

CHA Quarterly Report, 1st Quarter 2018



Overview

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

Status Reports on Key Operations and Initiatives

Information and reports reflect data as of March 31, 2018 and status as of the end of the 1st quarter 2018.

CHA's Housing Portfolio

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

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Who We Serve

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

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CHA Compliance

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

- V. **Section 3 and M/W/DBE Report – p. 21**

CHA Funding Priorities

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

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Development and Capital Projections

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

- IX. **CHA Capital Plan p. 28**

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I. Public Housing Occupancy and Unit Status

CHA provides public housing across several portfolios, including traditional family properties, scattered sites, senior-designated properties, and mixed-income developments. Additionally, CHA has been converting some of its public housing properties to RAD PBV since 1st Quarter 2016. Although these properties are no longer part of the traditional public housing portfolio, CHA continues to report on them in a separate table at the end of this section.

As of March 31, 2018, the total number of CHA public housing units is 17,816. This number includes all public housing units and is not the same as CHA's progress toward the 25,000 unit delivery goal. CHA's public housing units are categorized in two ways:

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

A. Occupancy by Portfolio

| Public Housing | | | | | | |
|----------------|---------------|----------------|---|--------------|------------------|-----------------------|
| Portfolio | Total Units | Occupied Units | Offline Units (more detail in following report) | Vacant Units | Vacancy Rate (%) | Units Vacant >60 days |
| Family | 5,668 | 4,579 | 111 | 978 | 17.6% | 919 |
| Scattered | 2,803 | 2,449 | 111 | 243 | 9.0% | 207 |
| Senior | 6,254 | 5,883 | 140 | 231 | 3.8% | 135 |
| Mixed | 3,091 | 2,995 | 4 | 92 | 3.0% | 67 |
| Totals | 17,816 | 15,906 | 366 | 1,544 | 8.8% | 1,328 |

| Family Housing Portfolio | | | | | | |
|---|--------------|----------------|---|--------------|------------------|-----------------------|
| Property Name | Total Units | Occupied Units | Offline Units (more detail in following report) | Vacant Units | Vacancy Rate (%) | Units Vacant >60 days |
| Altgeld-Murray Homes | 1541 | 1478 | 11 | 52 | 3.4% | 42 |
| Bridgeport Homes & Elderly | 129 | 115 | 10 | 4 | 3.4% | 2 |
| Brooks Homes | 330 | 317 | 0 | 13 | 3.9% | 12 |
| Cabrini Rowhouses | 584 | 137 | 6 | 441 | 76.3% | 440 |
| Dearborn Homes | 668 | 647 | 4 | 17 | 2.6% | 9 |
| Horner-Westhaven | 353 | 279 | 29 | 45 | 13.9% | 44 |
| Lake Parc Place | 290 | 254 | 10 | 26 | 9.3% | 20 |
| Lathrop Homes | 465 | 137 | 4 | 324 | 70.3% | 319 |
| Lawndale Gardens | 121 | 113 | 5 | 3 | 2.6% | 0 |
| Lowden Homes | 127 | 120 | 2 | 5 | 4.0% | 5 |
| Trumbull Park Homes & Ida Platt Senior Apts | 465 | 432 | 12 | 21 | 4.6% | 9 |
| Washington Park Low Rises & Elderly | 252 | 235 | 10 | 7 | 2.9% | 5 |
| Wentworth Gardens | 343 | 315 | 8 | 20 | 6.0% | 12 |
| Totals | 5,668 | 4,579 | 111 | 978 | 17.6% | 919 |

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| Scattered Sites Portfolio | | | | | | |
|---------------------------|--------------|----------------|---|--------------|------------------|-----------------------|
| Scattered Sites Region | Total Units | Occupied Units | Offline Units (more detail in following report) | Vacant Units | Vacancy Rate (%) | Units Vacant >60 days |
| SS Region 1 | 1460 | 1332 | 29 | 99 | 6.9% | 73 |
| SS Region 2 | 582 | 467 | 66 | 49 | 9.5% | 46 |
| SS Region 3 | 337 | 307 | 9 | 21 | 6.4% | 20 |
| SS Region 4 | 424 | 343 | 7 | 74 | 17.7% | 68 |
| Totals | 2,803 | 2,449 | 111 | 243 | 9.0% | 207 |

| Senior Housing Portfolio | | | | | | |
|---------------------------------|--------------|----------------|---|--------------|------------------|-----------------------|
| Property Name | Total Units | Occupied Units | Offline Units (more detail in following report) | Vacant Units | Vacancy Rate (%) | Units Vacant >60 days |
| Ada S. Dennison-McKinley Apts | 125 | 117 | 3 | 5 | 4.1% | 2 |
| Albany Terrace Apts | 350 | 285 | 25 | 40 | 12.3% | 34 |
| Alfred Barnett Duster Apts | 129 | 118 | 3 | 8 | 6.3% | 2 |
| Apartamentos Las Americas | 212 | 209 | 3 | 0 | 0.0% | 0 |
| Armour Square Apts & Annex | 392 | 375 | 14 | 3 | 0.8% | 0 |
| Blake/Martinez/Wood Apts | 317 | 307 | 7 | 3 | 1.0% | 1 |
| Bousfield/Richardson-Jones Apts | 266 | 251 | 5 | 10 | 3.8% | 2 |
| Castleman/Ella Flagg Apts | 436 | 425 | 7 | 4 | 0.9% | 1 |
| Crowder Place | 22 | 3 | 3 | 16 | 84.2% | 16 |
| Edith Spurlock Sampson Apts | 394 | 375 | 10 | 9 | 2.3% | 4 |
| Elizabeth Davis Apts | 149 | 132 | 1 | 16 | 10.8% | 10 |
| Flannery Apts | 252 | 248 | 3 | 1 | 0.4% | 0 |
| Green/Harsh Apts | 278 | 267 | 6 | 5 | 1.8% | 1 |
| Hattie Callner Apts | 147 | 141 | 5 | 1 | 0.7% | 0 |
| Irene McCoy Gaines Apts | 151 | 119 | 2 | 30 | 20.1% | 21 |
| Kenneth Campbell Apts | 165 | 163 | 2 | 0 | 0.0% | 0 |
| Lidia Pucinska Apts | 378 | 367 | 3 | 8 | 2.1% | 1 |
| Long Life Apts | 116 | 113 | 3 | 0 | 0.0% | 0 |
| Mahalia Jackson Apts | 282 | 270 | 5 | 7 | 2.5% | 5 |
| Mary Hartwell Catherwood Apts | 357 | 347 | 2 | 8 | 2.3% | 2 |
| Mulvey Place | 20 | 7 | 3 | 10 | 58.8% | 8 |
| Patrick Sullivan Apts | 482 | 463 | 8 | 11 | 2.3% | 3 |
| Vivian Carter Apts | 224 | 207 | 3 | 14 | 6.3% | 6 |
| Wicker Park Apts & Annex | 225 | 212 | 5 | 8 | 3.6% | 6 |
| William Jones Apts | 116 | 105 | 3 | 8 | 7.1% | 7 |
| Zelda Ormes Apts | 269 | 257 | 6 | 6 | 2.3% | 3 |
| Totals | 6,254 | 5,883 | 140 | 231 | 3.8% | 135 |

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| Mixed-Income Portfolio | | | | | | |
|--------------------------------------|-------------|----------------|---|--------------|------------------|-----------------------|
| Property Name | Total Units | Occupied Units | Offline Units (more detail in following report) | Vacant Units | Vacancy Rate (%) | Units Vacant >60 days |
| Britton Budd Apts | 173 | 168 | 1 | 4 | 2.3% | 1 |
| Casa Queretaro | 15 | 15 | 0 | 0 | 0.0% | 0 |
| City Gardens | 25 | 25 | 0 | 0 | 0.0% | 0 |
| Clybourn 1200 | 26 | 26 | 0 | 0 | 0.0% | 0 |
| Coleman Place | 52 | 51 | 0 | 1 | 1.9% | 1 |
| Domain Lofts | 16 | 16 | 0 | 0 | 0.0% | 0 |
| Fountain View | 14 | 12 | 0 | 2 | 14.3% | 2 |
| Gwendolyn Place | 30 | 30 | 0 | 0 | 0.0% | 0 |
| Hansberry Square | 83 | 80 | 0 | 3 | 3.6% | 3 |
| Hilliard Family Phase 1 | 59 | 55 | 0 | 4 | 6.8% | 4 |
| Hilliard Family Phase 2 | 58 | 54 | 0 | 4 | 6.9% | 4 |
| Hilliard Senior Phase 1 | 94 | 93 | 0 | 1 | 1.1% | 0 |
| Hilliard Senior Phase 2 | 94 | 94 | 0 | 0 | 0.0% | 0 |
| Jackson Square at West End | 57 | 55 | 0 | 2 | 3.5% | 1 |
| Jazz On the Boulevard | 30 | 29 | 0 | 1 | 3.3% | 0 |
| Keystone Place | 38 | 38 | 0 | 0 | 0.0% | 0 |
| Lake Park Crescent | 60 | 59 | 0 | 1 | 1.7% | 1 |
| Lake Park Crescent Phase 1A For Sale | 26 | 26 | 0 | 0 | 0.0% | 0 |
| Langston | 29 | 28 | 0 | 1 | 3.4% | 1 |
| Mahalia Place | 54 | 52 | 0 | 2 | 3.7% | 2 |
| Mohawk North | 16 | 15 | 0 | 1 | 6.3% | 1 |
| North Town Village Phase 1 | 39 | 38 | 0 | 1 | 2.6% | 1 |
| North Town Village Phase 2 | 40 | 39 | 0 | 1 | 2.5% | 1 |
| Oakwood Shores Phase 1A | 63 | 62 | 0 | 1 | 1.6% | 0 |
| Oakwood Shores Phase 1B | 63 | 60 | 0 | 3 | 4.8% | 3 |
| Oakwood Shores Phase 2A | 81 | 79 | 0 | 2 | 2.5% | 1 |
| Oakwood Shores Phase 2B | 29 | 29 | 0 | 0 | 0.0% | 0 |
| Oakwood Shores Phase 2C Mercy | 19 | 19 | 0 | 0 | 0.0% | 0 |
| Oakwood Shores Phase 2D | 22 | 22 | 0 | 0 | 0.0% | 0 |
| Old Town Square | 16 | 16 | 0 | 0 | 0.0% | 0 |
| Old Town Village West | 66 | 63 | 0 | 3 | 4.5% | 3 |
| Orchard Park | 81 | 73 | 0 | 8 | 9.9% | 8 |
| Park Boulevard Phase 1 | 54 | 53 | 0 | 1 | 1.9% | 0 |
| Park Boulevard Phase 2A | 46 | 45 | 0 | 1 | 2.2% | 1 |
| Park Boulevard Phase 2B | 37 | 37 | 0 | 0 | 0.0% | 0 |
| Park Douglas | 60 | 58 | 0 | 2 | 3.3% | 2 |
| Parkside Condo | 72 | 70 | 0 | 2 | 2.8% | 1 |
| Parkside Condo Phase 1B | 35 | 35 | 0 | 0 | 0.0% | 0 |
| Parkside of Old Town Phase 2A | 39 | 38 | 0 | 1 | 2.6% | 0 |
| Parkside of Old Town Phase 2B | 36 | 35 | 0 | 1 | 2.8% | 0 |
| Quincy | 27 | 26 | 0 | 1 | 3.7% | 1 |
| Renaissance North | 18 | 16 | 0 | 2 | 11.1% | 1 |
| Roosevelt Square Phase 1 | 125 | 121 | 0 | 4 | 3.2% | 1 |
| Roosevelt Square Phase 2 | 120 | 117 | 0 | 3 | 2.5% | 3 |
| Rosenwald Courts Apartments | 60 | 60 | 0 | 0 | 0.0% | 0 |
| Savoy Square | 60 | 58 | 0 | 2 | 3.3% | 1 |
| Shops and Lofts at 47th | 28 | 28 | 0 | 0 | 0.0% | 0 |
| St. Edmunds Meadows | 14 | 14 | 0 | 0 | 0.0% | 0 |
| St. Edmunds Oasis | 19 | 18 | 0 | 1 | 5.3% | 0 |

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| Property Name | Total Units | Occupied Units | Offline Units (more detail in following report) | Vacant Units | Vacancy Rate (%) | Units Vacant >60 days |
|--------------------------|--------------|----------------|--|--------------|------------------|-----------------------|
| Sterling Park Apartments | 66 | 66 | 0 | 0 | 0.0% | 0 |
| Sullivan Station | 47 | 46 | 0 | 1 | 2.1% | 0 |
| The Dorchester | 12 | 11 | 0 | 1 | 8.3% | 0 |
| The Kenmore | 100 | 99 | 1 | 0 | 0.0% | 0 |
| The Pershing | 27 | 27 | 0 | 0 | 0.0% | 0 |
| The Pomeroy | 105 | 101 | 1 | 3 | 2.9% | 1 |
| West End Phase 1 | 14 | 14 | 0 | 0 | 0.0% | 0 |
| West End Phase 2 | 65 | 57 | 1 | 7 | 10.9% | 6 |
| Westhaven Park Phase 1 | 87 | 78 | 0 | 9 | 10.3% | 8 |
| Westhaven Park Phase 2B | 70 | 69 | 0 | 1 | 1.4% | 1 |
| Westhaven Park Phase 2C | 46 | 43 | 0 | 3 | 6.5% | 2 |
| Westhaven Park Tower | 34 | 34 | 0 | 0 | 0.0% | 0 |
| Totals | 3,091 | 2,995 | 4 | 92 | 3.0% | 67 |

RAD PBV Portfolio (Former Public Housing Developments)

| Property Name | Property Type | Total Units* | Occupied Units | Vacant/Offline Units |
|------------------------------|---------------|--------------|----------------|----------------------|
| Villages of Westhaven | Family | 95 | 83 | 12 |
| Caroline Hedger Apts | Senior | 450 | 319 | 131 |
| Daniel Hudson Burnham Apts | Senior | 179 | 177 | 2 |
| Fannie Emanuel Apts | Senior | 181 | 163 | 18 |
| Harry Schneider Apts | Senior | 174 | 166 | 8 |
| Judge Fisher Apts | Senior | 199 | 167 | 32 |
| Judge Slater Apts and Annex | Senior | 402 | 390 | 12 |
| Lincoln Perry Apts and Annex | Senior | 442 | 357 | 85 |
| Lorraine Hansberry Apts | Senior | 168 | 166 | 2 |
| Major Lawrence Apts | Senior | 191 | 182 | 9 |
| Minnie Riperton Apts | Senior | 334 | 279 | 55 |
| Totals | | 2,815 | 2,449 | 366 |

*Unlike for the Public Housing Portfolios, Total Units for the RAD PBV Portfolio does not include special purpose and non-dwelling units as these are not included under the RAD contract with HUD.

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B. Offline Unit Status Report

| CHA Offline Unit Summary as of Q1 2018* | |
|---|-----------------------------|
| Category | Offline Units as of Q1 2018 |
| Pending Redevelopment/ Planning (Public Housing Units) | 759 |
| Pending Demolition or Disposition Activity (Public Housing Units) | 5 |
| Non-Dwelling Units (Public Housing Units) | 211 |
| Major or Routine Capital Maintenance (Public Housing Units) | 150 |
| Major or Routine Capital Maintenance (RAD PBV Units) | 91 |

Offline Unit Status by Category as of 1st quarter 2018

Units Vacant for Pending Redevelopment/Planning: Includes sites with future redevelopment planning underway and pending RAD conversions; specific timelines for bringing new units online TBD pending finalization of plans.

| Development/Site | Offline Units as of Q2 2017 | Offline Units as of Q3 2017 | Offline Units as of Q4 2017 | Offline Units as of Q1 2018 | Q2 2017 Status | Q3 2017 Status | Q4 2017 Status | Q1 2018 Status |
|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|---|--|--|---|
| Lathrop Homes | 477 | 477 | 321 | 321 | CHA and stakeholders are working to close the financial transaction for Phase 1A in August 2017. CHA and the Chicago Department of Facilities & Fleet Management (2FM) completed the environmental review in June 2017. Additionally, CHA received the HUD RAD Conversion Commitment in July 2017. | The Lathrop Phase 1A closing occurred on September 29, 2017. The CHA and its development partner plan to commence construction in October 2017. | The Lathrop Phase 1A closing occurred on September 29, 2017. Construction began in October 2017 and this first phase of construction is scheduled to be completed in 4th quarter 2018. CHA and stakeholders are working to close the financial transaction for Phase 1B in 3rd quarter 2018. Also 156 units previously offline were removed from inventory during 4th quarter 2017 due to RAD conversion. | The Lathrop Phase 1A closing occurred on September 29, 2017. Construction began in October 2017 and this first phase of construction is scheduled to be completed in 4th quarter 2018. CHA and stakeholders are working to close the financial transaction for Phase 1B in 3rd quarter 2018. Also 156 units previously offline were removed from inventory during 4th quarter 2017 due to RAD conversion. |
| Frances Cabrini Rowhouses | 438 | 438 | 438 | 438 | CHA awarded a development team for Site 2 of the first phase of the DZP on July 18, 2017. In FY2017, CHA included 440 offline units at the Frances Cabrini Rowhouses in its proposed 2017 demolition plan. The Chicago Department of Facilities and Fleet Management (2FM), as CHA's Responsible Entity, began the Environmental Assessment study. On March 28, 2017, the Illinois Historic Preservation Agency advised 2FM and CHA that demolition of the Frances Cabrini Rowhouses posed an adverse effect and required CHA to investigate an alternate redevelopment strategy. CHA is working with a planning firm to complete an alternate master redevelopment plan for the Frances Cabrini Rowhouses by May 2018. | The CHA started monthly calls with HUD's Chicago Office to discuss the activities and progress on the Rowhouses. On October 3, 2017, the CHA held a kick-off meeting with Stantec (the selected planning consultant) for the Rowhouses. The first step for the planning firm is to conduct an analysis of the existing condition of the property. The goal is to have three (3) alternative plans for the Rowhouses by January 2018 and by early summer 2018 the guiding principles for redevelopment for the site. There will be several community meetings to receive comments and feedback on the draft plan. | On October 3, 2017, the CHA held a kick-off meeting with Stantec (the selected planning consultant) for the Rowhouses. The first step for the planning firm is to conduct an analysis of the existing condition of the property. The goal is to have three (3) alternative plans for the Rowhouses by the middle of 1st quarter 2018 and by early summer 2018 to reach consensus on the guiding principles for redevelopment of the site. There will be several community meetings to receive comments and feedback on the draft plan with the first one scheduled for January 2018. | On October 3, 2017, the CHA held a kick-off meeting with Stantec (the selected planning consultant) for the Rowhouses. The first step for the planning firm is to conduct an analysis of the existing condition of the property. The CHA with assistance from Stantec will develop a RFP for a developer who will put together three (3) alternative plans for the rowhouses. The RFP is projected to be issued sometime in 3rd quarter 2018 and for a developer to be selected by the end of 4th quarter 2018. |
| Total Pending Redevelopment/ Planning | 915 | 915 | 759 | 759 | | | | |

*Offline unit count totals listed in this section are different from offline figures listed in the occupancy report due to changes in the HUD methodology for calculating offline units.

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Units Pending Demolition/Disposition Activity: Units currently pending demolition or disposition; these units will not come back online.

| Development/Site | Offline Units as of Q2 2017 | Offline Units as of Q3 2017 | Offline Units as of Q4 2017 | Offline Units as of Q1 2018 | Q2 2017 Status | Q3 2017 Status | Q4 2017 Status | Q1 2018 Status |
|---|-----------------------------|-----------------------------|-----------------------------|-----------------------------|--|---|--|--|
| ABLA | 41 | 0 | 0 | 0 | During the 2nd quarter 2017, CHA worked with HUD and the 41 units were approved for disposition at ABLA. | During the 2nd quarter 2017, 41 units were removed from inventory. | During the 2nd quarter 2017, 41 units were removed from inventory. | During the 2nd quarter 2017, 41 units were removed from inventory. |
| Altgeld Gardens/Murray Homes | 244 | 0 | 0 | 0 | 244 units from Blocks 11, 12, and 13 are scheduled to be demolished beginning mid-3rd quarter 2017. | 244 units from Blocks 11, 12, and 13 have been converted to RAD and are scheduled to be demolished. | 244 units from Blocks 11, 12, and 13 have been converted to RAD and the demolition of all but 7 of these units was completed in 4th quarter 2017 with the remaining units to be demolished by the end of 1st quarter 2018. | 244 units from Blocks 11, 12, and 13 have been converted to RAD and the demolition of all units was completed in the 1st quarter 2018. |
| Scattered Sites | 12 | 5 | 5 | 5 | There are 12 scattered sites units pending approval for demolition or disposition, including 2 in Reg 2 and 10 in Reg 4. | There are 5 scattered sites units in Reg 2 pending approval for demolition or disposition. | There are 5 scattered sites units in Reg 2 pending approval for demolition or disposition. | There are 5 scattered sites units in Reg 2 pending approval for demolition or disposition. |
| Total Pending Demolition or Disposition Activity | 297 | 5 | 5 | 5 | | | | |

Non-Dwelling Units: Units used for non-dwelling purposes.

| Development/Site | Offline Units as of Q2 2017 | Offline Units as of Q3 2017 | Offline Units as of Q4 2017 | Offline Units as of Q1 2018 | Q2 2017 Status | Q3 2017 Status | Q4 2017 Status | Q1 2018 Status |
|---------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|---|--|--|---|
| Non-Dwelling Units | 217 | 209 | 216 | 211 | 2 units previously used for non-dwelling purposes were returned to leasing during 2nd quarter 2017. | 8 units previously used for non-dwelling purposes were removed from inventory during 3rd quarter 2017. | 7 units added to the portfolio in 4th quarter 2017 were for non-dwelling purposes. | 5 units previously used for non-dwelling purposes were brought back online during 1st quarter 2018. |
| Total Non-Dwelling Units | 217 | 209 | 216 | 211 | | | | |

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| PH Units Undergoing Major or Routine Capital Maintenance: Includes sites undergoing routine repairs or maintenance, updates to align with building requirements, ADA modifications, and major capital maintenance projects. | | | | | | | | |
|---|-----------------------------|-----------------------------|-----------------------------|-----------------------------|--|--|--|--|
| Development/Site | Offline Units as of Q2 2017 | Offline Units as of Q3 2017 | Offline Units as of Q4 2017 | Offline Units as of Q1 2018 | Q2 2017 Status | Q3 2017 Status | Q4 2017 Status | Q1 2018 Status |
| Other Senior Sites | 16 | 21 | 26 | 28 | 2 units remain offline at 4645 Sheridan (Ella Flagg Apts) due to water damage. The project is scheduled for completion in 2017. 12 units at 3030 W. 21st Place (Albany Terrace) are offline and scheduled for completion in 2017. 1 unit at Edith Sampson and 1 unit at 855 W. Aldine (Hattie Callner) are offline pending repair. | 2 units remain offline at 4645 Sheridan (Ella Flagg Apts) due to water damage. The project is scheduled for completion in 2017. 13 units at 3030 W. 21st Place (Albany Terrace) are offline and scheduled for completion in 2017. 1 unit at Edith Sampson and 1 unit at 855 W. Aldine (Hattie Callner) are offline pending repair. 4 units at Patrick Sullivan are offline due to radiant heat repair. | 2 units remain offline at 4645 Sheridan (Ella Flagg Apts) due to water damage and repairs are scheduled to be completed in 2018. 18 units at 3030 W 21st Place (Albany Terrace) are offline and scheduled for completion in 2018. 1 unit at Edith Sampson and 1 unit at 855 W Aldine (Hattie Callner) are offline pending repair. 4 units at Patrick Sullivan are offline due to radiant heat repair. | 2 units remain offline at 4645 Sheridan (Ella Flagg Apts) due to water damage and repairs are scheduled to be completed in 2018. 20 units at 3030 W 21st Place (Albany Terrace) are offline and scheduled for completion in 2018. 1 unit at Edith Sampson and 1 unit at 855 W Aldine (Hattie Callner) are offline pending repair. 4 units at Patrick Sullivan are offline due to radiant heat repair. |
| Other Family Sites | 29 | 27 | 28 | 29 | 29 units are offline at Henry Horner/Westhaven at the end of 2nd quarter 2017. | 27 units are offline at Henry Horner/Westhaven at the end of 3rd quarter 2017. | 28 units are offline at Henry Horner/Westhaven at the end of 4th quarter 2018. | 29 units are offline at Henry Horner/Westhaven at the end of 1st quarter 2018. |
| Scattered Sites | 66 | 80 | 87 | 93 | CHA continues to renovate units across the Scattered Site portfolio. Upon completion, units are made available for residents living in other scattered site units that need to be renovated and the previously occupied units are taken offline for construction. The number of offline units will continue to fluctuate until all scattered site units planned for renovation are completed. The status of current offline units is as follows: - Region 1: 33 units -Region 2: 22 units -Region 3: 6 units -Region 4: 5 units | CHA continues to renovate units across the Scattered Site portfolio. Upon completion, units are made available for residents living in other scattered site units that need to be renovated and the previously occupied units are taken offline for construction. The number of offline units will continue to fluctuate until all scattered site units planned for renovation are completed. The status of current offline units is as follows: - Region 1: 23 units -Region 2: 46 units -Region 3: 6 units -Region 4: 5 units | CHA continues to renovate units across the Scattered Site portfolio. Upon completion, units are made available for residents living in other scattered site units that need to be renovated and the previously occupied units are taken offline for construction. The number of offline units will continue to fluctuate until all scattered site units planned for renovation are completed. The status of current offline units is as follows: - Region 1: 24 units -Region 2: 52 units -Region 3: 6 units -Region 4: 5 units | CHA continues to renovate units across the Scattered Site portfolio. Upon completion, units are made available for residents living in other scattered site units that need to be renovated and the previously occupied units are taken offline for construction. The number of offline units will continue to fluctuate until all scattered site units planned for renovation are completed. The status of current offline units is as follows: - Region 1: 23 units -Region 2: 59 units -Region 3: 6 units -Region 4: 5 units |
| Total Undergoing Major or Routine Capital Maintenance | 111 | 128 | 141 | 150 | | | | |

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| RAD PBV Units Undergoing Major or Routine Capital Maintenance: Includes sites undergoing routine repairs or maintenance, updates to align with building requirements, ADA modifications, and major capital maintenance projects. | | | | | | | | |
|---|-----------------------------|-----------------------------|-----------------------------|-----------------------------|---|---|--|--|
| Development/Site | Offline Units as of Q2 2017 | Offline Units as of Q3 2017 | Offline Units as of Q4 2017 | Offline Units as of Q1 2018 | Q2 2017 Status | Q3 2017 Status | Q4 2017 Status | Q1 2018 Status |
| Caroline Hedger Apartments | 158 | 0 | 0 | 0 | Construction began in September 2014. At the end of 2nd quarter 2017, 158 units were offline. All units are now expected to be completed in 3rd quarter 2017. The number of offline units will fluctuate during construction. | All unit work was completed in 3rd quarter 2017 and units are being prepared to come back online. | All unit work was completed in 3rd quarter 2017. | All unit work was completed in 3rd quarter 2017. |
| Judge Fisher Apartments | 74 | 48 | 30 | 23 | The 4th phase started in 4th quarter 2016. 74 units were offline at the end of 2nd quarter 2017. The overall project is scheduled for completion in 3rd quarter 2017. The number of offline units will fluctuate during construction. | The property converted to RAD in August 2017 and most of the unit work was completed in 3rd quarter 2017. The remaining offline units are being prepared to come back online in 4th quarter 2017. | The property converted to RAD in August 2017 and most of the unit work was completed in 3rd quarter 2017. The remaining offline units are being prepared to come back online in 2nd quarter 2018. | The property converted to RAD in August 2017 and most of the unit work was completed in 3rd quarter 2017. The remaining offline units are being prepared to come back online in 2nd quarter 2018. |
| Lincoln Perry Apartments and Annex | 73 | 69 | 67 | 63 | Construction started as scheduled in October 2013; additional units were taken offline in 2015 in order to accelerate the completion of this project. There are 73 offline units at the end of 2nd quarter 2017. CHA has terminated the construction contract with Novak Construction. The remaining work is being split into two separate projects. The remaining life safety and common area work will be completed through the JOC program. The remaining units and MEP work will be completed in Spring 2018. | CHA has terminated the construction contract with Novak Construction. The remaining work is being split into two separate projects with the life safety and common area work to be completed through the JOC program. The remaining units and MEP work will be completed in Spring 2018. | CHA has terminated the construction contract with Novak Construction. The remaining work is being split into two separate projects with the life safety and common area work to be completed through the JOC program. The remaining units and MEP work will be completed in Spring 2018. | CHA has terminated the construction contract with Novak Construction. The remaining work is being split into two separate projects with the life safety and common area work to be completed through the JOC program. |
| Major Lawrence Apartments | 47 | 12 | 10 | 5 | Construction began in June 2014 and initially required 36 offline units to accommodate construction. As of the end of 2nd quarter 2017, 47 units (2 tiers) are offline. The project is expected to be completed by the end of 3rd quarter 2017. The number of offline units will fluctuate during construction. | Construction began in June 2014 and initially required 36 offline units to accommodate construction. As of the end of 3rd quarter 2017, 12 units (1 tier) are offline. Work on the remaining tier will be completed in 4th quarter 2017. | Construction began in June 2014 and initially required 36 offline units to accommodate construction. As of the end of 4th quarter 2017, construction has been completed on all but 1 unit with an additional 9 units being prepared to come back online. The exterior facade work on the remaining unit will be finished by the end of 3rd quarter 2018 and is currently going through the bid process for a general contractor. | Construction began in June 2014 and initially required 36 offline units to accommodate construction. As of the end of 1st quarter 2018, construction has been completed on all but 1 unit with an additional 4 units being prepared to come back online. The exterior facade work on the remaining unit will be finished by the end of 3rd quarter 2018 and is currently going through the bid process for a general contractor. |
| Minnie Riperton Apartments | 66 | 57 | 48 | 0 | Construction began in June 2014 and required 26 offline units originally to accommodate construction. Due to discovered conditions, 26 additional units were taken offline and the project is now expected to be completed in 1st quarter 2018. The number of offline units will fluctuate during construction. | Construction began in June 2014 and required 26 offline units originally. Due to discovered conditions, 26 additional units were taken offline for a total of 4 tiers offline as well as 5 other units that are currently pending redevelopment. The project is now expected to be completed in 1st quarter 2018. The number of offline units will fluctuate during construction. | Construction began in June 2014 and required 26 offline units originally. Due to discovered conditions, 26 additional units were taken offline for a total of 4 tiers offline as well as 5 other units that are currently pending redevelopment. The project is now expected to be completed in 1st quarter 2018. The number of offline units will fluctuate during construction. | All unit work was completed in 1st quarter 2018. |
| Total Undergoing Major or Routine Capital Maintenance | 418 | 186 | 155 | 91 | | | | |

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II. Unit Delivery Status and Projections

A. Unit Delivery Status by Site

CHA continues to pursue a variety of unit delivery strategies to achieve the original Plan for Transformation goal of rehabilitating or replacing 25,000 units of affordable housing in Chicago and to fulfill the obligations of CHA's MTW Agreement with HUD. As of March 31, 2018 the unit delivery goal of 25,000 units is 95% complete, with a total of 23,815 units. This includes 2,774 public housing units in mixed-income communities, 17,193 family, senior, and scattered site/acquisition units, and 3,848 project-based voucher units in Chicago.

| Unit Delivery Summary as of Q1 2018 | | | | |
|--------------------------------------|---------------------------------------|-------------------|---------------|--------------|
| Unit Delivery Category | Total Units by Unit Delivery Category | Target Population | | |
| | | Family | Senior | Supportive |
| Total Housing Units Delivered | 23,815 | 11,255 | 10,775 | 1,785 |
| Public Housing Units by Category | 19,967 | 10,232 | 9,735 | 0 |
| Traditional Family | 4,907 | 4,907 | 0 | 0 |
| Scattered Site | 2,858 | 2,858 | 0 | 0 |
| Senior | 9,428 | 0 | 9,428 | 0 |
| Mixed Income | 2,774 | 2,467 | 307 | 0 |
| PRA/PBV Units | 3,848 | 1,023 | 1,040 | 1,785 |

| Public Housing Unit Delivery by Site as of Q1 2018 | | | | |
|--|---------------------------|----------------|-------------------|------------------------|
| Phase/Development Name | Central Address | Total PH Units | Target Population | Unit Delivery Category |
| Ada S. Dennison-McKinley Apts | 661 E 69th St | 125 | Senior | Senior |
| Albany Terrace Apts | 3030 W 21st Pl | 350 | Senior | Senior |
| Alfreda Barnett Duster Apts | 150 S Campbell Ave | 129 | Senior | Senior |
| Altgeld-Murray Homes | 969 E 132nd Place | 1,541 | Family | Family |
| Apartamentos Las Americas | 1611 S Racine Ave | 212 | Senior | Senior |
| Armour Square Apts & Annex | 3216 S Wentworth Ave | 384 | Senior | Senior |
| Blake/Martinez/Wood Apts | 2111 N Halsted St | 321 | Senior | Senior |
| Bousfield/Richardson-Jones Apts | 4949 S Cottage Grove Ave | 266 | Senior | Senior |
| Bridgeport Elderly | 841 W 32nd St | 14 | Senior | Senior |
| Bridgeport Homes | 3175 S Lituanica Ave | 111 | Family | Family |
| Britton Budd Apts | 501 W Surf St | 172 | Senior | Senior |
| Brooks Homes | 1254 S Loomis St | 330 | Family | Family |
| Cabrini Rowhouses | 900 N Hudson Ave | 146 | Family | Family |
| <i>Caroline Hedger Apts*</i> | <i>6400 N Sheridan Rd</i> | <i>450</i> | <i>Senior</i> | <i>Senior</i> |
| Casa Queretaro | 2012 W 17th St | 15 | Family | Mixed Income |
| Castleman/Ella Flagg Young Apts | 4945 N Sheridan Rd | 436 | Senior | Senior |
| City Gardens | 330 S. Maplewood Court | 25 | Family | Mixed Income |
| Clybourn 1200 | 454 W Division St | 26 | Family | Mixed Income |
| Coleman Place | 4100 S Prairie Ave | 52 | Family | Mixed Income |
| Crowder Place | 3801 N Pine Grove Ave | 22 | Senior | Senior |
| <i>Daniel Hudson Burnham Apts*</i> | <i>1930 W Loyola Ave</i> | <i>181</i> | <i>Senior</i> | <i>Senior</i> |
| Devon Place | 1950 W Devon Ave | 20 | Family | Scattered Site |
| Dearborn Homes | 2960 S Federal St | 668 | Family | Family |
| Domain Lofts | 900 N Kingsbury Ave | 16 | Family | Mixed Income |
| Edith Spurlock Sampson Apts | 2640 N Sheffield St | 394 | Senior | Senior |

*Indicates Public Housing Developments that were converted to RAD by Q1 2018

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| Public Housing Unit Delivery by Site as of Q1 2018 | | | | |
|--|-----------------------------|----------------|-------------------|------------------------|
| Phase/Development Name | Central Address | Total PH Units | Target Population | Unit Delivery Category |
| Elizabeth Davis Apts | 440 N Drake Ave | 149 | Senior | Senior |
| <i>Fannie Emanuel Apts*</i> | <i>3916 W Washington St</i> | <i>181</i> | <i>Senior</i> | <i>Senior</i> |
| <i>Fisher Apts*</i> | <i>5821 N Broadway St</i> | <i>200</i> | <i>Senior</i> | <i>Senior</i> |
| Flannery Apts | 1507 N Clybourn Ave | 252 | Senior | Senior |
| Fountain View | 3700 W Douglas Blvd | 14 | Family | Mixed Income |
| Green/Harsh Apts | 4227 S Oakenwald Ave | 278 | Senior | Senior |
| Gwendolyn Place | 4716 S Calumet Ave | 30 | Family | Mixed Income |
| Hansberry Square | 4000 S Dearborn St | 83 | Family | Mixed Income |
| <i>Harry Schneider Apts*</i> | <i>1750 W Peterson Ave</i> | <i>174</i> | <i>Senior</i> | <i>Senior</i> |
| Hattie Callner Apts | 855 W Aldine Ave | 147 | Senior | Senior |
| Hilliard Family Phase 1 | 2031 S Clark St | 59 | Family | Mixed Income |
| Hilliard Family Phase 2 | 2030 S State St | 58 | Family | Mixed Income |
| Hilliard Senior Phase 1 | 2111 S Clark St | 94 | Senior | Mixed Income |
| Hilliard Senior Phase 2 | 30 W Cermak Rd | 94 | Senior | Mixed Income |
| <i>Villages of Westhaven*</i> | <i>2100 W Randolph St</i> | <i>201</i> | <i>Family</i> | <i>Family</i> |
| Horner-Westhaven | 123 N Hoyne Ave | 351 | Family | Family |
| Ida Platt Senior Apts | 2440 E 106th St | 28 | Senior | Senior |
| Irene McCoy Gaines Apts | 3700 W Congress Pky | 151 | Senior | Senior |
| Jackson Square at West End | 2415 W Adams St | 57 | Family | Mixed Income |
| Jazz On the Boulevard | 4100 S Drexel Blvd | 30 | Family | Mixed Income |
| <i>Judge Slater Apts & Annex*</i> | <i>740 E 43rd St</i> | <i>407</i> | <i>Senior</i> | <i>Senior</i> |
| Kenneth Campbell Apts | 6360 S Minerva Ave | 165 | Senior | Senior |
| Keystone Place | 6200 S Drexel Blvd | 38 | Family | Mixed Income |
| Lake Parc Place | 3982 S Lake Park Ave | 300 | Family | Family |
| Lake Park Crescent Phase 1 | 4001 S Lake Park Ave | 60 | Family | Mixed Income |
| Lake Park Crescent Phase 1A For Sale | 4012 S Oakenwald Ave | 29 | Family | Mixed Income |
| Langston | 4100 S Langley Ave | 29 | Family | Mixed Income |
| Lawndale Gardens | 2501 S California Ave | 125 | Family | Family |
| Lidia Pucinska Apts | 847 N Greenview Ave | 378 | Senior | Senior |
| <i>Lincoln Perry Apts and Annex*</i> | <i>3245 S Prairie Ave</i> | <i>450</i> | <i>Senior</i> | <i>Senior</i> |
| Long Life Apts | 344 W 28th Pl | 116 | Senior | Senior |
| <i>Lorraine Hansberry Apts*</i> | <i>5670 W Lake St</i> | <i>169</i> | <i>Senior</i> | <i>Senior</i> |
| Lowden Homes | 200 W 95th St | 127 | Family | Family |
| Mahalia Jackson Apts | 9141 S South Chicago Ave | 282 | Senior | Senior |
| Mahalia Place | 4157 S Indiana Ave | 54 | Family | Mixed Income |
| <i>Major Lawrence Apts*</i> | <i>655 W 65th St</i> | <i>193</i> | <i>Senior</i> | <i>Senior</i> |
| Mary Hartwell Catherwood Apts | 3930 N Clark St | 355 | Senior | Senior |
| <i>Minnie Riperton Apts*</i> | <i>4250 S Princeton St</i> | <i>339</i> | <i>Senior</i> | <i>Senior</i> |
| Mohawk North | 1441 N Larrabee | 16 | Family | Mixed Income |
| Mulvey Place | 416 W Barry Ave | 20 | Senior | Senior |
| North Town Village Phase 1 | 1415 N Halsted St | 39 | Family | Mixed Income |
| North Town Village Phase 2 | 1408 N Burling St | 40 | Family | Mixed Income |
| Oakwood Shores 202 | 3750 S Cottage Grove Ave | 59 | Senior | Mixed Income |
| Oakwood Shores Phase 1A | 3804 S Ellis Ave | 63 | Family | Mixed Income |
| Oakwood Shores Phase 1B | 650 E Pershing Rd | 63 | Family | Mixed Income |
| Oakwood Shores Phase 2A | 3738 S Langley Ave | 81 | Family | Mixed Income |

*Indicates Public Housing Developments that were converted to RAD by Q1 2018

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| Public Housing Unit Delivery by Site as of Q1 2018 | | | | |
|--|--------------------------|----------------|-------------------|------------------------|
| Phase/Development Name | Central Address | Total PH Units | Target Population | Unit Delivery Category |
| Oakwood Shores Phase 2B | 516 E 38th St | 29 | Family | Mixed Income |
| Oakwood Shores Phase 2C Mercy | 3755 S Cottage Grove Ave | 19 | Family | Mixed Income |
| Oakwood Shores Terrace Phase 2D | 630 E 38th St | 22 | Family | Mixed Income |
| Old Town Square | 247 W Scott St | 16 | Family | Mixed Income |
| Old Town Village West | 662 W Division St | 66 | Family | Mixed Income |
| One South Leavitt | 1 S Leavitt | 2 | Family | Mixed Income |
| Orchard Park | 1493 N Clybourn Ave | 77 | Family | Mixed Income |
| Park Boulevard Phase 1 | 3500 S State St | 54 | Family | Mixed Income |
| Park Boulevard Phase 2A | 3600 S State St | 46 | Family | Mixed Income |
| Park Boulevard Phase 2B | 3720 S Dearborn St | 37 | Family | Mixed Income |
| Park Douglas | 1260 S Washtenaw Ave | 60 | Family | Mixed Income |
| Parkside Condo | 511 W Division St | 72 | Family | Mixed Income |
| Parkside Condo Phase 1B | 545 W Division St | 35 | Family | Mixed Income |
| Parkside of Old Town Phase 2A | 544 W Oak St | 39 | Family | Mixed Income |
| Parkside of Old Town Phase IIB | 467 W Division | 36 | Family | Mixed Income |
| Patrick Sullivan Apts | 1633 W Madison St | 482 | Senior | Senior |
| PII Northern Region | Various | 23 | Family | Scattered Site |
| PII Southern Region | Various | 14 | Family | Scattered Site |
| Quincy | 4200 S Champlain Ave | 27 | Family | Mixed Income |
| Real Estate Acquisition Program (REAP) | Various | 29 | Family | Scattered Site |
| Renaissance North | 551 W North Ave | 18 | Family | Mixed Income |
| Roosevelt Square Phase 1 | 1200 W Roosevelt Rd | 125 | Family | Mixed Income |
| Roosevelt Square Phase 2 | 1300 W Roosevelt Rd | 120 | Family | Mixed Income |
| Rosenwald Courts Apartments | 4643 S. Wabash Ave, | 60 | Senior | Mixed Income |
| Savoy Square | 4400 S State St | 60 | Family | Mixed Income |
| Shops and Lofts at 47th | 4745 S Evans Ave | 28 | Family | Mixed Income |
| SS North Central | Various | 1,101 | Family | Scattered Site |
| SS North East | Various | 618 | Family | Scattered Site |
| SS South East | Various | 523 | Family | Scattered Site |
| SS South West | Various | 281 | Family | Scattered Site |
| SS West | Various | 249 | Family | Scattered Site |
| St. Edmunds Meadows | 6100 S Wabash Ave | 14 | Family | Mixed Income |
| St. Edmunds Oasis | 6049 S Prairie Ave | 20 | Family | Mixed Income |
| Sterling Park Apts | 3301 W Arthington St | 66 | Family | Mixed Income |
| Sullivan Station | 1100 E Bowen Ave | 47 | Family | Mixed Income |
| The Dorchester | 6949 S Harper Ave | 12 | Family | Mixed Income |
| The Kenmore | 5040 N Kenmore Ave | 99 | Senior | Senior |
| The Pershing | 3845 S State St | 27 | Family | Mixed Income |
| The Pomeroy | 5650 N Kenmore Ave | 104 | Senior | Senior |
| Trumbull Park Homes | 2437 E 106th St | 434 | Family | Family |
| Vivian Carter Apts | 6401 S Yale Ave | 221 | Senior | Senior |
| Washington Park Elderly | 5300 S Woodlawn Ave | 22 | Senior | Senior |
| Washington Park Low Rises | 4440 S Cottage Grove Ave | 230 | Family | Family |
| Wentworth Gardens | 3770 S Wentworth Ave | 343 | Family | Family |
| West End Phase 1 | 2600 W Madison St | 14 | Family | Mixed Income |
| West End Phase 2 | 300 S Campbell Ave | 65 | Family | Mixed Income |

*Indicates Public Housing Developments that were converted to RAD by Q1 2018

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| Public Housing Unit Delivery by Site as of Q1 2018 | | | | |
|--|---------------------|----------------|-------------------|------------------------|
| Phase/Development Name | Central Address | Total PH Units | Target Population | Unit Delivery Category |
| Westhaven Park Phase 1 | 1760 W Maypole Ave | 87 | Family | Mixed Income |
| Westhaven Park Phase 2B | 1820 W Maypole Ave | 70 | Family | Mixed Income |
| Westhaven Park Phase 2C | 1900 W Maypole Ave | 46 | Family | Mixed Income |
| Westhaven Park Tower | 100 N Hermitage Ave | 34 | Family | Mixed Income |
| Wicker Park Apts & Annex | 1414 N Damen Ave | 225 | Senior | Senior |
| William Jones Apts | 1447 S Ashland Ave | 116 | Senior | Senior |
| Zelda Ormes Apts | 116 W Elm St | 269 | Senior | Senior |
| Total Public Housing Units | | 19,967 | | |

*Indicates Public Housing Developments that were converted to RAD by Q1 2018

| PRA/PBV Unit Delivery by Site as of Q1 2018 | | | |
|---|------------------------------------|-----------------|-------------------|
| PRA/PBV Site Name | Central Address | Total PRA Units | Target Population |
| Harrison Courts (city-state project-based site) | 2910 W Harrison St | 122 | Family |
| Lathrop Elderly (city-state project-based site) | 2717 N Leavitt St | 91 | Senior |
| Loomis Courts (city-state project-based site) | 1342 W 15th St | 124 | Family |
| 3714 W Wrightwood Apts | 3714 W Wrightwood Ave | 5 | Family |
| 5801 S Michigan | 5801 S Michigan Ave | 23 | Supportive |
| 5840 S Dr Martin Luther King Dr Apts | 5840 S Dr Martin Luther King Jr Dr | 4 | Supportive |
| 600 S Wabash Apts | 618 S Wabash Ave | 76 | Supportive |
| 65th Infantry Regiment Veterans Housing | 1045 N Sacramento St | 48 | Supportive |
| 90th Street Development | 1535 W 90th St | 4 | Family |
| Access Housing | Various | 38 | Supportive |
| Anchor House | 1230 W 76th St | 108 | Family |
| Archer Avenue Senior Residences | 2928 S Archer Ave | 12 | Senior |
| Luxe Properties (Formerly Barnes Real Estate) | Various | 6 | Family |
| Bettendorf Place | 8425 S Saginaw Ave | 18 | Supportive |
| Boulevard Apts | Various | 12 | Family |
| Boxelder Court | 6205 S Langley Ave | 6 | Family |
| Branch of Hope | 5628 S Halsted St | 58 | Supportive |
| Bryn Mawr Apts | 5550 N Kenmore Ave | 10 | Family |
| Buffett Place | 3208 N Sheffield Ave | 51 | Supportive |
| Carling Hotel | 1512 N LaSalle Dr | 39 | Supportive |
| Casa Kirk | 3242 E 92nd St | 5 | Family |
| Casa Maravilla | 2021 S Morgan St | 15 | Senior |
| Casa Morales | 2015 S Morgan St | 9 | Family |
| Crestwood Apts | 525 N Austin Blvd | 57 | Senior |
| Crowder Place Apartments | 3801 N Pine Grove Av | 21 | Senior |
| Deborah's Place II | 1530 N Sedgwick St | 39 | Supportive |
| Deborah's Place III | 2822 W Jackson Blvd | 90 | Supportive |
| Devon Place Apartments | 1950 W Devon Av | 16 | Family |
| Diversey Manor | 3221 W Diversey Ave | 50 | Family |
| Dr King Legacy Apts | 3800 W 16th St | 10 | Family |
| East Park Apts | 3300 W Maypole Ave | 150 | Supportive |
| Englewood Permanent Supportive Housing | 901 W 63rd St | 50 | Supportive |
| Evergreen Towers | 1343 N Cleveland Ave | 10 | Senior |
| G & A Residences at Spaulding Apts | 1750 N Spaulding Ave | 9 | Family |

*Indicates Public Housing Developments that were converted to RAD by Q1 2018

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| PRA/PBV Unit Delivery by Site as of Q1 2018 | | | |
|--|-------------------------|-----------------|-------------------|
| PRA/PBV Site Name | Central Address | Total PRA Units | Target Population |
| G & A Senior Residences at Eastgate | 300 E 26th St | 35 | Senior |
| G & A Senior Residences at Ravenswood | 1818 W Peterson Ave | 37 | Senior |
| G & A Senior Residences at West Ridge | 6142 N California Ave | 19 | Senior |
| Greenwood Court Apts | 4433 S Greenwood Ave | 9 | Family |
| Hancock House | 12045 S Emerald Ave | 18 | Senior |
| Harriet Tubman | 110 E 58th St | 11 | Supportive |
| Harvest Commons Apts | 1519 W Warren Blvd | 89 | Supportive |
| Hilliard | 2030 S State St | 158 | Senior |
| Hollywood House | 5700 N Sheridan Rd | 51 | Senior |
| Hope Manor Apts | 3053 W Franklin Blvd | 30 | Supportive |
| Hope Manor II | 815 W 60th St | 73 | Supportive |
| Howard Apts | 1569 N Hoyne Ave | 12 | Family |
| Humboldt Park Apartments (Thresholds Humboldt & Kiley House) | 1819 N Humboldt Blvd | 32 | Supportive |
| Humboldt Park Residence | 1152 N Christiana Ave | 20 | Supportive |
| Illinois Accessible Housing Initiative | Various | 45 | Supportive |
| Independence Apts | 925 S Independence Blvd | 9 | Family |
| Ironwood Courts | 6019 S Indiana Ave | 14 | Family |
| Jade Garden Apts | 336 W Cermak Rd | 35 | Family |
| Jarvis Apts | 2049 W Jarvis Ave | 4 | Family |
| Karibuni Place | 8200 S Ellis Ave | 11 | Supportive |
| Kenmore Plaza Apts | 5225 N Kenmore Ave | 105 | Senior |
| Lake Street Studios | 727 W Lake St | 61 | Supportive |
| Lake Village East | 4700 S Lake Park Ave | 67 | Family |
| Leigh Johnson Courts | 1034 E 73rd St | 19 | Family |
| Leland Apts | 1207 W Leland Ave | 14 | Supportive |
| Leontyne Apts | 4330 S Champlain Ave | 14 | Family |
| Liberty Square | 3635 W Flournoy St | 16 | Family |
| Los Vecinos Apts | 4250 W North Ave | 11 | Supportive |
| Lyndale Place | Various | 42 | Family |
| Major Jenkins | 5016 N Winthrop Ave | 80 | Supportive |
| Milwaukee Avenue Apartments | 3064 N Milwaukee | 11 | Supportive |
| Montclare Senior | 1210 E 78th St | 38 | Senior |
| Mt Greenwood Estates | 3225 W 111th St | 3 | Supportive |
| Mulvey Place Apartments | 416 W Barry Ave | 20 | Senior |
| Nathalie Salmon House | 7320 N Sheridan Rd | 8 | Senior |
| Near North Apts | 1244 N Clybourn Ave | 46 | Supportive |
| North & Talman III | 1605 N Washtenaw Ave | 8 | Family |
| North Avenue Apts | 2654 W North Ave | 16 | Family |
| Nuestro Hogar | 1314 N Karlov Ave | 12 | Family |
| Park Apts | 202 E Garfield Blvd | 30 | Family |
| Ivy Park Homes (Formerly Princeton Park Homes) | Various | 30 | Family |
| Reba Place Fellowship | 1528 W Pratt Blvd | 8 | Family |

*Indicates Public Housing Developments that were converted to RAD by Q1 2018

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| PRA/PBV Unit Delivery by Site as of Q1 2018 | | | |
|---|---------------------------------|-----------------|-------------------|
| PRA/PBV Site Name | Central Address | Total PRA Units | Target Population |
| Renaissance West Apartments | 2517 W Fullerton Ave | 99 | Supportive |
| Roosevelt Towers | 3440 W Roosevelt Rd | 126 | Senior |
| Rosa Parks Apts | Various Humboldt Park addresses | 26 | Family |
| Rosenwald Courts Apartments | 4643 S Wabash Ave | 60 | Senior |
| San Miguel | 907 W Argyle St | 14 | Family |
| Sankofa House | 4041 W Roosevelt Rd | 36 | Supportive |
| Senior Suites at Auburn Gresham | 1050 W 79th St | 17 | Senior |
| South Park Plaza | 2600 S King Dr | 34 | Family |
| St Edmunds Courts | 5925 S Wabash Ave | 10 | Family |
| St Leo Residence | 7750 S Emerald Ave | 50 | Supportive |
| St Leo Residence Vash | 7750 S Emerald Ave | 40 | Supportive |
| Sunnyside Kenmore Apts | 4130 N Kenmore Ave | 10 | Family |
| The Drex Apts | 8031 S Drexel Ave | 12 | Supportive |
| The Resurrection Home | 2124 W 19th St | 5 | Family |
| The Suites of Autumn Green at Wright Campus | 4255 N Oak Park Ave | 8 | Senior |
| Thresholds at Casa de Troy | 6355 S Troy St | 16 | Supportive |
| Thresholds at Edgewater Shores | 5326 N Winthrop Ave | 8 | Supportive |
| Thresholds RAD LLC | Various | 146 | Supportive |
| Town Hall Apts | 3600 N Halsted St | 79 | Senior |
| Transformation Center | 5317 W Chicago Ave | 40 | Supportive |
| Trumbull Apts | 1428 S Trumbull Ave | 13 | Supportive |
| Veterans New Beginnings | 8140 S Racine Ave | 48 | Supportive |
| Victory Centre | 9233 S Burley Ave | 18 | Senior |
| Wabash Apts | 6100 S Wabash Ave | 24 | Supportive |
| Washington Park Apts | 5000 S Indiana Ave | 32 | Supportive |
| Wentworth Commons | 11045 S Wentworth Ave | 10 | Family |
| West Humboldt Place | 3533-36 W Chicago Ave | 4 | Family |
| Wilson Yard Family Apts | 1026 W Montrose Ave | 16 | Family |
| Wilson Yard Senior Apts | 1032 W Montrose Ave | 20 | Senior |
| Winterberry Place | 325 E 48th St | 6 | Family |
| Wrightwood Apts | 3821 W Wrightwood Ave | 5 | Family |
| Wrightwood Senior Apts | 2815 W 79th St | 17 | Senior |
| Xavier Apts | 625 W Division | 24 | Family |
| Zapata Apts | 3230 W Armitage Ave | 18 | Family |
| Total PRA/PBV Units | | 3,848 | |

*Indicates Public Housing Developments that were converted to RAD by Q1 2018

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B. Annual Unit Delivery Projections/Status

In FY2018, CHA projects a total of 808 new units through mixed-income redevelopment, public housing rehabilitation, acquisition, and project-based vouchers through the PRA Program. As of March 31, 2018, CHA completed 6 new units in FY2018 through 6 project-based vouchers in PRA sites.

| FY2018 Unit Delivery Projections/Completion | | | | |
|---|----------------------|---------------|-------------------|------------------------|
| Development/Program | FY2017 Planned Units | Q1 2018 Total | Target Population | Unit Delivery Category |
| Taylor Street Library and Apartments | 37 | 0 | Senior | Mixed Income |
| Real Estate Acquisition Program (REAP) | 25 | 0 | TBD | Acquisition (PII/REAP) |
| Independence (RAD) | 30 | 0 | Senior | PRA/PBV |
| Lathrop Phase 1A (RAD) | 129 | 0 | Family | PRA/PBV |
| Northtown (RAD) | 30 | 0 | Senior | PRA/PBV |
| Ravenswood Senior Living (RAD) | 15 | 0 | Senior | PRA/PBV |
| Lawson House (Mod Rehab Conversions) | 100 | 0 | Supportive | PRA/PBV |
| Brainerd Park Apartments | 9 | 0 | Family | PRA/PBV |
| Mark Twain Apartments | 126 | 0 | Family | PRA/PBV |
| The Marshall Hotel | 90 | 0 | Family | PRA/PBV |
| Pullman Artspace Lofts | 6 | 0 | Family | PRA/PBV |
| Tierra Linda Apartments | 11 | 0 | Family | PRA/PBV |
| Additional Mod Rehab Conversions | 100 | 0 | TBD | PRA/PBV |
| Additional PRA/PBV- TBD | 100 | 6 | TBD | PRA/PBV |
| Total | 808 | 6 | | |

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III. Right of Return Status

A. Right of Return Status by Original Site

There are 16,846 households who originally lived in family and scattered site housing who have been granted a Right of Return. As of March 31, 2018, 61% of these households had moved to their final housing choice to satisfy their Right of Return; 3% had not yet made their final housing choice; 17% are deceased or have been evicted; and 19% have been unresponsive to CHA outreach and thus their location is unknown. Households who are non-responsive have an option for reinstatement should they ever contact CHA. The table below shows relocation status based on each household's original development on 10/1/99.

| Relocation Status of 10.1.99 Family Households* by Site** As of 3/31/2018 | | | | | | | | | | |
|--|--|-------------------------------|---------------------------|-------------------------------|--------------------------|-------------------------------|---|-------------------------------|---|-------------------------------|
| 10.1.99 Development | Number of Families with a Right of Return, by Site | | Satisfied Right of Return | | Awaiting Right of Return | | Evicted, Deceased, No HCS (Loss of Right of Return) | | Option for Reinstatement (Public Notice)*** | |
| | Number of Families | Percent of Families from Site | Number of Families | Percent of Families from Site | Number of Families | Percent of Families from Site | Number of Families | Percent of Families from Site | Number of Families | Percent of Families from Site |
| ABLA Homes (not including Loomis Courts) | 1,153 | 100% | 728 | 63% | 13 | 1% | 246 | 21% | 166 | 14% |
| Altgeld-Murray Homes | 1,717 | 100% | 973 | 57% | 29 | 2% | 293 | 17% | 422 | 25% |
| Bridgeport Homes | 123 | 100% | 83 | 67% | 3 | 2% | 17 | 14% | 20 | 16% |
| Cabrini | 1,770 | 100% | 1,053 | 59% | 84 | 5% | 344 | 19% | 289 | 16% |
| Dearborn Homes | 639 | 100% | 363 | 57% | 5 | 1% | 124 | 19% | 147 | 23% |
| Hilliard Homes | 140 | 100% | 89 | 64% | 1 | 1% | 28 | 20% | 22 | 16% |
| Horner Homes | 699 | 100% | 511 | 73% | 2 | 0% | 104 | 15% | 82 | 12% |
| Ickes Homes | 820 | 100% | 453 | 55% | 42 | 5% | 151 | 18% | 174 | 21% |
| Lake Parc Place | 235 | 100% | 166 | 71% | 0 | 0% | 27 | 11% | 42 | 18% |
| Lathrop Homes | 747 | 100% | 216 | 29% | 132 | 18% | 214 | 29% | 185 | 25% |
| Lawndale Gardens | 121 | 100% | 68 | 56% | 3 | 2% | 23 | 19% | 27 | 22% |
| LeClaire Courts | 402 | 100% | 191 | 48% | 37 | 9% | 62 | 15% | 112 | 28% |
| Lowden Homes | 116 | 100% | 80 | 69% | 1 | 1% | 14 | 12% | 21 | 18% |
| Madden-Wells Homes | 1,621 | 100% | 890 | 55% | 40 | 2% | 328 | 20% | 363 | 22% |
| Randolph Towers | 139 | 100% | 96 | 69% | 6 | 4% | 17 | 12% | 20 | 14% |
| Rockwell Gardens | 519 | 100% | 295 | 57% | 10 | 2% | 92 | 18% | 122 | 24% |
| SS North Central | 974 | 100% | 765 | 79% | 5 | 1% | 90 | 9% | 114 | 12% |
| SS North East | 605 | 100% | 475 | 79% | 3 | 0% | 52 | 9% | 75 | 12% |
| SS South East | 454 | 100% | 335 | 74% | 2 | 0% | 57 | 13% | 60 | 13% |
| SS South West | 262 | 100% | 202 | 77% | 0 | 0% | 20 | 8% | 40 | 15% |
| SS West | 192 | 100% | 167 | 87% | 0 | 0% | 10 | 5% | 15 | 8% |
| Stateway Gardens | 696 | 100% | 444 | 64% | 11 | 2% | 110 | 16% | 131 | 19% |
| Taylor Homes | 1,564 | 100% | 974 | 62% | 53 | 3% | 217 | 14% | 320 | 20% |
| Trumbull Park Homes | 383 | 100% | 207 | 54% | 7 | 2% | 60 | 16% | 109 | 28% |
| Washington Park Homes | 367 | 100% | 223 | 61% | 10 | 3% | 70 | 19% | 64 | 17% |
| Wentworth Gardens | 388 | 100% | 243 | 63% | 9 | 2% | 61 | 16% | 75 | 19% |
| Grand Total | 16,846 | 100% | 10,290 | 61% | 508 | 3% | 2,831 | 17% | 3,217 | 19% |

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

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

***The public notice outreaches to 10/1/99 families who have lost their Right of Return due to non-responsiveness but have a right to reinstate.

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B. Status of Households Awaiting Right of Return

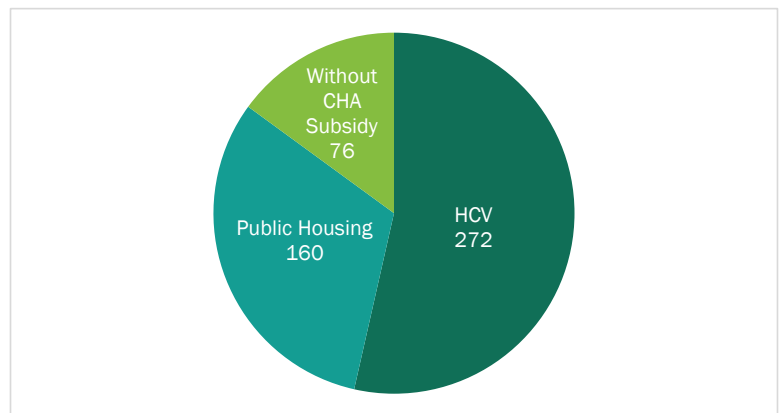
All families with a Right of Return have been asked to complete a Housing Choice Survey to indicate their top three housing choices, which helps CHA to best meet their housing needs in satisfying their Right of Return. As part of CHA's obligation to the RRC, CHA posts public notices annually in seven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

As of March 31, 2018, there were 508 original 10/1/99 households who had not yet satisfied their Right of Return. The table below displays their first housing preference for satisfying their Right of Return, and the pie chart shows their current location: 31% (160) currently reside in CHA public housing; 54% (272) live in the private market with a Housing Choice Voucher provided by CHA; and 15% (76) live in the private market without CHA subsidy but have expressed a desire to return to CHA housing.

| Housing Choice Survey Status for Families with a Right of Return As of 3/31/2018 | |
|---|---|
| Site | Total Families Choosing this Site as their First Choice |
| ABLA Homes | 21 |
| Altgeld-Murray Homes | 12 |
| Bridgeport Homes | 4 |
| Cabrini (all sites) | 65 |
| Dearborn Homes | 5 |
| HCV | 59 |
| Hilliard Homes | 2 |
| Horner Homes | 4 |
| Ickes Homes | 20 |
| Lakefront Properties | 5 |
| Lake Parc Place | 3 |
| Lathrop Homes | 120 |
| Lawndale Gardens | 1 |
| LeClaire Courts | 35 |
| Lowden Homes | 6 |
| Madden-Wells Homes | 33 |
| Robert Taylor Homes | 39 |
| Rockwell Gardens | 9 |
| Scattered Sites (all areas) | 18 |
| Senior Housing | 1 |
| Stateway Gardens | 13 |
| Trumbull Park Homes | 6 |
| Washington Park Homes | 17 |
| Wentworth Gardens | 10 |
| No Housing Choice Survey | 0 |
| <i>Grand Total Awaiting their Right of Return as of Q1 2018</i> | 508 |

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

Current Location of Households Awaiting Right of Return



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IV. Demographics

A. Current Demographics

CHA serves nearly 16,000 households in public housing and over 47,000 families participating in the voucher program. Combined, there are more than 63,000 households and nearly 140,000 individuals living in affordable housing at CHA properties or in the private market with vouchers under CHA jurisdiction. CHA's resident population is dynamic, and CHA will continue to lease from several wait lists to offer housing to additional eligible Chicago families. Public housing and voucher programs are limited to households who earn 80% or less of the local Area Median Income (AMI). HUD establishes income limits every year based on income and family size. In 2018, 80% of the applicable AMI for a family of four is \$67,700.

The majority of current CHA heads of household are female, and, while most heads of household are African American, the number of White and Hispanic heads of household have been increasing over the past several years. The average size of CHA households has been shrinking over time, as the number of youth has decreased while the senior population has increased. Additionally, the number of CHA families living in opportunity or general areas has continuously been growing.

| | Public Housing | | | Section 8 Voucher | | | All CHA |
|---|-----------------------|-------------------|----------------------|-------------------|-------|---------------|---------|
| | All Family-Designated | Senior-Designated | Total Public Housing | HCV* | PRA** | Total Voucher | |
| OVERALL DEMOGRAPHICS | | | | | | | |
| Total Households | 9,350 | 6,556 | 15,906 | 41,294 | 6,386 | 47,680 | 63,586 |
| Total Residents | 23,487 | 7,263 | 30,750 | 97,524 | 8,336 | 105,860 | 136,610 |
| HOUSEHOLD SIZE | | | | | | | |
| Average Household Size | 2.5 | 1.1 | 1.9 | 2.4 | 1.3 | 2.2 | 2.1 |
| HEAD OF HOUSEHOLD GENDER | | | | | | | |
| Female | 8,236 | 3,053 | 11,289 | 34,346 | 3,300 | 37,646 | 48,935 |
| Male | 1,114 | 3,503 | 4,617 | 6,948 | 3,086 | 10,034 | 14,651 |
| RESIDENT AGE | | | | | | | |
| Youth (0-17) | 9,959 | 10 | 9,969 | 37,021 | 1,224 | 38,245 | 48,214 |
| Working-Age (18-54) | 10,115 | 113 | 10,228 | 43,891 | 2,267 | 46,158 | 56,386 |
| Near-Elderly (55-61) | 1,505 | 384 | 1,889 | 7,457 | 1,128 | 8,585 | 10,474 |
| Elderly (62+) | 1,908 | 6,756 | 8,664 | 9,155 | 3,717 | 12,872 | 21,536 |
| HEAD OF HOUSEHOLD RACE/ETHNICITY | | | | | | | |
| African American, non-Hispanic | 8,234 | 3,687 | 11,921 | 36,347 | 4,858 | 41,205 | 53,126 |
| Hispanic, any race | 948 | 840 | 1,788 | 3,716 | 382 | 4,098 | 5,886 |
| White, non-Hispanic | 138 | 1,052 | 1,190 | 1,083 | 799 | 1,882 | 3,072 |
| Asian, non-Hispanic | 16 | 924 | 940 | 92 | 323 | 415 | 1,355 |
| Other/Unknown race | 14 | 53 | 67 | 56 | 24 | 80 | 147 |
| DISABILITY STATUS | | | | | | | |
| Household with a disabled member | 3,702 | 3,262 | 6,964 | 18,837 | 3,049 | 21,886 | 28,850 |
| % of households with a disabled member | 40% | 50% | 44% | 46% | 48% | 46% | 45% |
| HOUSEHOLD INCOME | | | | | | | |
| # at 0-30% AMI (Extremely Low Income) | 7,146 | 5,767 | 12,913 | 33,052 | 5,506 | 38,558 | 51,471 |
| # at 31-50% AMI (Very Low Income) | 1,425 | 687 | 2,112 | 6,158 | 743 | 6,901 | 9,013 |
| # at 51-80% AMI (Low Income) | 586 | 86 | 672 | 1,971 | 123 | 2,094 | 2,766 |
| # at 81%+ AMI (Moderate Income) | 193 | 16 | 209 | 113 | 14 | 127 | 336 |
| % at 0-30% AMI (Extremely Low Income) | 76% | 88% | 81% | 80% | 86% | 81% | 81% |
| % at 31-50% AMI (Very Low Income) | 15% | 10% | 13% | 15% | 12% | 14% | 14% |
| % at 51-80% AMI (Low Income) | 6% | 1% | 4% | 5% | 2% | 4% | 4% |
| % at 81%+ AMI (Moderate Income) | 2% | 0% | 1% | 0% | 0% | 0% | 1% |
| HEAD OF HOUSEHOLD EMPLOYMENT STATUS | | | | | | | |
| Total # of Work-Eligible*** | 5,231 | 4 | 5,235 | 21,590 | 1,391 | 22,981 | 28,216 |
| # of Work-Eligible Employed | 3,339 | 3 | 3,342 | 10,982 | 580 | 11,562 | 14,904 |
| % of Work-Eligible Employed | 64% | 75% | 64% | 51% | 42% | 50% | 53% |
| OPPORTUNITY/GENERAL AREA | | | | | | | |
| Households living in General or Opportunity Areas | 2,074 | 3,541 | 5,615 | 7,399 | 2,424 | 9,823 | 15,438 |

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

**PRA demographic data includes all project-based vouchers including PBV (RAD) and Mod-Rehab.

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

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B. Wait List Demographics

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

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

| | Family (Community-Wide) | Scattered Site | Senior Site-Based | HCV | PRA/PBV | Total - All Wait Lists |
|---|----------------------------|----------------|----------------------|--------|---------|---------------------------|
| OVERALL DEMOGRAPHICS | | | | | | |
| Total Applicants* | 34,018 | 7,127 | 16,175 | 41,855 | 14,329 | 113,504 |
| HOUSEHOLD SIZE | | | | | | |
| Average Household Size | 1.9 | 2.4 | 1.2 | 2.2 | 2.3 | 2.0 |
| HEAD OF HOUSEHOLD GENDER | | | | | | |
| Female | 23,895 | 4,765 | 8,214 | 29,167 | 9,981 | 76,022 |
| Male | 9,897 | 890 | 7,935 | 12,304 | 4,164 | 35,190 |
| Unknown Gender | 226 | 1,472 | 26 | 384 | 184 | 2,292 |
| HEAD OF HOUSEHOLD AGE | | | | | | |
| Working Age (18-54) | 25,920 | 5,591 | 80 | 30,660 | 10,488 | 72,739 |
| Near-Elderly (55-61) | 3,203 | 835 | 8,688 | 3,866 | 1,500 | 18,092 |
| Elderly (62+) | 2,397 | 675 | 7,351 | 3,752 | 1,124 | 15,299 |
| Unknown Age | 2,498 | 26 | 56 | 3,577 | 1,217 | 7,374 |
| HEAD OF HOUSEHOLD RACE/ETHNICITY | | | | | | |
| African American, non-Hispanic | 27,991 | 5,334 | 10,365 | 33,536 | 11,272 | 88,498 |
| Hispanic, any race | 2,811 | 1,014 | 1,557 | 4,440 | 1,525 | 11,347 |
| White, non-Hispanic | 1,229 | 202 | 1,841 | 1,973 | 717 | 5,962 |
| Asian, non-Hispanic | 201 | 34 | 1,548 | 214 | 92 | 2,089 |
| Other or Unknown race and ethnicity | 1,786 | 543 | 864 | 1,692 | 723 | 5,608 |
| DISABILITY STATUS | | | | | | |
| Households requesting accessible unit | 708 | 84 | 2,371 | 2,123 | 706 | 5,992 |
| HOUSEHOLD INCOME | | | | | | |
| \$0-\$4,999 | 3,858 | 2,006 | 4,058 | 3,893 | 3,482 | 17,297 |
| \$5,000-\$9,999 | 4,422 | 1,332 | 5,834 | 7,128 | 2,203 | 20,919 |
| \$10,000-\$19,999 | 5,162 | 1,491 | 4,389 | 7,403 | 2,771 | 21,216 |
| \$20,000-\$29,999 | 3,173 | 632 | 1,284 | 2,162 | 1,175 | 8,426 |
| \$30,000+ | 7,395 | 231 | 533 | 874 | 710 | 9,743 |
| Unknown Income | 10,008 | 1,435 | 77 | 20,395 | 3,988 | 35,903 |

*Applicants may be on multiple wait lists.

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V. Section 3 and M/W/DBE Report

Overview of Section 3

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

Q1 2018 Section 3–Compliance

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

In 1st Quarter 2018, there was a need for 86 new hires for CHA contracts executed during 1st Quarter, with a commitment to hire 84 Section 3 new hires (97.67%) during the term of the contracts. The commitment far exceeds the required 30%. As of the end of 1st Quarter 2018, 46 of the 84 Section 3 new hires needed were employed (54.76%). The remaining new hires will be employed in future phases over the duration of the contracts.

| Q1 2018 SECTION 3 HIRES | Q1 2018 | YTD |
|---|---------------|---------------|
| Low Income CHA PH/HCV Resident (LICHAR) Hires | 36 | 36 |
| Low Income Chicago Area Residents (LICAR) Hires | 10 | 10 |
| Total Section 3 Hires | 46 | 46 |
| Total Section 3 Hiring Requirement | 30.00% | 30.00% |
| Total Section 3 Hiring Commitment | 97.67% | 97.67% |
| Total Section 3 Hiring Achievement to date | 54.76% | 54.76% |

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

In 1st Quarter 2018, CHA has exceeded its contracting requirement (10%) for construction contracts (16.18%) and Private Property Management Construction contracts (97.83%). The shortfall (0.53%) in the Professional Services contracting requirement (3%) during this quarter is mainly due to the fact that only five (5) of the fourteen (14) awarded contractors subcontracted with Section 3 vendors. The rest of the contractors, (9), proposed Other Economic Opportunities (OEO) including internships and contributing to the Section 3 Fund in lieu of contracting. The total cost of the OEOs proposed, including Section 3 Fund contribution, was \$432,022.51. No PPM Professional Services contracts were awarded during 1st Quarter 2018.

| Q1 2018 SECTION 3 CONTRACT AWARDS | | | | | | |
|---|----------------------|-----------------|--------------------------|------------------|-----------------|-----------------|
| | Professional Service | Construction | PPM Professional Service | PPM Construction | Total | YTD |
| Section 3 Business Concern Contract Awards (\$) | \$55,562.25 | \$4,448,546.91 | \$0.00 | \$3,910,472.06 | \$8,414,581.22 | \$8,414,581.22 |
| Total CHA Contract Awards (\$) | \$10,465,617.77 | \$27,488,183.75 | \$0.00 | \$3,997,169.26 | \$41,950,970.78 | \$41,950,970.78 |
| Section 3 Business Concern Contract Awards (%) | 0.53% | 16.18% | 0.00% | 97.83% | 20.06% | 20.06% |

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

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Alternative Programs: A prime contractor who has demonstrated its attempts, to the maximum extent feasible, to meet its Section 3 hiring and contracting goals may satisfy Section 3 obligations by engaging in indirect participation, mentorship program participation, and/or other results-oriented economic opportunities as alternative means to achieving Section 3 goals.

In addition, a contribution to CHA's Section 3 Fund is allowable under the other economic opportunities category, as long as the contribution complies with CHA's Section 3 policy.

As of March 31st, CHA's Section 3 Fund has a balance of \$534,881.53.

- From January 1, 2018 to March 31, 2018 CHA expended \$15,705.50 from the fund.
- Section 3 Fund expenditures were for Section 3 Competitive Grants and the CHA's Central Advisory Program grant program as well as \$5,455.50 in financial assistance to Section 3 businesses through the Section 3 Field Office (for general contractor licenses, etc.).
- CHA Contractors contributed \$63,442.53 to the fund as Other Economic Opportunities in the 1st Quarter 2018.

Q1 2018 Section 3–Program Highlights

Major Section 3 events undertaken during 1st Quarter included:

What is a Solicitation; Doing Business with CHA; Del Real Tax: Understanding Business Structure; Ready, Set, Go! – SBA; Using Microsoft Word for Business; How to Navigate the Supplier Portal; Using Microsoft Word for Business; Blue Horizon: CDL License; How to Start your Business- Venture Start; National Retail Federation; Introduction to Microsoft Publisher; WordPress for Ecommerce; The Nuts and Bolts of Contract Management; Using Microsoft Word for Business; Blue Horizon: CDL License; Excel III (Pivot Tables); Responding to RFP I; Managing Money: Business Vs Personal Bank Accounts; Project Accounting and Management; What is Section 3?; Best Practices for Small Contractors; Why Won't They Hire Me: Tips for Interviewing; Navigating the Supplier Portal and Commodity Codes; Doing Business with the CHA & Registering in the Supplier Portal; Construct Program Orientation; Financial Breakthrough; Building the Perfect Resume; Business Tax: Understanding Taxes and the 2017 Tax Laws; Getting Your Legal Questions Answered; JOC Compliance Review; Registering in the Business/Applicant Portal; Save the Date! City of Chicago Construction Summit; 2018 Construction Summit; Business Funding Made Easy Presented by Bloom Lending; Introduction to Microsoft Word; LCP Tracker/B2G Now; Understanding Commodity Codes; Walsh Construction Monthly Lunch & Learn Series; JOC Compliance Review; Understanding the HUD Forms; Advanced Word; The MBE/DBE Certification Process; Understanding the Purpose of the HUD Forms; Introduction to Computers; Applying in the Applicant Portal-Omar's Group; Designing a Website for WordPress; Understanding the Supplier Portal and Commodity Codes; Evanston Technology Partners Job Recruitment Fair; Avoiding Tax and Financial Pitfalls in your Business Presented by Financial and Insurance Consultants; Highlighting Your Business Strengths; Doing Business with CHA; Section 3 Business Portal; 20th Annual Transportation Symposium & Business Exchange RTA; Business Marketing; Elements of a Business Plan: DPC-Section 3 Business Concerns & Hiring; Advanced PowerPoint; Advanced Microsoft Excel; Business Financing; and SBA's Small Mentor Protégé Program.

In addition, 18,387 applicants registered, and 108 new jobs were posted by vendors in the Section 3 opportunities portal in 1st Quarter 2018.

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M/W/DBE Overview and YTD Compliance

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

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

The chart below outlines the MBE/WBE/DBE participation requirements and achievements for 1st Quarter based on expenditures.

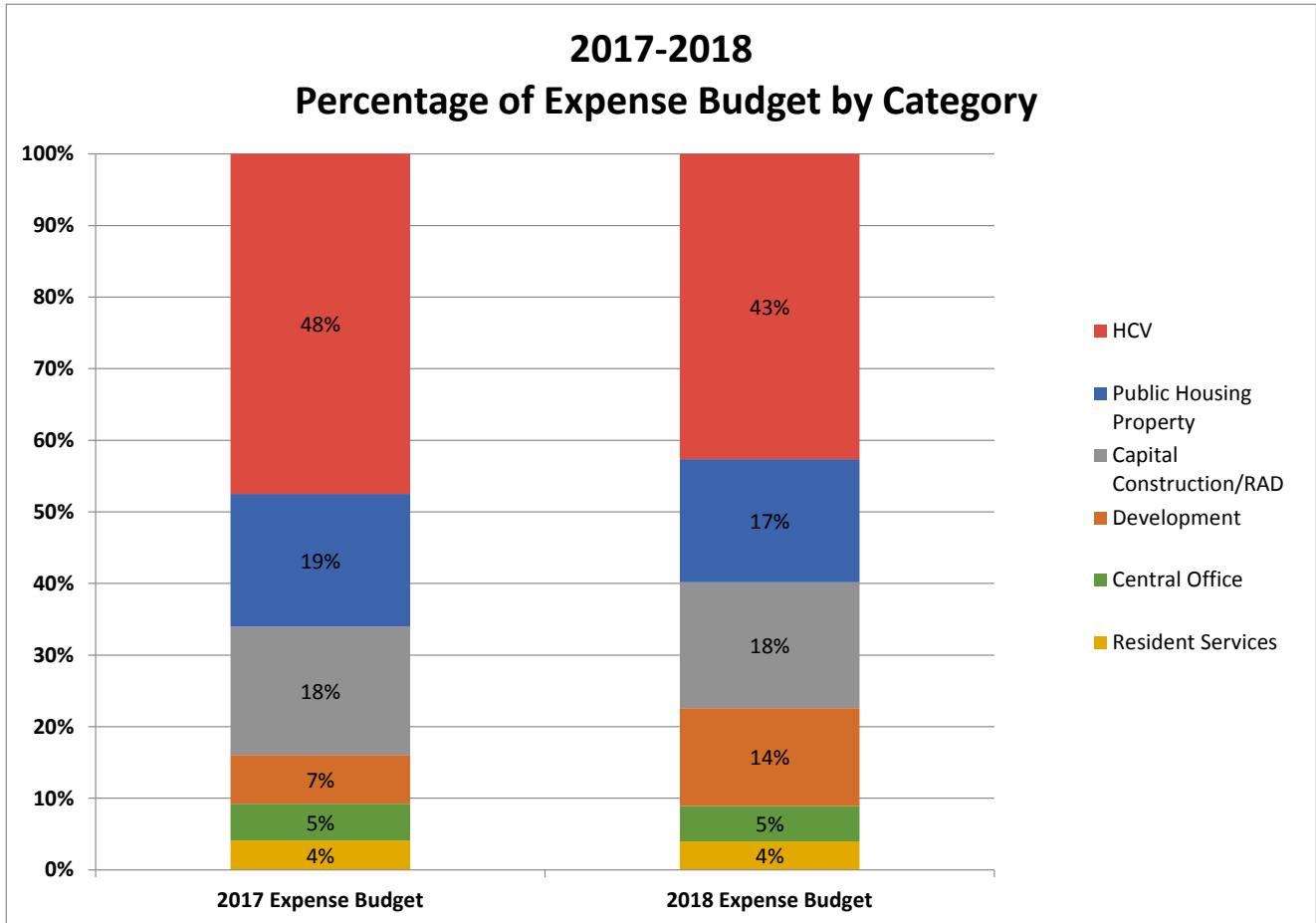
| Type of Contract | Contract Amount (\$) | MBE/WBE/DBE Participation Goals (%) | 2018 - 1st Quarter Total Payments | 2018 - 1st Quarter Payments for credit M/W/DBE Primes and Subcontractors | 2018 - 1st Quarter MBE/WBE/DBE Participation Rate (%) | YTD MBE/WBE/DBE Participation Rate (%) |
|-------------------------------|----------------------|-------------------------------------|-----------------------------------|--|---|--|
| Construction | 25,000 - 200,000 | 25.00% | \$334,533.80 | \$168,716.87 | 50.43% | 50.43% |
| | 200,001 - 500,000 | 30.00% | \$486,124.83 | \$327,848.62 | 67.44% | 67.44% |
| | 500,001 - 1,000,000 | 35.00% | \$62,877.20 | \$42,000.00 | 66.80% | 66.80% |
| | 1,000,001+ | 40.00% | \$26,422,327.90 | \$11,709,128.70 | 44.32% | 44.32% |
| Pro Svc and Supply & Delivery | 25,000+ | 20.00% | \$18,354,918.02 | \$9,409,986.94 | 51.27% | 51.27% |
| Private Property Management | 25,000+ | 20.00% | \$11,046,030.78 | \$7,263,603.61 | 65.76% | 65.76% |

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VI. CHA Funding Summary

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

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



| Expense Category | 2017 Expense Budget | 2017 Percentage | 2018 Expense Budget | 2018 Percentage |
|--------------------------|---------------------|-----------------|---------------------|-----------------|
| HCV | \$ 514,461 | 48% | \$ 513,610 | 43% |
| Public Housing Property | \$ 200,856 | 19% | \$ 206,903 | 17% |
| Capital Construction/RAD | \$ 193,665 | 18% | \$ 211,577 | 18% |
| Development | \$ 74,160 | 7% | \$ 164,588 | 14% |
| Central Office | \$ 55,219 | 5% | \$ 59,403 | 5% |
| Resident Services | \$ 44,603 | 4% | \$ 48,151 | 4% |
| Grand Total | \$ 1,082,964 | 100% | \$ 1,204,232 | 100% |

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VII. CHA Voucher Utilization

Each year, the CHA sends a request to HUD regarding the distribution of its vouchers between block grant vouchers and leasing vouchers. The number of vouchers assigned to each category is based on projected leasing for the year and other funding needs across the agency. In order to satisfy overall voucher utilization goals, the projections take into account factors such as estimated attrition (vouchers returned each month), average search time once a voucher is issued, and estimated number of new participants leasing up each month.

| Voucher Election* | |
|----------------------|-----------------|
| | 2018 Authorized |
| Block Grant Vouchers | 5,230 |
| Leasing Vouchers | 47,066 |
| TOTAL | 52,296 |

| Progress on Utilization Goals | |
|---------------------------------------|--------|
| Total Vouchers Leased as of 1/1/18 | 46,802 |
| Total Vouchers Leased as of 3/31/2018 | 47,183 |
| Difference (Increase/Decrease) | 381 |

| Total Voucher Utilization | |
|---------------------------|-----------|
| | 3/31/2018 |
| Total Vouchers Leased | 47,183 |
| Total Vouchers Available | 52,296 |
| % Leasing Utilization | 90% |

| Other Voucher Utilization Key Indicators | |
|---|-----------|
| | 3/31/2018 |
| Vouchers Returned in 2018 (Attrition) | 660 |
| Vouchers Issued in 2018 | 410 |
| Vouchers Leased in 2018 | 816 |
| Voucher Holders Currently Searching for Units | 410 |

* Voucher utilization data includes all tenant-based vouchers (including Housing Choice Voucher, VASH, Choose to Own, and administered Port-Outs) and project-based vouchers (excluding RAD and mod-rehab). It does not include CHA administered Port-Ins.

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VIII. CHA Exception Payment Standards

Background

- Since 2010, CHA, under its MTW authority, is authorized to apply exception payment standards up to 300% of the HUD FMR.
- CHA's current MTW authority allows HCV households to receive an exception payment standard when:
 - Living in a Mobility Area; or
 - A Reasonable Accommodation is approved.
- In August 2014, CHA lowered the limit on exception payment standards to 150% of the HUD FMR.
- In March 2018, CHA began granting exception payment standards up to 250% of the HUD FMR for families with disabilities with a reasonable accommodation if needed for accessibility reasons approved by Department of Housing Rights Non-Discrimination.

Analysis of Exception Payment Standards

- CHA currently administers 2,063 vouchers with approved exception payment standards, representing approximately 4.4% of CHA's HCV portfolio. This data is as of 3/31/18.

| % FMR | Active Exception Payment Standards as of 12/31/2017 | Active Exception Payment Standards as of 3/31/2018 | Change from 12/31/2017 to 3/31/18 |
|--------------|---|--|-----------------------------------|
| Under 111%* | 543 | 589 | 46 |
| 111-120% | 423 | 403 | -20 |
| 121-135% | 434 | 444 | 10 |
| 136-150% | 558 | 606 | 48 |
| 151-180%** | 4 | 3 | -1 |
| 181-200% | 0 | 1 | 1 |
| 201-250% | 7 | 7 | 0 |
| 251-300% | 9 | 10 | 1 |
| TOTAL | 1,978 | 2,063 | 85 |

| Reason for Exception Payment Standard | Active Exception Payment Standards as of 12/31/17 | Active Exception Payment Standards as of 3/31/18 | Change from 12/31/2017 to 3/31/18 |
|---------------------------------------|---|--|-----------------------------------|
| Reasonable Accommodation | 60 | 54 | -6 |
| Opportunity Area | 1,918 | 2,009 | 91 |
| TOTAL | 1,978 | 2,063 | 85 |

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

**Three (3) of the participants with payment standards over 150% of FMR have HUD waivers to remain at their current levels and three (3) are approved for up to 250% of HUD FMR due to an approved reasonable accommodation request.

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Transition Timeline for Exception Payment Standards Above 150% FMR

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

| | Total EPS Households | Households in Opportunity Areas | Households with a Reasonable Accommodation |
|---|----------------------|---------------------------------|--|
| Total Households over 150% FMR as of August 2014 | 288 | 280 | 8 |
| New Households over 150% FMR as of 3/31/18* | 7 | 7 | 0 |
| | | | |
| Transitioned as of 3/31/18 | 280 | 280 | 8 |
| Remaining for Transition as of 3/31/18** | 15 | 15 | 0 |
| Households Transitioning in 2016 | | | |
| 1st Quarter 2016 | 0 | 0 | 0 |
| 2nd Quarter 2016 | 0 | 0 | 0 |
| 3rd Quarter 2016 | 0 | 0 | 0 |
| 4th Quarter 2016 | 0 | 0 | 0 |
| Households Transitioning in 2017 | | | |
| 1st Quarter 2017 | 0 | 0 | 0 |
| 2nd Quarter 2017 | 0 | 0 | 0 |
| 3rd Quarter 2017 | 0 | 0 | 0 |
| 4th Quarter 2017 | 0 | 0 | 0 |
| Households Transitioning in 2018 | | | |
| 1st Quarter 2018 | 0 | 0 | 0 |
| 2nd Quarter 2018 | 7 | 7 | 0 |
| 3rd Quarter 2018 | 1 | 1 | 0 |
| 4th Quarter 2018 | 2 | 2 | 0 |

*These seven (7) families had a change in household composition or payment standard moving them to a different FMR category. According to CHA policy, these families' payment standards will be adjusted at their next biennial recertifications, which will bring them below 150% FMR.

**This number includes five (5) families whose transition dates are still to be determined due to pending HUD waivers and transfers.

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IX. CHA Capital Plan as of Q1 2018

CHA Capital Plan as of 3/31/2018

| | 2018 Budget | 2018 Q1 | 2019 Proposed | 2020 Proposed | 2021 Proposed | 2022 Proposed |
|----------------------------------|-------------------|-------------------|-------------------|-------------------|------------------|------------------|
| SOURCES | | | | | | |
| 1 Capital Grant | \$ 109,921 | \$ 83,212 | \$ 60,000 | \$ 27,000 | \$ 25,000 | \$ 17,498 |
| 2 Third Party Financing - Bonds | 223,078 | 161,697 | 54,000 | 64,000 | 20,303 | - |
| 3 LIHTC & Mortgages | - | 50,553 | 108,937 | 54,298 | 37,000 | - |
| 5 MTW Funds | - | - | - | - | 3,571 | - |
| 6 Other Funds | 3,488 | 23,125 | - | - | - | - |
| Total Available Source | \$ 336,487 | \$ 318,587 | \$ 222,937 | \$ 145,298 | \$ 85,874 | \$ 17,498 |
| USES | | | | | | |
| Development | \$ 164,588 | \$ 159,081 | \$ 112,990 | \$ 74,400 | \$ 31,216 | \$ 15,998 |
| Capital Construction | 171,899 | 159,506 | 109,947 | 70,898 | 54,658 | 1,500 |
| Total Uses | \$ 336,487 | \$ 318,587 | \$ 222,937 | \$ 145,298 | \$ 85,874 | \$ 17,498 |
| Bal Sheet Change/Unspent Funding | - | - | - | - | - | - |
| REMAINING FUNDS | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |