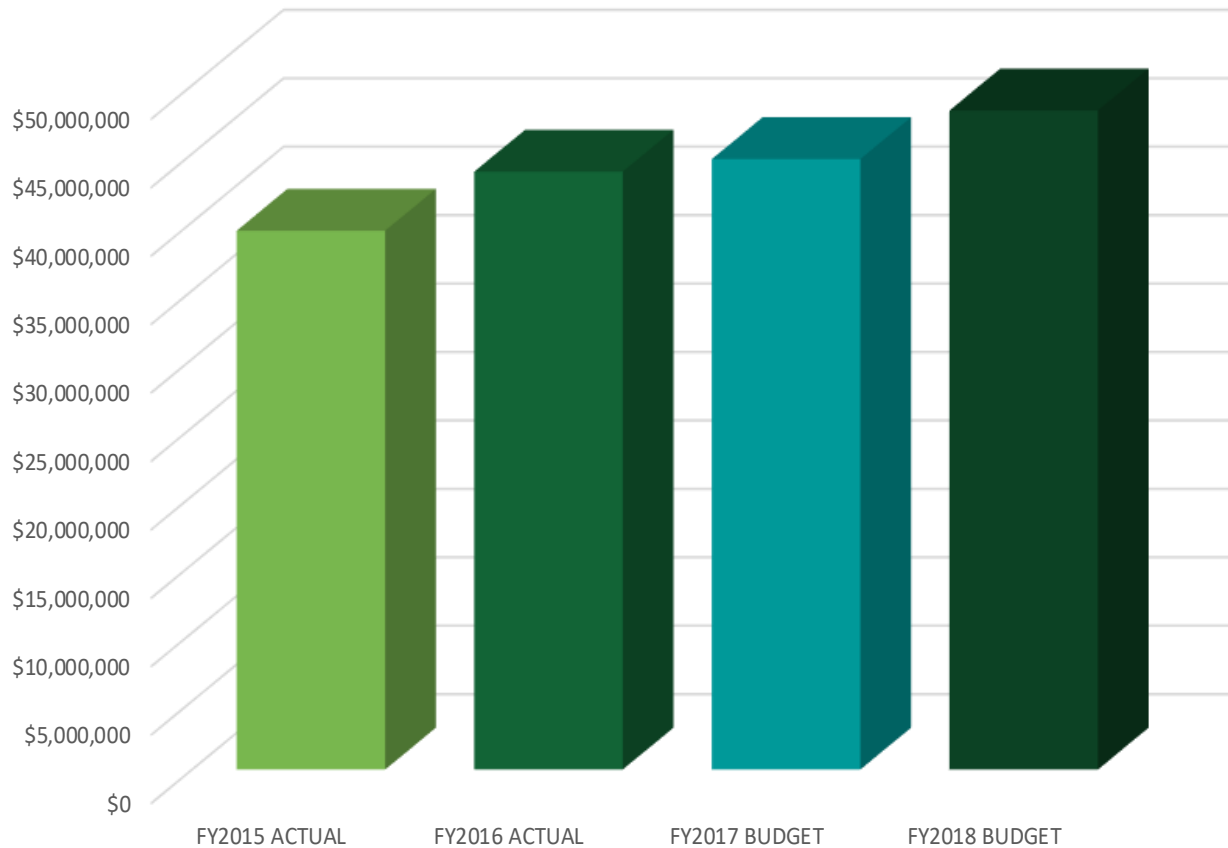
RESIDENT SERVICES DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 REVENUE	FY2018 REVENUE	% OF CHANGE
HOPE VI	\$418,210	\$394,616	\$400,000	\$400,000	0.00%
MTW Fund	\$36,621,276	\$37,731,712	\$42,341,086	\$44,919,145	6.09%
Other Funding	\$2,332,814	\$5,561,369	\$1,862,380	\$2,832,016	52.06%
Grand Total	\$39,372,299	\$43,687,697	\$44,603,466	\$48,151,161	7.95%

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$32,797,190	\$36,565,172	\$36,591,248	\$39,215,068	7.17%
Personnel	\$6,575,109	\$7,122,525	\$8,012,218	\$8,936,093	11.53%
Grand Total	\$39,372,299	\$43,687,697	\$44,603,466	\$48,151,161	7.95%

EXPENDITURES BY FISCAL YEAR



RESIDENT SERVICES DIVISION

DIVISION SUMMARY

Mission

Resident Services works to improve the quality of life of all residents and support those on a pathway towards self-sufficiency.

2017 Accomplishments

- Facilitated Year of the Senior with a variety of events, including music fests, the Senior Gala and the first ever Senior Symposium
- Continued the CHA Youth Council, which included a citywide Youth Summit to discuss and address the important issues facing young people today
- Assumed responsibility for the Customer Care Center at 60 E. Van Buren
- Restructured and implemented a new Senior Community Ambassador Program to replace Tenant Patrol
- Implemented the HUD funded ROSS for Education Program (Project SOAR) at CHA to expand educational services to CHA youth
- Increased average wages for residents to more than \$21,000; 58% of all working families increased or maintained their income
- Employed nearly 3,000 CHA youth in career-building summer work experiences and earning more than \$2.7 million in wages
- Through Q3 2017, assisted 111 residents to obtain new or better jobs through the Jobs Plus Program; participants have saved more than \$1.2 million in disregarded rent
- Through Q3 2017, engaged more than 6,000 youth in services through CHA's FamilyWorks providers in areas of youth development, school performance, and other youth programming

2018 Goals

- Continue to implement HUD grant programs including Family Self Sufficiency, ROSS for Education (Project SOAR) and Jobs Plus
- Refine social service programming for CHA residents to continue enhancing opportunities for CHA residents and maximizing available resources
- Implement new Family Self Sufficiency model to enable all engaged FSS participants to accrue escrow regardless of their current or achieved income
- Achieve oversight of the Resident Services Coordinator program in CHA designated senior buildings to increase the quality of services for CHA senior residents

RESIDENT SERVICES DIVISION

COST CENTER DESCRIPTIONS

**FY2018
BUDGET**

Office of Resident Services (102)

The Office of Resident Services provides oversight for all Resident Services activities, including strategic direction, contract management, communications and partnerships. **\$7,130,656**

Resident Services Other Funding Sources (362)

Resident Services seeks grant funded opportunities to support programming for CHA residents. **\$3,232,016**

CHA Intern Program (366)

CHA's internship program provides work experience throughout the school year and summer months for college students, with a focus on CHA residents. **\$650,001**

Central Advisory Council (380)

The Central Advisory Council (CAC) consists of elected Local Advisory Council Presidents who address matters concerning resident welfare. CHA currently supports the Central Advisory Council through both personnel and operating expenses. The CAC provides input on CHA planning and policies. **\$2,201,622**

Resident Services Contracts (800)

Resident Services contracts with various social service organizations to provide self sufficiency, youth and quality of life services for CHA residents. **\$34,936,866**

RESIDENT SERVICES DIVISION

TOTAL REVENUE

	FY2015 ACTUAL REVENUE	FY2016 ACTUAL REVENUE	FY2017 BUDGET REVENUE	FY2018 BUDGET REVENUE	% OF CHANGE
102 - Office of Resident Services					
MTW Fund	\$5,593,426	\$5,589,382	\$6,113,220	\$7,130,656	16.64%
102 - Office of Resident Services Total	\$5,593,426	\$5,589,382	\$6,113,220	\$7,130,656	16.64%
362 - Resident Services Other Funding Sources					
HOPE VI	\$418,210	\$394,617	\$400,000	\$400,000	0.00%
MTW Fund	-\$48,839	\$0	\$0	\$0	0.00%
Other Funding	\$2,332,814	\$4,896,369	\$1,862,380	\$2,832,016	52.06%
362 - Resident Services Other Funding Sources Total	\$2,702,184	\$5,290,986	\$2,262,380	\$3,232,016	42.86%
366 - CHA Intern Program					
MTW Fund	\$11,331	\$769,657	\$999,999	\$650,001	-35.00%
366 - CHA Intern Program Total	\$11,331	\$769,657	\$999,999	\$650,001	-35.00%
380 - Central Advisory Council					
MTW Fund	\$1,611,502	\$1,456,835	\$2,085,279	\$2,201,622	5.58%
Other Funding	\$0	\$665,000	\$0	\$0	0.00%
380 - Central Advisory Council Total	\$1,611,502	\$2,121,835	\$2,085,279	\$2,201,622	5.58%
800 - Resident Services Contracts					
MTW Fund	\$29,453,856	\$29,915,828	\$33,142,588	\$34,936,866	5.41%
800 - Resident Services Contracts Total	\$29,453,856	\$29,915,838	\$33,142,588	\$34,936,866	5.41%
Grand Total	\$39,372,299	\$43,687,697	\$44,603,466	\$48,151,161	7.95%

RESIDENT SERVICES DIVISION

TOTAL EXPENDITURES

	FY2015 ACTUAL EXPENDITURES	FY2016 ACTUAL EXPENDITURES	FY2017 BUDGET EXPENDITURES	FY2018 BUDGET EXPENDITURES	% OF CHANGE
102 - Office of Resident Services					
Non-Personnel	\$76,618	\$113,067	\$136,750	\$140,853	3.00%
Personnel	\$5,516,807	\$5,476,315	\$5,976,470	\$6,989,803	16.96%
102 - Office of Resident Services Total	\$5,593,426	\$5,589,382	\$6,113,220	\$7,130,656	16.64%
362 - Resident Services Other Funding Sources					
Non-Personnel	\$2,702,184	\$5,290,986	\$2,262,380	\$3,087,819	36.49%
Personnel	\$0	\$0	\$0	\$144,197	100.00%
362 - Resident Services Other Funding Sources Total	\$2,702,184	\$5,290,986	\$2,262,380	\$3,232,016	42.86%
366 - CHA Intern Program					
Non-Personnel	\$0	\$128,647	\$0	\$0	0.00%
Personnel	\$11,331	\$641,010	\$999,999	\$650,001	-35.00%
366 - CHA Intern Program Total	\$11,331	\$769,657	\$999,999	\$650,001	-35.00%
380 - Central Advisory Council					
Non-Personnel	\$564,531	\$1,116,635	\$1,049,530	\$1,049,530	0.00%
Personnel	\$1,046,971	\$1,005,200	\$1,035,749	\$1,152,092	11.23%
380 - Central Advisory Council Total	\$1,611,502	\$2,121,835	\$2,085,279	\$2,201,622	5.58%
800 - Resident Services Contracts					
Non-Personnel	\$29,453,856	\$29,915,838	\$33,142,588	\$34,936,866	5.41%
800 - Resident Services Contracts Total	\$29,453,856	\$29,915,838	\$33,142,588	\$34,936,866	5.41%
Grand Total	\$39,372,299	\$43,687,697	\$44,603,466	\$48,151,161	7.95%

RESIDENT SERVICES DIVISION

FY2018 BUDGET

102 - Office of Resident Services

Materials	\$58,050
Personnel	\$6,989,803
Sundry	\$40,500
Training	\$30,503
Travel	\$11,800
102 - Office of Resident Services	\$7,130,656

362 - Resident Services Other Funding Sources

Contracts	\$3,061,819
Materials	\$10,000
Personnel	\$144,197
Sundry	\$1,000
Training	\$3,000
Travel	\$12,000
362 - Resident Services Other Funding Sources	\$3,232,016

366 - CHA Intern Program

Personnel	\$650,001
366 - CHA Intern Program	\$650,001

380 - Central Advisory Council

Contracts	\$1,049,530
Personnel	\$1,152,092
380 - Central Advisory Council	\$2,201,622

800 - Resident Services Contracts

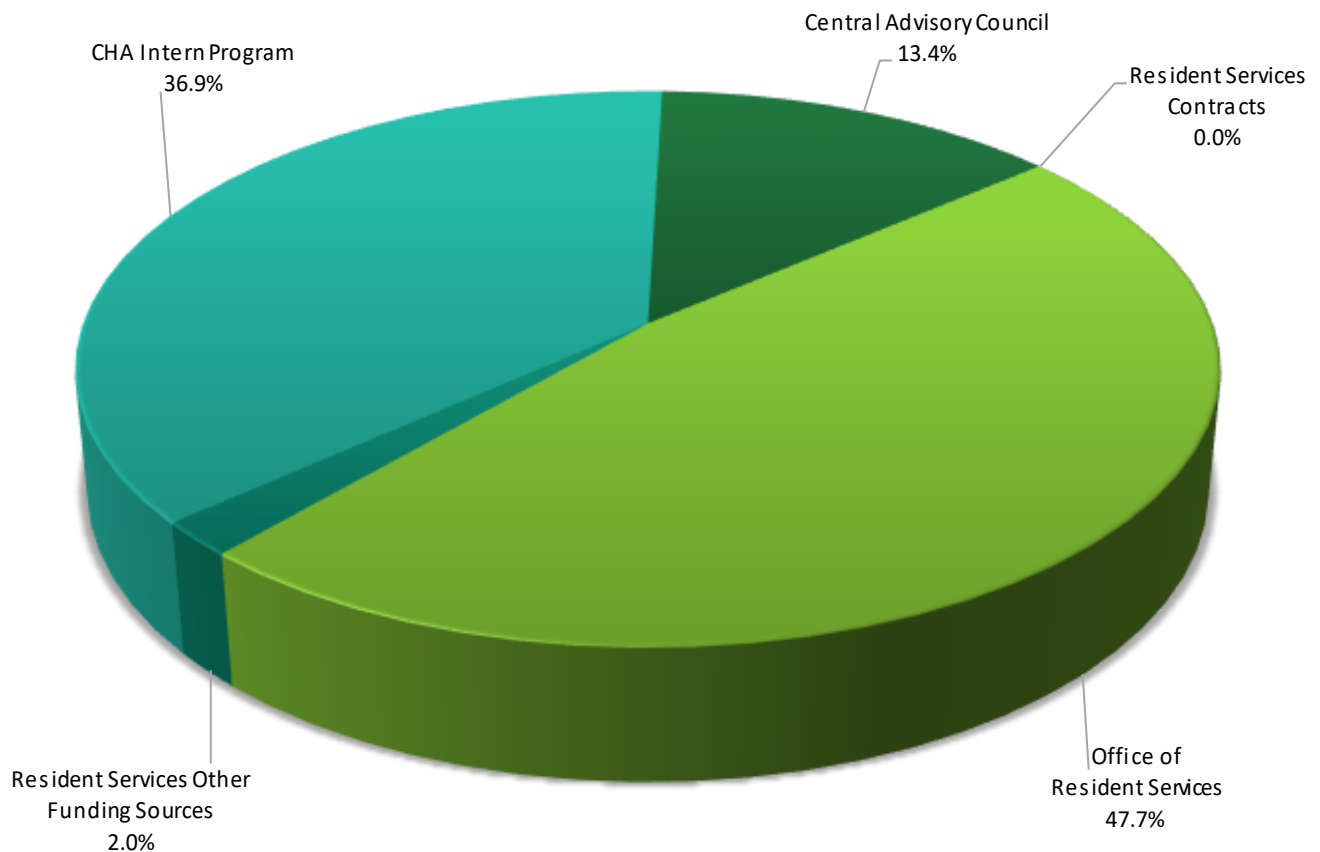
Contracts	\$34,936,866
800 - Resident Services Contracts	\$34,936,866

RESIDENT SERVICES DIVISION

TOTAL FTE'S

	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 BUDGET	FY2018 BUDGET	% OF CHANGE
Office of Resident Services	66.5	69	66	71	7.6%
Resident Services Other Funding Sources	0	0	0	3	300.0%
CHA Intern Program	0	50	56.5	55	-2.7%
Central Advisory Council	18	19	19	20	5.3%
Resident Services Contracts	0	0	0	0	0.0%
Resident Services Total	84.5	138	141.5	149	5.3%

FTEs by Cost Center



RESIDENT SERVICES DIVISION

SALARY SCHEDULE

	POSITION FTE-TOTAL	SALARY TOTAL	PFP TOTAL	BENEFITS TOTAL	POSITION TOTAL
102 - OFFICE OF RESIDENT SERVICES					
RELOCATION SPECIALIST	5.0	\$298,126			
ASSOC PROGRAM SPECIALIST- RESIDENT SERVICES	7.0	296,914			
PROGRAM SPECIALIST-HOUSING	5.0	283,069			
PROGRAM SPECIALIST-YOUTH	4.0	243,089			
PROGRAM SPECIALIST - FAMILY WORKS	4.0	233,928			
EXECUTIVE ADMINSTRATIVE ASSISTANT III	3.0	213,977			
CHIEF, OFFICE OF RESIDENT SERVICES	1.0	182,000			
PROGRAM CONTRACT ANALYST	3.0	163,370			
MANAGER, HOUSING & PROGRAM SUPPORT	2.0	151,045			
MANAGER, SENIOR REGION	2.0	131,016			
SENIOR DIRECTOR, RESIDENT SERVICES OPERATIONS	1.0	126,000			
SENIOR DIRECTOR, HOUSING & PROGRAM SUPPORT	1.0	125,000			
DIRECTOR, COMMUNITY SUPPORT	1.0	122,639			
PROGRAM SPECIALIST - COMMUNITY SUPPORT	2.0	122,466			
DIRECTOR, SENIOR OPPORTUNITIES	1.0	116,833			
DIRECTOR, COMMUNITY RELATIONS	1.0	108,399			
PROGRAM SPECIALIST-VICTIM ASSISTANCE	2.0	105,781			
DIRECTOR, YOUTH OPPORTUNITIES	1.0	103,530			
FINANCIAL ANALYST	1.0	102,689			
DIRECTOR, SELF SUFFICIENCY	1.0	102,544			
MANAGER, BUSINESS REPORTING	1.0	88,400			
ASSISTANT DIRECTOR, COMMUNITY SUPPORT	1.0	87,834			
EDUCATION SPECIALIST	1.0	86,493			
DATA INTEGRITY ANALYST II	1.0	86,100			
PROJECT MANAGER	1.0	85,000			
ASSISTANT DIRECTOR, CLINICAL SERVICES	1.0	83,636			
SENIOR MANAGER, HOUSING & PROGRAM SUPPORT	1.0	83,200			
SENIOR MANAGER, SENIOR SERVICES	1.0	80,010			
MANAGER, FAMILY WORKS	1.0	74,880			
MANAGER, QUALITY ASSURANCE	1.0	74,160			
MANAGER, HOME OWNERSHIP	1.0	74,160			
MANAGER, MOBILITY DEMONSTRATION PROGRAM	1.0	72,000			
MANAGER, SELF SUFFICIENCY	1.0	70,917			
SENIOR CONTRACT SPECIALIST	1.0	69,841			
MANAGER, CORPORATE & EXTERNAL PARTNERS	1.0	65,000			
MANAGER, SENIOR SERVICES	1.0	63,600			
BUSINESS & REPORTING ANALYST	1.0	56,455			
DATA QUALITY ANALYST	1.0	53,560			
EXECUTIVE ADMINSTRATIVE ASSISTANT II	1.0	53,045			
PROGRAM LIAISON	1.0	52,000			
PROGRAM SPECIALIST - HOMEOWNERSHIP	1.0	52,000			
PROGRAM SPECIALIST - SENIOR SERVICES	1.0	52,000			
WORKFORCE COORDINATOR	1.0	52,000			
102 - OFFICE OF RESIDENT SERVICES Total	71.0	\$4,948,707	\$148,461	\$1,892,634	\$6,989,803

RESIDENT SERVICES DIVISION

SALARY SCHEDULE

	POSITION				
	FTE-TOTAL	SALARY TOTAL	PFP TOTAL	BENEFITS TOTAL	POSITION TOTAL
362 - RESIDENT SERVICES OTHER FUNDING SOURCES					
EDUCATION NAVIGATOR	3.0	\$106,028			
362 - RESIDENT SERVICES OTHER FUNDI	3.0	\$106,028	\$3,181	\$34,989	\$144,198
366 - CHA INTERN PROGRAM					
STUDENT INTERN	55.0	\$423,600			
366 - CHA INTERN PROGRAM Total	55.0	\$423,600	\$12,708	\$213,693	\$650,001
380 - CENTRAL ADVISORY COUNCIL					
ADMINISTRATIVE ASSISTANT (LOC 73)	17.0	645,448			
PROJECT MANAGER II	1.0	68,640			
PERSONAL ASSISTANT	1.0	59,280			
FINANCIAL CLERK	1.0	49,069			
380 - CENTRAL ADVISORY COUNCIL Total	20.0	\$822,438	\$24,673	\$304,981	\$1,152,092
Grand Total	149.0	\$6,300,773	\$189,023	\$2,446,297	\$8,936,093

DEMOGRAPHIC & STATISTICAL INFORMATION

CHA DEMOGRAPHICS

Background

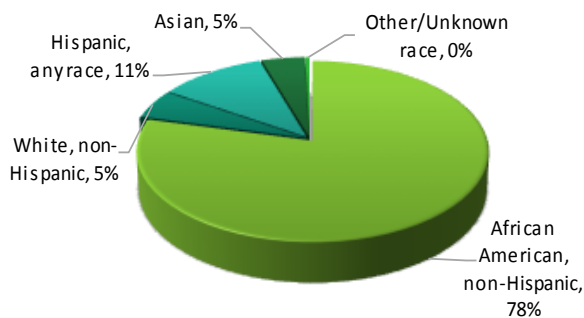
The Chicago Housing Authority (CHA) was organized in 1937 to provide temporary housing for people with incomes insufficient to obtain “decent, safe and sanitary” dwellings in the private market. The CHA operates under a state charter as a municipal corporation with the majority of its funding provided by the U.S. Department of Housing and Urban Development. CHA is the second largest housing authority in the United States. The Chicago Housing Authority also provides facilities and other resources to public and private agencies. These resources include resident supportive services in healthcare, education, recreation, child development, employment, public assistance and counseling.

Population & Race Distribution

As of June 30, 2017 the Chicago Housing Authority had 138,147 total residents in its public housing and HCV programs. Of those, 88,292 (64.0%) are female and 49,855 (36.0%) are male. Black, non-Hispanic residents account for 86.1% of the population; Hispanic 9.4%; White, non-Hispanic 2.9%; Asian 1.3%; and Other 0.3%. The pie charts break out resident race/ethnicity between public housing and HCV.

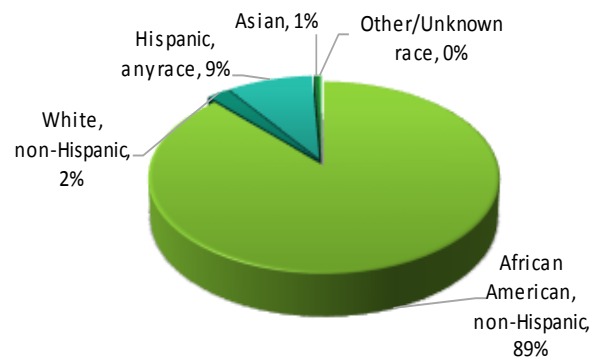
RESIDENT DEMOGRAPHICS BY RACE/ETHNICITY

PUBLIC HOUSING* POPULATION BY RACE/ETHNICITY



*Includes residents in Family, Mixed-Income, Scattered Site, and Senior

HCV POPULATION BY RACE/ETHNICITY**



**Includes residents in PRA and traditional voucher programs.

Age Distribution

As of June 30, 2017, records indicate the following age distribution of residents. In Family Properties, there are 20,798 residents who are 61 years of age or younger, while 1,841 residents are 62 years or older. In Senior Properties, 587 of the residents are 61 years old or younger and 7,322 are 62 years of age or older. In HCV, 96,064 residents are 61 years of age or younger, while 11,535 residents are 62 years or older.

DEMOGRAPHIC & STATISTICAL INFORMATION

Household

As of June 30, 2017, the average family size is 2.5 for Family Properties; 1.2 for Senior Properties; and 2.3 for HCV. The average annual household income \$14,299 for Family Properties; \$10,864 for Senior Properties; and \$11,025 for HCV.

Housing Options

Family Properties

CHA owns 11,030 Family units, housing 22,639 residents. Income limits for admission to public housing vary according to the size of the family but cannot exceed 80% of the Area Median Income, which is \$63,200 for a family of four in 2017. There are currently 36,014 applicants on the Conventional Family wait list and another 7,878 applicants on the Scattered Site waitlist as of June 30, 2017. The family housing stock offers residents a choice of 6 different bedroom sizes, ranging from zero to 6 bedrooms, as shown in the table below:

FAMILY HOUSING	
Number of Bedrooms	Number of Occupied Units
0 Bedroom	6
1 Bedroom	1,437
2 Bedroom	3,213
3 Bedroom	3,559
4 Bedroom	810
5 Bedroom	29
6 Bedroom	3
Total	9,057

Senior Properties

The Chicago Housing Authority owns 7,637 units designated for the elderly and persons with disabilities. A number of the developments offer space to social services and health care providers to facilitate access by the residents. There are currently 13,532 applicants on the wait list for senior properties as of June 30, 2017. Senior properties have efficiency (studio) units and 1-bedroom units. The table below shows the current occupancy by bedroom size in senior housing as of June 30, 2017:

SENIOR HOUSING	
Number of Bedrooms	Number of Occupied Units
0 Bedroom	741
1 Bedroom	6,430
2 Bedroom	1
Total	7,172

DEMOGRAPHIC & STATISTICAL INFORMATION

Housing Choice Voucher Housing

CHA currently subsidizes 47,183 units in the private market with the assistance of Housing Choice Vouchers, housing 107,599 individual residents. Income limits for admission to Housing Choice Voucher (Section 8) housing vary according to the size of the family but cannot exceed 80% of the Area Median Income, which is \$63,200 for a family of four in 2017. Occupancy in the HCV program ranges from zero to more than 6 bedrooms, as shown in the table below:

HCV HOUSING	
Number of Bedrooms	Number of Occupied Units
0 Bedroom	2,561
1 Bedroom	8,306
2 Bedroom	15,456
3 Bedroom	15,267
4 Bedroom	4,213
5 Bedroom	1,140
6 Bedroom	240
Total	47,183

Housing Choice Voucher Demographics as of June 30, 2017

HCV/PRA	
Total number of residents	107,599
Total number of occupied units	47,183

Age	Total number of residents
Age 61 and under	96,064
Age 62 and over	11,535

Race/Ethnicity**	Total number of residents
African American, non-Hispanic	94,775
Hispanic, any race	9,596
White, non-Hispanic	2,407
Asian	503
Other/Unknown race	318

**These categories combine race and ethnicity and so are mutually exclusive.

Number of Bedrooms	Total number of occupied units
0	2,561
1	8,306
2	15,456
3	15,267
4	4,213
5	1,140
6+	240

Income Range	Total number of occupied units
\$0-3,999	9,567
\$4,000-7,999	3,938
\$8,000-15,999	20,235
\$16,000-27,999	9,455
\$28,000-35,999	2,484
\$36,000 and greater	1,504
Unknown	0

Income	Average
Average Family Income*	\$11,025

Family Size	Average
Average Household Size	2.3

Gender	Total number of residents
Female	69,432
Male	38,167
Unknown	0

DEMOGRAPHIC & STATISTICAL INFORMATION

Public Housing Demographics for Family* Developments as of June 30, 2017

Family Housing*	
Total number of residents	22,639
Total number of units	11,030
Total number of occupied units	9,057

*Includes all traditional family developments, scattered site units, and mixed income developments.

Age	Total number of residents
Age 61 and under	20,798
Age 62 and over	1,841

Race/Ethnicity**	Total number of residents
African American, non-Hispanic	19,832
Hispanic, any race	2,435
White, non-Hispanic	273
Asian	39
Other/Unknown race	60

**These categories combine race and ethnicity and so are mutually exclusive.

Number of Bedrooms	Total number of occupied units
0	6
1	1,437
2	3,213
3	3,559
4	810
5	29
6	3

Income Range	Total number of occupied units
\$0-3,999	1,764
\$4,000-7,999	721
\$8,000-15,999	3,499
\$16,000-27,999	1,810
\$28,000-35,999	629
\$36,000 and greater	634
Unknown	0

Income	Average
Average Family Income*	\$14,299

Family Size	Average
Average Household Size	2.5

Gender	Total number of residents
Female	14,947
Male	7,692
Unknown	0

Public Housing Demographics for Senior Developments as of June 30, 2017

Senior Housing	
Total number of residents	7,909
Total number of units	7,637
Total number of occupied units	7,172

Age	Total number of residents
Age 61 and under	587
Age 62 and over	7,322

Race/Ethnicity**	Total number of residents
African American, non-Hispanic	4,283
Hispanic, any race	942
White, non-Hispanic	1,302
Asian	1,313
Other/Unknown race	69

**These categories combine race and ethnicity and so are mutually exclusive.

Number of Bedrooms	Total number of occupied units
0	741
1	6,430
2	1

Income Range	Total number of occupied units
\$0-3,999	418
\$4,000-7,999	466
\$8,000-15,999	5,208
\$16,000-27,999	942
\$28,000-35,999	85
\$36,000 and greater	53
Unknown	0

Income	Average
Average Family Income*	\$10,864

Family Size	Average
Average Household Size	1.2

Gender	Total number of residents
Female	3,913
Male	3,996
Unknown	0

DEMOGRAPHIC & STATISTICAL INFORMATION

CITY OF CHICAGO DEMOGRAPHICS

Background

Chicago is the largest city in the state of Illinois and the largest in the Midwest. Chicago is located on the shores of Lake Michigan and is the third most populous city in the United States. The City of Chicago was organized on August 12, 1833 with a population of 350 and grew within 7 years to a population of over 4,000. The City of Chicago became incorporated on March 4, 1837. Chicago became a major transportation and telecommunications hub in the Midwest, linking the eastern and western parts of the United States with its rail system. The Great Chicago Fire occurred in 1871 and destroyed a third of the city. Afterwards, Chicago experienced rapid rebuilding and growth. During this period, Chicago constructed the world's first skyscraper in 1885. Today, Chicago's skyline is among the world's tallest and most concentrated. Chicago has several nicknames, which are reflective of impressions and opinions of it. The best known include "Chi-town"; the "Windy City"; "Second City" and the "City of Big Shoulders", which refer to its numerous skyscrapers. Chicago is divided into four sections: Downtown, which contains Grant Park, Millennium Park, Buckingham Fountain and other cultural and financial institutions; the North Side, which features the nation's largest concentration of contemporary art galleries, outside of New York City; the South Side, which has two of the city's largest parks, Jackson and Washington Park; and, the West Side, which holds the Garfield Park Conservatory, one of the largest collections of tropical plants of any U.S. city. Overall, Chicago has made considerable investment in infrastructure including improving parks, creating incentives for sustainable development, including green roofs and improving lakefront and riverfront cityscapes.

Population

According to 2015 statistics, there are 2,720,556 people, 1,035,436 households, and 564,763 families residing within Chicago. The ethnic make-up of the city consists of 50.6% White, 32.3% African Americans, 6.8% Asian, .0.8% Native American and 9.5% from other races. Hispanics and Latinos make up 29.1% of the population. The median age is 33.7 years. The median income per household was \$48,522 with the family median income being \$55,654. The average household size is 2.6. Some of the main ethnic groups in Chicago are Irish, German, Italian, Greek, Chinese, Russian, Arab, Swedish, African and Polish. Outside of Poland, Chicago has the largest ethnic Polish population.

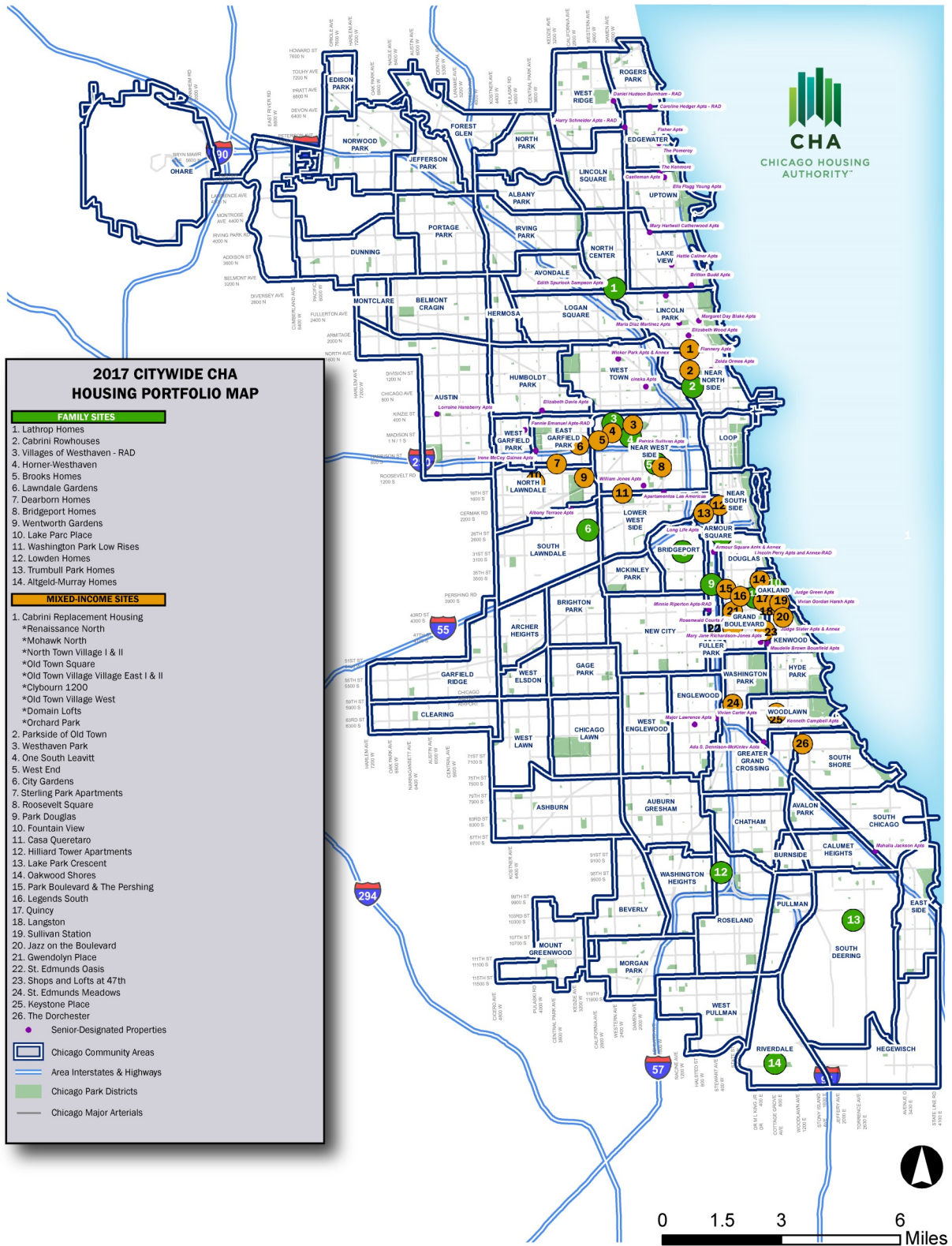
Education

The Chicago Public Schools is the school district that operates over 670 public elementary and high schools in the city of Chicago. Since the 1850's, Chicago has been a world center in higher education and research. The following institutions consistently rank among the nation's top universities in the United States: University of Chicago, Northwestern University, University of Illinois at Chicago, which features the nation's largest medical school, Illinois Institute of Technology, which has a well-known engineering and architecture program, Loyola University and DePaul University.

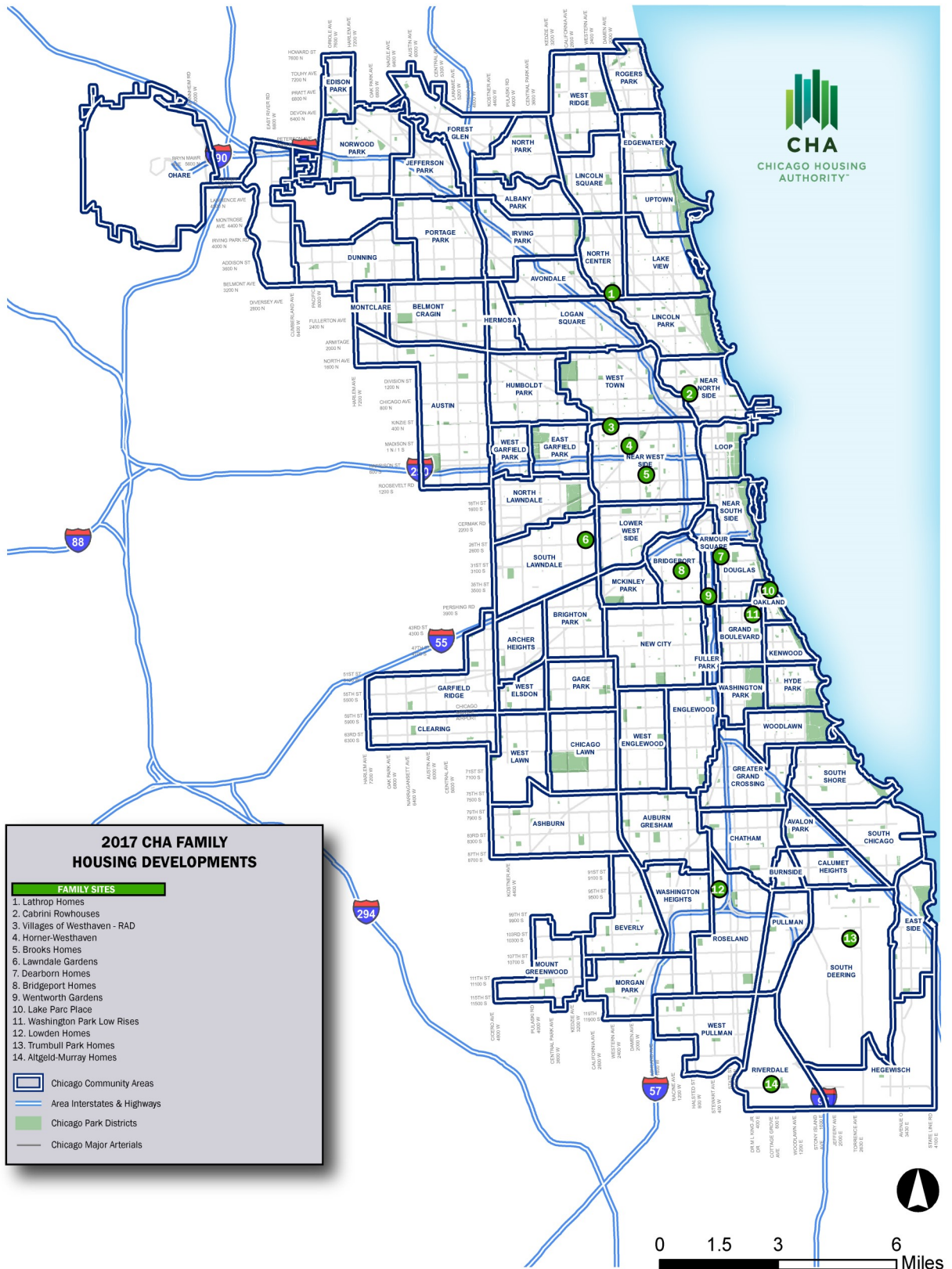
Economy

Chicago's Metropolitan Area is home to 29 Fortune 500 companies. It is one of the major transportation centers in the world, and plays an important part in global distribution. Manufacturing, printing, publishing, insurance and food processing also play major roles in the city's economy. In recent years, Chicago's downtown area has experienced a great deal of construction of major new condominiums and Class A office buildings. As of September 2017, there are over 50 high-rises under construction across the city totaling many billions of dollars. Chicago is a major financial center with the second largest business district in the United States. The city houses one of 12 of the Federal Reserve Banks—Chicago's was established in 1914. The city has five major financial exchanges: Chicago Stock Exchange, the Chicago Board Options Exchange, the Chicago Mercantile Exchange, the Chicago Board of Trade and NYSE Arca. Chicago is also one of the leading technology innovation hubs across the world, growing rapidly over the past five years. The city is a major convention site, as well. Its main convention center is McCormick Place, the largest convention center in the nation.

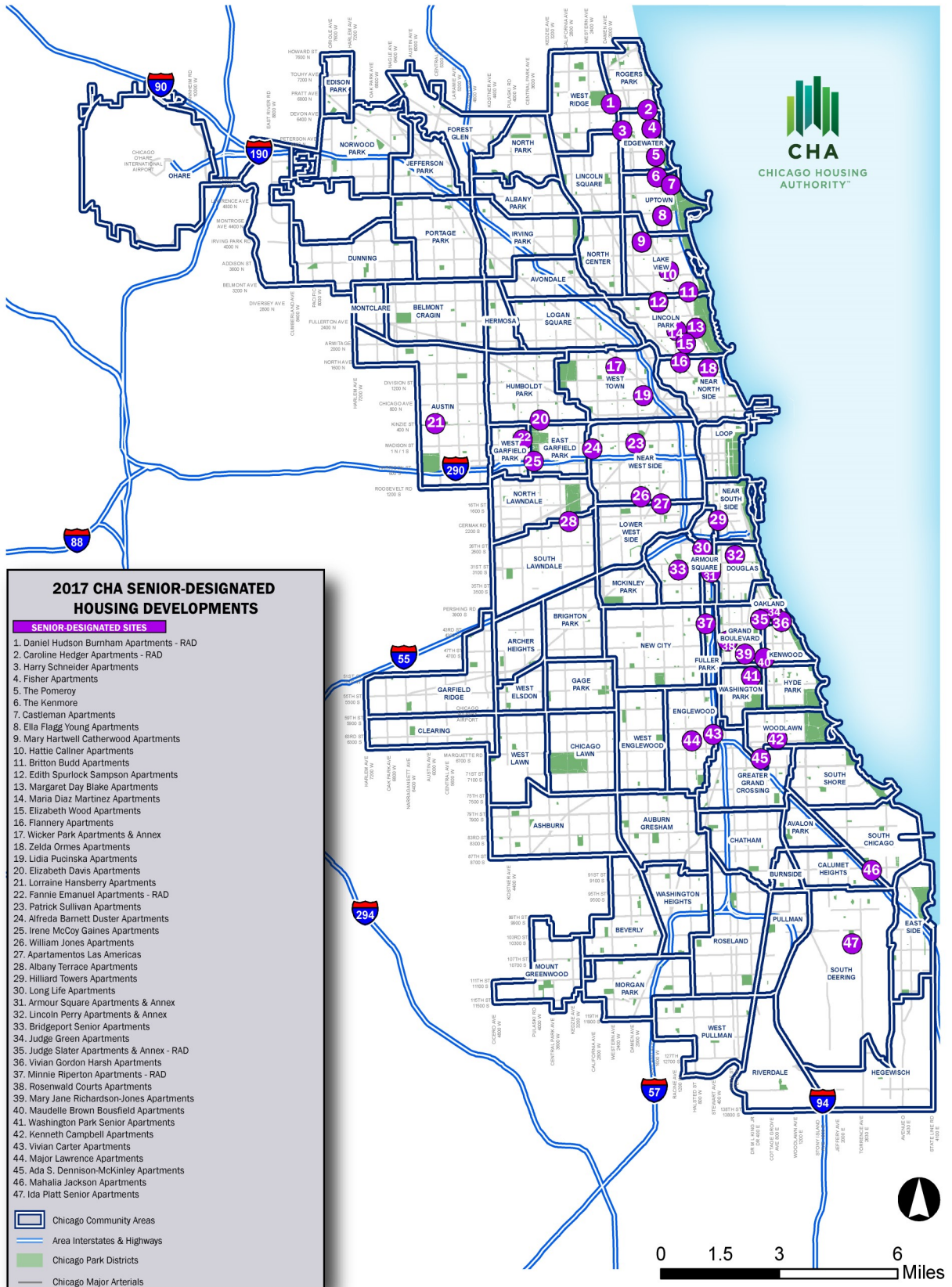
DEMOGRAPHIC & STATISTICAL INFORMATION



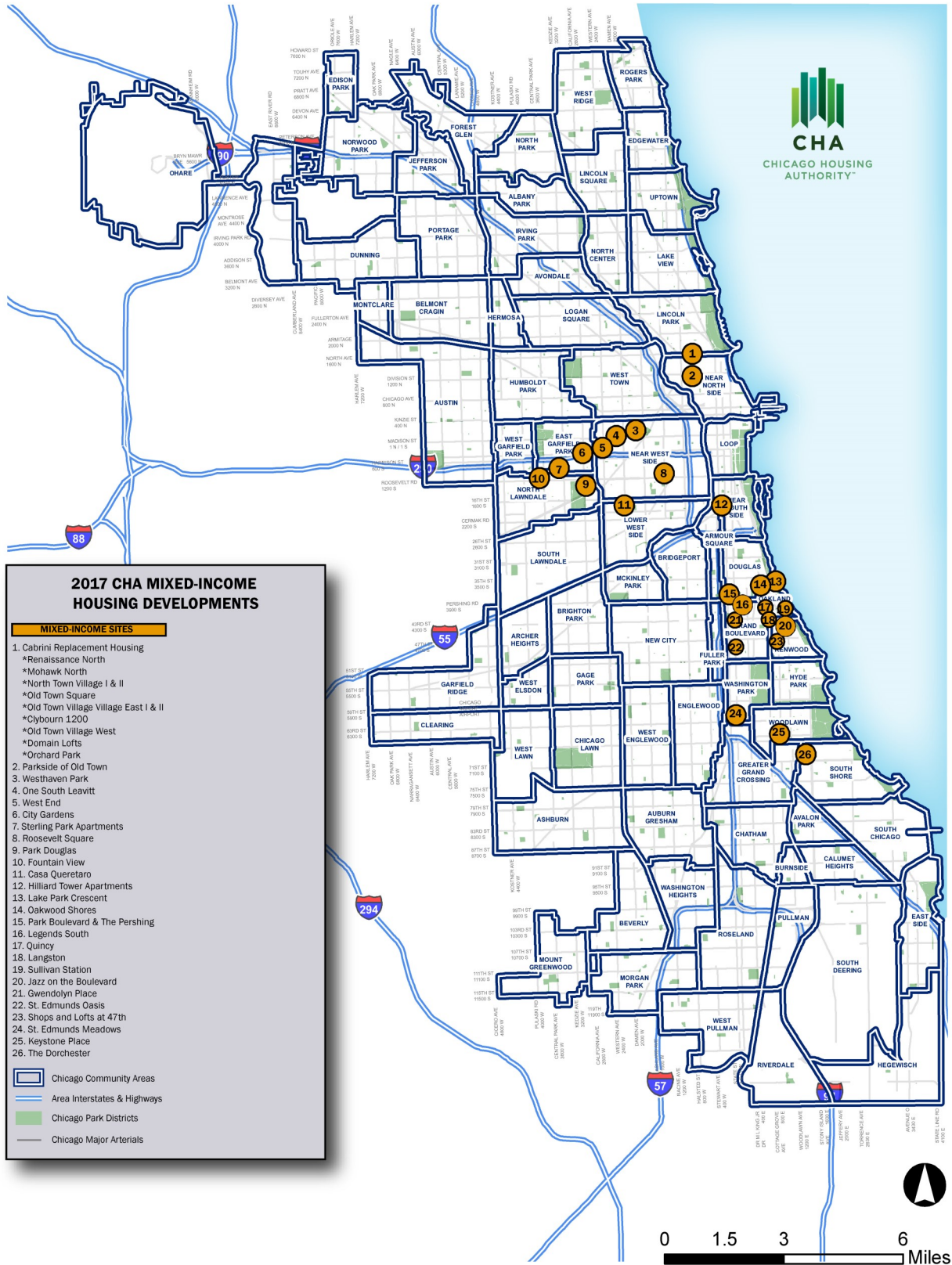
DEMOGRAPHIC & STATISTICAL INFORMATION



DEMOGRAPHIC & STATISTICAL INFORMATION



DEMOGRAPHIC & STATISTICAL INFORMATION



GLOSSARY

Accrual Basis of Accounting

A method of accounting that recognizes the financial effect of transactions, events, and inter-fund activities when they occur, regardless of the timing of related cash flows.

Allowable Expense Level (AEL)

The per unit, per month, dollar amount of expenses which is used to compute the amount of operating subsidy.

Appropriation

An amount of money within the budget, authorized by the Board of Commissioners, to be expended or obligated for specific purposes.

Assets

Resources owned or held by the Chicago Housing Authority which have monetary value.

Authority

Refers to the Chicago Housing Authority.

Available Fund Balance

That portion of a fund balance available within the current period, or soon thereafter, to be used to pay for liabilities of the current period.

Balanced Budget

A budget in which total revenues are equal to total expenditures.

Balance Sheet

A statement which reflects the financial position of an organization, for a specific timeframe, disclosing assets, liabilities and fund balances.

Budget

A balanced financial plan, for a specific period of time, which includes appropriations and sources of revenue to finance various funds. The budget is not only a financial plan; it also serves as a policy and operations guide as well as a medium for communication.

Budget Amendment

A procedure to revise a budget appropriation either by CHA Board approval, or, at the request of the Chief Executive Officer, Chief Operating Officer or Budget Director for interdivisional or interfund adjustments.

Budget Calendar

The schedule of key dates or milestones that CHA follows in the preparation, adoption, and administration of the budget. The calendar begins with issuance of the Budget Preparation Manual and ends with adoption of a Resolution from the Authority's Board of Commissioners.

Budgetary Control

The control/management exercised by a governmental unit or enterprise for keeping expenditures within the limit of authorized appropriations and available revenues, as per the approved budget.

Capital Budget

A plan of proposed expenditures, which results in the acquisition of, or addition to fixed assets, and the means for financing the expenditures.

Capital Fund Program

Funding provided by HUD to: improve the physical condition of existing housing developments; and, upgrade the management and operation of such developments.

Capital Equipment

Chattels which have a useful life of more than five years and a unit cost of at least \$5,000.

Capital Improvements Program

A plan for capital expenditure to provide long-lasting physical improvements to be incurred over a fixed period of several years.

Capital Expenditures

Costs that are incurred in the acquisition or improvement of property assets.

Chart of Accounts

A list of general ledger account numbers which subdivides basic accounting equations with associated titles and definitions; its used by an entity to post transactions to its general ledger.

City/State Fund

This fund is subsidized in a manner similar to the Section 8 Program whereby qualified tenants' rent payments are subsidized by HUD.

GLOSSARY

Collateralized Mortgage Obligations

A security backed by a pool of pass-through rates structured so that there are several classes (called tranches) of bondholders with varying maturities. The principal payments from the underlying pool of pass-through securities are used to retire the bonds on a priority basis as specified in the prospectus.

Comprehensive Grant Program (CGP)

Funding provided by HUD to: improve the physical condition of existing housing developments; and, upgrade the management and operation of such developments.

Contributed Capital

An equity account that shows the amount of permanent funds contributed to that fund.

Cost Center

A department which indicates overall management responsibility for a group of related operations.

Current Assets

Cash plus assets that are expected to be converted to cash, sold or consumed during the next twelve months or as a part of the normal operating cycle.

Current Liabilities

Obligations that will become due within the next year or within the normal operating cycle, if longer than a year.

Davis-Bacon

Statutory requirement that persons working on Federally supported projects be paid at least a minimum of prevailing wage rates.

Depreciation

A non-cash expense that reduces the value of an asset as a result of wear and tear, age, or obsolescence.

Division

A group of cost centers that roll up to a division level.

Encumbrance

The legal obligation of appropriated funds to purchase an item or service. To encumber funds, means to set aside or commit funds for a future expenditure.

Enterprise Funds

A fund established to account for operations that are financial and operated in a manner similar to private business. The intent of the governing body is that the costs (expenses, including depreciation) of providing goods or

services, to the general public, on a continuing basis, be financed or recovered primarily through user charges.

Expense

This term refers to charges incurred, whether paid or unpaid, resulting from the delivery of goods or services.

Fiscal Year

The time period designated by the Authority signifying the beginning and ending period for recording financial transactions. The Authority has specified January 1 to December 31.

Fixed Assets

Assets of a long-term character (such as land, buildings, machinery, furniture, refrigerators, ranges and other equipment) which are intended to be held or used, over the term of a depreciable life.

Fund

A fiscal and accounting entity consisting of a balanced set of funds in which cash and other assets, related liabilities, residual business, and changes therein, are recorded and segregated.

Full-time Equivalent (FTE)

Number of positions calculated on the basis that one FTE equates to a 40-hour work week for twelve months. For example, two part-time positions working 20 hours for 12 months also equals one FTE.

Fund Equity

The excess of the assets of a fund over its liabilities.

Generally Accepted Accounting Principles (GAAP)

Uniform minimum standards and guidelines for financial accounting and reporting. These principles govern the form and content of the financial statements of an entity. The GAAP encompasses the conventions; rules and procedures necessary to define accepted accounting practices at a particular time. They include not only broad guidelines of general application, but also detailed practices and procedures. The GAAP provides a standard by which to measure financial presentations. The primary authoritative body on application of GAAP to state and local governments is the Government Accounting Standards Board (GASB).

GLOSSARY

General Expense

For budgetary purposes, includes terminal leave payments, employee benefits, interest expense, other general expense, legal settlements, prior year adjustments, and indirect expense.

General Obligation Bonds

Bonds, the payment for which the full faith and credit of the issuing government are pledged.

Goal

A desirable plan attained by objectives designed to implement a strategy on a short and/or long-term basis.

Grant

A contribution by a government or other organization to support a particular function. Grants maybe classified as either categorical or block depending upon the amount of discretion allowed by the grantee.

Housing Assistance Payment

The payment made by the Contract Administrator to the owner of an assisted unit as provided in the HAP contract. Where the unit is leased to an eligible household, the payment is the difference between the contract rent for a particular assisted unit and the HUD-required rental contribution from eligible residents.

Homeownership Program

HUD guaranteed mortgage loans provided to the Authority which enable the Authority to purchase and rehabilitate homes for families within CHA.

Hope VI

A grant to assist Public Housing Authority's to improve the living environment of residents in severely distressed public housing projects through: demolition, rehabilitation, reconfiguration, or, replacement of obsolete public housing projects.

Housing Choice Survey Clinics

Workshops designed to ensure that residents are making informed decisions regarding their future housing choices.

Housing Choice Voucher

A program administered by public housing agencies in which eligible families are allowed to choose any housing that meets the requirements of the program; the rent is subsidized by the housing authority based on fair market rent.

Housing Choice Voucher (HCV)

A program administered by public housing agencies in which eligible families are allowed to choose any housing that meets the requirements of the program; the rent is subsidized by the housing authority based on fair market rent.

Housing and Urban Development (HUD)

A federal agency whose mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD provides oversight and financial support to CHA and other public housing authorities across the United States.

Income

A term used in proprietary fund-type accounting to represent: (1) revenues; or, (2) the excess of revenues over expenses.

Interest-Only Strip (IO)

A security based solely on interest payments from a pool of mortgages, Treasury or other bonds. Once the principal on the mortgages or bonds has been repaid, interest payments stop, and the value of the IO falls to zero.

Internal Control

A process affected by the management and other personnel of an entity, designed to provide reasonable assurance regarding the achievement of objectives in the following areas: (i) effectiveness and efficiency of operations and programs; (ii) reliability of information and financial reporting; and, (iii) compliance with applicable laws and regulations.

Line-Item Budget

A budget that lists each expenditure category (Administrative Salaries, Training, Sundry, etc.) separately, along with the dollar amount for each specified category.

Low-Income Residents

Families (or single persons) whose incomes do not exceed 80 percent of the median income for the area.

Low-Rent Housing Program

This program is conventional public housing whereby the Federal Government provides the funds to acquire or build housing for low-income people. The Authority owns and operates the units.

GLOSSARY

Moving-To-Work (MTW)

Is a demonstration program for public housing authorities (PHA's) that provides them the opportunity to design and test innovative, locally-designed strategies that use Federal dollars more efficiently, help residents find employment and become more self-sufficient, and increase housing choices for low-income families.

Net Assets

That resource balance left after subtracting the expected return on investments by calculating how much money needs to be invested today to result in a certain sum at a future time.

Operating Expenses

Fund expenses that are directly related to the fund's primary service activities.

Other Funds

Other Funds are related to funding sources other than those within the General Fund and Hope VI programs. These include federal, local and state grants, and philanthropic awards or donations.

Operating Revenue

Fund revenues directly related to the fund's primary service activities. These revenues consist of rent income and operating subsidies.

Operating Subsidy

Payments authorized by the U.S. Housing Act of 1937 to subsidize the operating costs of low-rent public housing projects.

Private Property Management (PPM)

Firms that manage the day-to-day operations of the public housing units in CHA's Family, Senior, Scattered Sites and Mixed-Income housing portfolios. PPM's are responsible for the physical operations and maintenance of the buildings, facilities, equipment, unit interiors, common areas, and grounds. Leasing, annual tenant recertification, rent calculation, rent collection, lease enforcement, and community relations and compliance with all applicable CHA, HUD and local rules and regulations governing the operation of public housing.

Project Expense Level (PEL)

The formula used to calculate the amount of operating subsidies required by each Public Housing Authority to operate its public housing units.

Project-Based Rental Assistance (PBRA)

Rental assistance provided by HUD to owners according to the terms of a HAP contract for the provision of housing to eligible tenants. The PBRA program is administered by HUD's Office of Housing

Project Expense Level (PEL)

The formula used to calculate the amount of operating subsidies required by each Public Housing Authority to operate its public housing units.

Proprietary Fund Types

The classification used to account for the Authority's ongoing activities that are similar to those often found in the private sector. All assets, liabilities, equities, revenues, expenses and transfers relating to the government's business activities are accounted for through proprietary funds. The measurement focus is on determination of net income, financial position and changes in financial position.

Public Housing Agency (PHA)

An agency that administers programs under the Act, which could include public housing and HCV's. The term PHA refers to the owner of a public housing project or a converted public housing project, and not to the HCV administrator.

Real Estate Assessment Center (REAC)

REAC is responsible for providing accurate, credible and reliable assessments of HUD's real estate portfolio.

Real Estate Acquisition Program (REAP)

REAP will serve as a unit delivery strategy that will be used to assist the CHA in providing its residents access to quality, sustainable, subsidized housing throughout Chicago's opportunity and general areas.

GLOSSARY

Rental Assistance Demonstration (RAD)

RAD is an initiative of the Department of Housing and Urban Development (HUD) that seeks to preserve public, and other HUD-assisted housing, by providing owners and Public Housing Agencies (PHAs) with access to additional funding to make needed physical improvements to properties

Relocation Rights Contract

The Relocation Rights Contract sets forth, in detail, the manner in which relocation will occur, specific notice procedures, resident outreach initiatives such as relocation planning meetings, the Chicago Housing Authority's obligations, and resident rights and duties.

Revenue

Funds that the government receives as income. This includes such items as rental income, HUD operating subsidy, grant revenues, interest income and other receipts.

Reserve

An account used to indicate that a portion of a fund's assets is restricted or unrestricted for a specific purpose and is, therefore, not available for general appropriation.

Section 8 Fund (Non-MTW)

Includes two types: Moderate Rehabilitation and 11/B Program. These programs provide assistance to low-income persons/families.

Section 8 (HCV) Program

A housing program administered by the Authority. The qualified low-income person and/or family rents a unit from a private landlord. The Authority subsidizes the rent based on fair market rent (FMR) established by HUD. The client is obligated to pay rent to the landlord based on the client's income.

Section 8 (HCV) Program

A housing program administered by the Authority. The qualified low-income person and/or family rents a unit from a private landlord. The Authority subsidizes the rent based on fair market rent (FMR) established by HUD. The client is obligated to pay rent to the landlord based on the client's income.

Sundry

Includes stationary, office supplies, printing and duplication services, computer expenses, publications, membership dues and fees, executive search fees, court costs and reporting fees, advertising costs, postage and courier fees, temporary service expenses, rental office equipment expense, office rental costs, maintenance, meeting costs, telephone and parking expenses.

Tax-Exempt Securities

An obligation whose interest is tax exempt.

Tenant Rent

The amount payable monthly by the household as rent to unit owner.

Tranche

One of several related securities offered at the same time. Tranches from the same offering usually have different risk, reward/maturity characteristics.

Very Low-Income Persons

Families (or single persons) whose incomes do not exceed 50 percent of the median income for the area.

Voucher Agency

A PHA that administers a HCV program.

Working Capital

The excess of current assets over current liabilities; used to indicate the relative liquidity of an enterprise or internal service fund.

ACRONYMS

ACC	Annual Contributions Contracts	EVP	Executive Vice President
ACOP	Admission and Continued Occupancy Policy	FFB	Federal Financing Bank
AID	Agency for International Development	FHLB	Federal Home Loan Bank
AMP	Asset Management Property	FIC	Family Investment Center
ARRA	American Recovery & Reinvestment Act	FMR	Fair Market Rent
BOC	Board of Commissioners	FNMA	Federal National Mortgage Association
BPI	Business and Professional People for the Public Interest	FHLMC	Federal Home Loan Mortgage Corporation
CAC	Central Advisory Council	FTE	Full -Time Equivalent
CAFR	Comprehensive Annual Financial Report	FY	Fiscal Year
CAPS	Chicago Alternative Policing Strategy	GAAP	Generally Accepted Accounting Principles
CCD	Capital Construction Development	HAP	Housing Assistance Payments
CDS	Community Development and Support	HCV	Housing Choice Voucher
CEO	Chief Executive Officer	HOP	Housing Option Process
CFO	Chief Financial Officer	HUD	Department of Housing and Urban Development
CGP	Comprehensive Grant Program	IADN	Inter-American Development Bank Notes
CHA	Chicago Housing Authority	IG	Inspector General
CIP	Capital Improvement Program	IGA	Intergovernmental Affairs
CMO	Collateralized Mortgage Obligations	IT	Information Technology
CMTS	Client Management Tracking System	LAC	Local Advisory Council
CHO	Chief Housing Officer	LBP	Lawson Budget Planning
COS	Chief of Staff	MBE	Minority Business Enterprise
CSF	Critical Success Factor	MROP	Major Rehabilitation of Obsolete Public Housing
DBE	Disadvantaged Business Enterprise	MTW	Moving-to-Work
DCCA	Department of Commerce and Community Affairs	OBM	Office of Budget & Management
DCEO	Department of Commerce and Economic Opportunity	ODM	Office of Development Management
EIV	Enterprise Income Verification	OEMC	Office of Emergency Management & Communications
ERP	Enterprise Resource Planning	PBCA	Performance Based Contract Administration
ESCO	Energy Service Companies	PEFCO	Private Export Funding Corporation

ACRONYMS

PEL	Project Expense Level	RFQ	Request for Qualifications
PHDEP	Public Housing Drug Elimination Program	RMC	Resident Management Corporations
PII	Property Investment Initiative	ROSS	Resident Opportunity Self-Sufficiency
PPM	Private Property Management	SLMA	Student Loan Marketing Association
PRA	Property Rental Assistance	SVP	Senior Vice President
RAD	Rental Assistance Demonstration	TOP	Technology Opportunity Program
REAP	Real Estate Acquisition Program	TVA	Tennessee Valley Authority
RFI	Request for Information	UPCS	Uniform Physical Condition Standard
RFP	Request for Proposal	WBE	Women's Business Enterprise

GUIDE TO OTHER USEFUL DOCUMENTS

The Chicago Housing Authority's (CHA) Annual Plan

This document outlines the CHA's major programs, policy direction and organizational initiatives. This plan is required to be submitted to the Department of Housing & Urban Development (HUD) under the Moving-to-Work Agreement.

The Comprehensive Annual Financial Report (CAFR)

This document contains the CHA's Independent Auditor's Report and general purpose financial statements. Also provided are the combining and individual program schedules for the Authority's Enterprise and Pension Trust Fund Activities.

Single Audit

This Independent Auditor's Report provides assurance to HUD that the management and use of funds provided to CHA meet federal requirements.

Annual Report

This document provides an update to the CHA's Annual Plan. It reports actual results for items presented in the Annual Plan.



**For a copy of any of the documents listed above or for more information,
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