

CHA Quarterly Report, 4th 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 December 31, 2018 and status as of the end of the 4th 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.

- I. **Public Housing Occupancy and Unit Status – p. 2**
 - a. Occupancy by Portfolio – p. 2
 - b. Offline Unit Status Report – p. 6

- II. **Unit Delivery Status and Projections – p. 9**
 - a. Unit Delivery Status by Site – p. 9
 - b. Annual Unit Delivery Projections/Status – p. 15

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.

- III. **Right of Return Status – p. 16**
 - a. Right of Return Status by Original Site – p. 16
 - b. Status of Households Awaiting Right of Return – p. 17

- IV. **Demographics – p. 18**
 - a. Current Demographics – p. 18
 - b. Wait List Demographics – p. 19

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. 20**

CHA Funding Priorities

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

- VI. **CHA Funding Summary – p. 22**

- VII. **CHA Voucher Utilization – p. 23**

- VIII. **CHA Exception Payment Standards – p. 24**

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. 26**

CHA Quarterly Report, 4th Quarter 2018

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 December 31, 2018, the total number of CHA public housing units is 16,685. 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	4,494	104	1,070	19.2%	974
Scattered	2,800	2,384	114	302	11.2%	258
Senior	5,126	4,705	153	268	5.4%	210
Mixed	3,091	2,981	3	107	3.5%	87
Totals	16,685	14,564	374	1,747	10.7%	1,529

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	1470	11	60	3.9%	32
Bridgeport Homes & Elderly	129	119	10	0	0.0%	0
Brooks Homes	330	304	0	26	7.9%	17
Cabrini Rowhouses	584	137	6	441	76.3%	440
Dearborn Homes	668	625	4	39	5.9%	31
Horner-Westhaven	353	277	23	53	16.1%	51
Lake Parc Place	290	256	10	24	8.6%	15
Lathrop Homes	465	95	4	366	79.4%	345
Lawndale Gardens	121	109	5	7	6.0%	6
Lowden Homes	127	122	2	3	2.4%	1
Trumbull Park Homes & Ida Platt Senior Apts	465	443	11	11	2.4%	5
Washington Park Low Rises & Elderly	252	216	10	26	10.7%	21
Wentworth Gardens	343	321	8	14	4.2%	10
Totals	5,668	4,494	104	1,070	19.2%	974

CHA Quarterly Report, 4th Quarter 2018

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	1457	1310	30	117	8.2%	94
SS Region 2	582	433	66	83	16.1%	71
SS Region 3	337	311	9	17	5.2%	16
SS Region 4	424	330	9	85	20.5%	77
Totals	2,800	2,384	114	302	11.2%	258

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	113	3	9	7.4%	7
Albany Terrace Apts	350	255	47	48	15.8%	41
Alfred Barnett Duster Apts	129	118	3	8	6.3%	8
Armour Square Apts & Annex	392	377	14	1	0.3%	1
Blake/Martinez/Wood Apts	317	296	7	14	4.5%	7
Bousfield/Richardson-Jones Apts	266	240	5	21	8.0%	14
Castleman/Ella Flagg Apts	436	425	9	2	0.5%	1
Crowder Place	22	9	3	10	52.6%	10
Edith Spurlock Sampson Apts	394	373	10	11	2.9%	7
Flannery Apts	252	243	1	8	3.2%	6
Green/Harsh Apts	278	246	6	26	9.6%	19
Irene McCoy Gaines Apts	151	108	17	26	19.4%	26
Lidia Pucinska Apts	378	371	3	4	1.1%	2
Mahalia Jackson Apts	282	261	3	18	6.5%	16
Mary Hartwell Catherwood Apts	357	353	3	1	0.3%	0
Mulvey Place	21	15	3	3	16.7%	3
Patrick Sullivan Apts	482	435	5	42	8.8%	30
Wicker Park Apts & Annex	225	218	5	2	0.9%	1
Zelda Ormes Apts	269	249	6	14	5.3%	11
Totals	5,126	4,705	153	268	5.4%	210

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	167	1	5	2.9%	5
Casa Queretaro	15	15	0	0	0.0%	0
City Gardens	25	24	0	1	4.0%	1
Clybourn 1200	26	25	0	1	3.8%	0
Coleman Place	52	50	0	2	3.8%	2
Domain Lofts	16	16	0	0	0.0%	0
Fountain View	14	13	0	1	7.1%	1
Gwendolyn Place	30	30	0	0	0.0%	0
Hansberry Square	83	80	0	3	3.6%	3
Hilliard Family Phase 1	59	55	0	4	6.8%	3
Hilliard Family Phase 2	58	56	0	2	3.4%	2
Hilliard Senior Phase 1	94	91	0	3	3.2%	3
Hilliard Senior Phase 2	94	91	0	3	3.2%	3

CHA Quarterly Report, 4th Quarter 2018

Mixed-Income Portfolio						
Property Name	Total Units	Occupied Units	Offline Units (more detail in following report)	Vacant Units	Vacancy Rate (%)	Units Vacant >60 days
Jackson Square at West End	57	55	0	2	3.5%	2
Jazz On the Boulevard	30	28	0	2	6.7%	2
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	27	0	2	6.9%	2
Mahalia Place	54	49	0	5	9.3%	5
Mohawk North	16	14	0	2	12.5%	2
North Town Village Phase 1	39	37	0	2	5.1%	2
North Town Village Phase 2	40	37	0	3	7.5%	3
Oakwood Shores Phase 1A	63	58	0	5	7.9%	5
Oakwood Shores Phase 1B	63	60	0	3	4.8%	1
Oakwood Shores Phase 2A	81	78	0	3	3.7%	2
Oakwood Shores Phase 2B	29	27	0	2	6.9%	1
Oakwood Shores Phase 2C Mercy	19	19	0	0	0.0%	0
Oakwood Shores Phase 2D	22	19	0	3	13.6%	2
Old Town Square	16	16	0	0	0.0%	0
Old Town Village West	66	63	0	3	4.5%	3
Orchard Park	81	76	0	5	6.2%	3
Park Boulevard Phase 1	54	54	0	0	0.0%	0
Park Boulevard Phase 2A	46	45	0	1	2.2%	1
Park Boulevard Phase 2B	37	36	0	1	2.7%	1
Park Douglas	60	60	0	0	0.0%	0
Parkside Condo	72	72	0	0	0.0%	0
Parkside Condo Phase 1B	35	35	0	0	0.0%	0
Parkside of Old Town Phase 2A	39	39	0	0	0.0%	0
Parkside of Old Town Phase 2B	36	35	0	1	2.8%	1
Quincy	27	26	0	1	3.7%	1
Renaissance North	18	18	0	0	0.0%	0
Roosevelt Square Phase 1	125	122	0	3	2.4%	2
Roosevelt Square Phase 2	120	116	0	4	3.3%	2
Rosenwald Courts Apartments	60	57	0	3	5.0%	3
Savoy Square	60	57	0	3	5.0%	3
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	19	0	0	0.0%	0
Sterling Park Apartments	66	65	0	1	1.5%	0
Sullivan Station	47	44	0	3	6.4%	0
The Dorchester	12	12	0	0	0.0%	0
The Kenmore	100	98	0	2	2.0%	0
The Pershing	27	26	0	1	3.7%	1
The Pomeroy	105	104	1	0	0.0%	0
West End Phase 1	14	13	0	1	7.1%	1
West End Phase 2	65	55	1	9	14.1%	9
Westhaven Park Phase 1	87	87	0	0	0.0%	0
Westhaven Park Phase 2B	70	69	0	1	1.4%	0
Westhaven Park Phase 2C	46	44	0	2	4.3%	2
Westhaven Park Tower	34	32	0	2	5.9%	1
Totals	3,091	2,981	3	107	3.5%	87

CHA Quarterly Report, 4th Quarter 2018

RAD PBV Portfolio (Former Public Housing Developments)				
Property Name	Property Type	Total Units Under HAP Contract*	Occupied Units	Vacant/Offline Units
Lathrop	Family	56	52	4
Villages of Westhaven	Family	95	76	19
Apartamentos Las Americas	Senior	211	202	9
Caroline Hedger Apts	Senior	450	404	46
Daniel Hudson Burnham Apts	Senior	178	176	2
Elizabeth Davis Apts	Senior	148	120	28
Fannie Emanuel Apts	Senior	180	178	2
Harry Schneider Apts	Senior	174	167	7
Hattie Callner Apts	Senior	145	139	6
Judge Fisher Apts	Senior	199	174	25
Judge Slater Apts and Annex	Senior	402	387	15
Kenneth Campbell Apts	Senior	165	158	7
Lincoln Perry Apts and Annex	Senior	442	359	83
Long Life Apts	Senior	114	113	1
Lorraine Hansberry Apts	Senior	168	155	13
Major Lawrence Apts	Senior	191	182	9
Minnie Riperton Apts	Senior	335	330	5
Vivian Carter Apts	Senior	221	205	16
William Jones Apts	Senior	114	103	11
Totals		3,932	3,628	304

* 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.

CHA Quarterly Report, 4th Quarter 2018

B. Offline Unit Status Report

CHA Offline Unit Summary as of 4th Quarter 2018*	
Category	Offline Units as of Q4 2018
Pending Redevelopment/ Planning (Public Housing Units)	761
Pending Demolition or Disposition Activity (Public Housing Units)	5
Non-Dwelling Units (Public Housing Units)	188
Major or Routine Capital Maintenance (Public Housing Units)	181
Major or Routine Capital Maintenance (RAD PBV Units)	58

Offline Unit Status by Category as of 4th 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 Q1 2018	Offline Units as of Q2 2018	Offline Units as of Q3 2018	Offline Units as of Q4 2018	Q1 2018 Status	Q2 2018 Status	Q3 2018 Status	Q4 2018 Status
Lathrop Homes	321	323	323	323	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. 156 units previously offline were removed from inventory during 4th quarter 2017 due to RAD conversion. Construction began in October 2017 and this first phase of construction is scheduled to be completed in 3rd quarter 2019. CHA and stakeholders are working on the Lathrop Phase 1B development project and plan to close the financial transaction by the end of 2019.	The Lathrop Phase 1A closing occurred on September 29, 2017. 156 units previously offline were removed from inventory during 4th quarter 2017 due to RAD conversion. Construction began in October 2017 and this first phase of construction is scheduled to be completed in 3rd quarter 2019. CHA and stakeholders are working on the Lathrop Phase 1B development project and plan to close the financial transaction by the end of 2019.	The Lathrop Phase 1A closing occurred on September 29, 2017. 156 units previously offline were removed from inventory during 4th quarter 2017 due to RAD conversion. Construction began in October 2017 and this first phase of construction is scheduled to be completed in 3rd quarter 2019. CHA and stakeholders are working on the Lathrop Phase 1B development project and plan to close the financial transaction by the end of 2019.
Frances Cabrini Rowhouses	438	438	438	438	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.	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 4th quarter 2018 and for a developer to be selected by the end of 1st quarter 2019. Additionally, CHA plans to submit a HUD RAD Public Housing application for the Frances Cabrini 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 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 4th quarter 2018 and for a developer to be selected by the end of 1st quarter 2019. Additionally, CHA plans to submit a HUD RAD Public Housing application for the Frances Cabrini 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 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 2nd quarter 2019 and for a developer to be selected by the end of 3rd quarter 2019. Additionally, CHA plans to submit a HUD RAD Public Housing application for the Frances Cabrini Rowhouses by the end of the 4th quarter 2019.
Total Pending Redevelopment/ Planning	759	761	761	761				

*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.

CHA Quarterly Report, 4th Quarter 2018

Units Pending Demolition/Disposition Activity: Units currently pending demolition or disposition; these units will not come back online.								
Development/Site	Offline Units as of Q1 2018	Offline Units as of Q2 2018	Offline Units as of Q3 2018	Offline Units as of Q4 2018	Q1 2018 Status	Q2 2018 Status	Q3 2018 Status	Q4 2018 Status
Scattered Sites	5	5	5	5	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.	There are 5 scattered sites units in Reg 2 pending approval for demolition or disposition.
Total Pending Demolition or Disposition Activity	5	5	5	5				

Non-Dwelling Units: Units used for non-dwelling purposes.								
Development/Site	Offline Units as of Q1 2018	Offline Units as of Q2 2018	Offline Units as of Q3 2018	Offline Units as of Q4 2018	Q1 2018 Status	Q2 2018 Status	Q3 2018 Status	Q4 2018 Status
Non-Dwelling Units	211	205	199	188	5 units previously used for non-dwelling purposes were brought back online during 1st quarter 2018.	6 units previously used for non-dwelling purposes were brought back online during the 2nd quarter 2018.	6 units previously used for non-dwelling purposes were brought back online during the 3rd quarter 2018.	11 units previously used for non-dwelling purposes were brought back online or converted to RAD during the 4th quarter 2018.
Total Non-Dwelling Units	211	205	199	188				

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 Q1 2018	Offline Units as of Q2 2018	Offline Units as of Q3 2018	Offline Units as of Q4 2018	Q1 2018 Status	Q2 2018 Status	Q3 2018 Status	Q4 2018 Status
Other Senior Sites	28	29	42	63	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.	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 3rd quarter 2018. 1 unit at Edith Sampson and 1 unit at 855 W Aldine (Hattie Callner) are offline pending repair. 5 units at Patrick Sullivan are offline due to radiant heat repair.	2 units at Ella Flagg and 2 units at Castleman are offline due to water damage and repairs are scheduled to be completed in 2018. 23 units at 3030 W 21st Place (Albany Terrace) and 8 units at Irene McCoy Gaines are offline and scheduled for completion in 4th quarter 2019. 1 unit at Edith Sampson and 1 unit at 855 W Aldine (Hattie Callner) are offline pending repair. 5 units at Patrick Sullivan are offline due to radiant heat repair.	2 units at Ella Flagg and 2 units at Castleman are offline due to water damage and repairs are scheduled to be completed in 2019. 42 units at 3030 W 21st Place (Albany Terrace) and 15 units at Irene McCoy Gaines are offline and work is scheduled for completion in 4th quarter 2019. 1 unit at Edith Spurlock Sampson is offline as non-dwelling but is pending repairs to bring online as a dwelling unit. 1 unit at Patrick Sullivan is being prepared to come back online in 1st quarter 2019.
Other Family Sites	29	27	23	23	29 units are offline at Henry Horner/Westhaven at the end of 1st quarter 2018.	27 units are offline at Henry Horner/Westhaven at the end of 2nd quarter 2018.	23 units are offline at Henry Horner/Westhaven at the end of 3rd quarter 2018.	23 units are offline at Henry Horner/Westhaven at the end of 4th quarter 2018.
Scattered Sites	93	94	93	95	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	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: 6 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: 58 units -Region 3: 6 units -Region 4: 6 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: 7 units
Total Undergoing Major or Routine Capital Maintenance	150	150	158	181				

CHA Quarterly Report, 4th Quarter 2018

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 Q1 2018	Offline Units as of Q2 2018	Offline Units as of Q3 2018	Offline Units as of Q4 2018	Q1 2018 Status	Q2 2018 Status	Q3 2018 Status	Q4 2018 Status
Judge Fisher Apartments	23	16	15	9	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 16 units are being prepared to come back online in 4th quarter 2018.	The property converted to RAD in August 2017 and most of the unit work was completed in 3rd quarter 2017. The remaining 15 units are being prepared to come back online in 4th quarter 2018.	The property converted to RAD in August 2017 and most of the unit work was completed in 3rd quarter 2017. The remaining 15 units are being prepared to come back online in 1st quarter 2019.
Lincoln Perry Apartments and Annex	63	59	48	47	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 work is being split into two separate projects with the life safety and common area work to be completed through the JOC program. The number of units offline will fluctuate to accommodate different phases of renovation. The anticipated completion for all of the work is 1st quarter 2019.	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 number of units offline will fluctuate to accommodate different phases of renovation. The anticipated completion for all of the work is 1st quarter 2019.	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 number of units offline will fluctuate to accommodate different phases of renovation. The anticipated completion for all of the work is 1st quarter 2020.
Major Lawrence Apartments	5	3	3	2	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.	Construction began in June 2014 and initially required 36 offline units to accommodate construction. As of the end of 2nd quarter 2018, construction has been completed on all but 1 unit with an additional 2 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 2nd quarter 2018, construction has been completed on all but 1 unit with an additional 2 units being prepared to come back online. The exterior facade work on the remaining unit will be finished by the end of 4th 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 2nd quarter 2018, construction has been completed on all but 1 unit with an additional 1 unit being prepared to come back online. The bids for the exterior facade work on the remaining unit were not accepted and the CHA is currently exploring alternatives.
Hattie Callner Apartments	N/A	N/A	N/A	1	N/A	N/A	N/A	1 unit is offline due to water damage caused by exterior issues. Additionally, design for the project at Hattie Callner is expected to be completed by the 3rd quarter 2019 and through procurement by the end of the 4th quarter 2019. Construction is anticipated to begin in the 1st quarter of 2020, but units will not be affected by the work, which includes facade, roof, and accessibility work.
Minnie Riperton Apartments	0	0	0	1	All unit work was completed in 1st quarter 2018. Additional work on the property is expected to be completed in 2nd quarter 2018.	All unit work was completed in 1st quarter 2018. Additional work on the property is expected to be completed in 3rd quarter 2018.	All unit work was completed in 1st quarter 2018. Additional work on the property is expected to be completed in 3rd quarter 2018.	1 unit offline pending repairs between tenants.
Total Undergoing Major or Routine Capital Maintenance	91	78	66	58				

CHA Quarterly Report, 4th Quarter 2018

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 December 31, 2018 the unit delivery goal of 25,000 units is 97% complete, with a total of 24,216 units. This includes 2,774 public housing units in mixed-income communities, 17,216 family, senior, and scattered site/acquisition units, and 4,226 project-based voucher units in Chicago.

Unit Delivery Summary as of Q4 2018				
Unit Delivery Category	Total Units by Unit Delivery Category	Target Population		
		Family	Senior	Supportive
Total Housing Units Delivered	24,216	12,174	10,775	1,267
Public Housing Units by Category	19,990	10,254	9,736	0
Traditional Family	4,907	4,907	0	0
Scattered Site	2,880	2,880	0	0
Senior	9,429	0	9,429	0
Mixed Income	2,774	2,467	307	0
PBV Units	4,226	1,920	1,039	1,267

Public Housing Unit Delivery by Site as of Q4 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
<i>Apartamentos Las Americas*</i>	<i>1611 S Racine Ave</i>	<i>212</i>	<i>Senior</i>	<i>Senior</i>
Armour Square Apts & Annex	3216 S Wentworth Ave	384	Senior	Senior
Blake/Martinez/Wood Apts	2111 N Halsted St	321	Senior	Senior
Bousfield/Richardson-Jones Apts	4949 S Cottage Grove Ave	266	Senior	Senior
Bridgeport Elderly	841 W 32nd St	14	Senior	Senior
Bridgeport Homes	3175 S Lituania Ave	111	Family	Family
Britton Budd Apts	501 W Surf St	172	Senior	Senior
Brooks Homes	1254 S Loomis St	330	Family	Family
Cabrini Rowhouses	900 N Hudson Ave	146	Family	Family
<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 Apts	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 Apts	1950 W Devon Ave	18	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 Q4 2018

CHA Quarterly Report, 4th Quarter 2018

Public Housing Unit Delivery by Site as of Q4 2018				
Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
<i>Elizabeth Davis Apts*</i>	440 N Drake Ave	149	Senior	Senior
<i>Fannie Emanuel Apts*</i>	3916 W Washington St	181	Senior	Senior
Flannery Apts	1507 N Clybourn Ave	252	Senior	Senior
Fountain View	3700 W Douglas Blvd	14	Family	Mixed Income
Green/Harsh Apts	4227 S Oakenwald Ave	278	Senior	Senior
Gwendolyn Place	4716 S Calumet Ave	30	Family	Mixed Income
Hansberry Square	4000 S Dearborn St	83	Family	Mixed Income
<i>Harry Schneider Apts*</i>	1750 W Peterson Ave	174	Senior	Senior
<i>Hattie Callner Apts*</i>	855 W Aldine Ave	147	Senior	Senior
Hilliard Family Phase 1	2031 S Clark St	59	Family	Mixed Income
Hilliard Family Phase 2	2030 S State St	58	Family	Mixed Income
Hilliard Senior Phase 1	2111 S Clark St	94	Senior	Mixed Income
Hilliard Senior Phase 2	30 W Cermak Rd	94	Senior	Mixed Income
Horner-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 Fisher Apts*</i>	5821 N Broadway St	200	Senior	Senior
<i>Judge Slater Apts & Annex*</i>	740 E 43rd St	407	Senior	Senior
<i>Kenneth Campbell Apts*</i>	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>	3245 S Prairie Ave	450	Senior	Senior
<i>Long Life Apts*</i>	344 W 28th Pl	116	Senior	Senior
<i>Lorraine Hansberry Apts*</i>	5670 W Lake St	169	Senior	Senior
Lowden Homes	200 W 95th St	127	Family	Family
Mahalia Jackson Apts	9141 S South Chicago Ave	282	Senior	Senior
Mahalia Place	4157 S Indiana Ave	54	Family	Mixed Income
<i>Major Lawrence Apts*</i>	655 W 65th St	193	Senior	Senior
Mary Hartwell Catherwood Apts	3930 N Clark St	355	Senior	Senior
<i>Minnie Riperton Apts*</i>	4250 S Princeton St	339	Senior	Senior
Mohawk North	1441 N Larrabee	16	Family	Mixed Income
Mulvey Place	416 W Barry Ave	21	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 Q4 2018

CHA Quarterly Report, 4th Quarter 2018

Public Housing Unit Delivery by Site as of Q4 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	53	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
<i>Villages of Westhaven* (Horner Superblock)</i>	<i>2100 W Randolph St</i>	<i>201</i>	<i>Family</i>	<i>Family</i>
<i>Vivian Carter Apts*</i>	<i>6401 S Yale Ave</i>	<i>221</i>	<i>Senior</i>	<i>Senior</i>
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 Q4 2018

CHA Quarterly Report, 4th Quarter 2018

Public Housing Unit Delivery by Site as of Q4 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		19,990		

*Indicates Public Housing Developments that were converted to RAD by Q4 2018

PBV Unit Delivery by Site as of Q4 2018			
PBV Site Name	Central Address	Total PBV 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	3714-3716 W Wrightwood Ave	5	Family
5801 S Michigan	5801 S Michigan Ave	23	Family
5840 S Dr Martin Luther King Dr Apts	5840 S Dr Martin Luther King Jr D	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
Bettendorf Place	8425 S Saginaw Ave	18	Supportive
Boulevard Apts	Various	12	Family
Boxelder Court	6205 S Langley Ave	6	Family
Brainerd Park Apts	8920 S Loomis St	9	Family
Branch of Hope	5628 S Halsted St	58	Family
Bryn Mawr Apts	5550 N Kenmore Ave	10	Family
Buffett Place	3208 N Sheffield Ave	51	Supportive
Carling Hotel	1512 N LaSalle Dr	39	Family
Casa Kirk	3242 E 92nd St	5	Family
Casa Maravilla	2021 S Morgan St	15	Senior
Casa Morelos	2015 S Morgan St	9	Family
Crestwood Apts	525 N Austin Blvd	57	Senior
Crowder Place Apts	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 Apts	1950 W Devon Av	18	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	Family
Eastwood Garden Apts	6531 S Lowe Ave	47	Family
Englewood Permanent Supportive Housing	901 W 63rd St	50	Supportive
Evergreen Towers	1343 N Cleveland Ave	10	Senior

*Indicates Public Housing Developments that were converted to RAD by Q4 2018

CHA Quarterly Report, 4th Quarter 2018

PBV Unit Delivery by Site as of Q4 2018			
PBV Site Name	Central Address	Total PBV Units	Target Population
G & A Residences at Spaulding Apts	1750 N Spaulding Ave	9	Family
G & A Senior Residences at Eastgate	300 E 26th St	35	Senior
G & A Senior Residences at Ravenswood	1818 W Peterson Ave	37	Senior
G & A Senior Residences at West Ridge	6142 N California Ave	19	Senior
Greenwood Court Apts	4433 S Greenwood Ave	9	Family
Hancock House	12045 S Emerald Ave	18	Senior
Harriet Tubman	110 E 58th St	11	Family
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	31	Supportive
Humboldt Park Residence	1152 N Christiana Ave	20	Family
Illinois Accessible Housing Initiative	Various	46	Supportive
Independence Apts	925 S Independence Blvd	9	Family
Ironwood Courts	6019 S Indiana Ave	14	Family
Ivy Park Homes (Formerly Princeton Park Homes)	Various	28	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	Family
Lake Village East	4700 S Lake Park Ave	67	Family
Lathrop 1A	2032 W Diversey Ave	56	Family
Leigh Johnson Courts	1034 E 73rd St	18	Family
Leland Apts	1207 W Leland Ave	14	Family
Leland Apts	1207 W Leland Ave	5	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
Luxe Properties (Formerly Barnes Real Estate)	Various	6	Family
Lyndale Place	Various	42	Family
Major Jenkins	5016 N Winthrop Ave	80	Supportive
Maple Pointe Apts	150 W Maple St	114	Family
Midwest Apts	6 N Hamlin Ave	15	Family
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	19	Senior
Nathalie Salmon House	7320 N Sheridan Rd	8	Senior
Near North Apts	1244 N Clybourn Ave	46	Family
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

*Indicates Public Housing Developments that were converted to RAD by Q4 2018

CHA Quarterly Report, 4th Quarter 2018

PBV Unit Delivery by Site as of Q4 2018			
PBV Site Name	Central Address	Total PBV Units	Target Population
Park Apts	202 E Garfield Blvd	30	Family
Reba Place Fellowship	1528 W Pratt Blvd	8	Family
Renaissance West Apartments	2517 W Fullerton Ave	99	Family
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	Family
Senior Suites at Auburn Gresham	1050 W 79th St	17	Senior
South Park Plaza	2600 S King Dr	34	Family
St Andrews Court Apts	50 N Hoyne Ave	30	Supportive
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 Marshall	1216 N La Salle St	90	Family
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
Tierra Linda Apts	Various	14	Family
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	Supportive
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 PBV Units		4,226	

*Indicates Public Housing Developments that were converted to RAD by Q4 2018

CHA Quarterly Report, 4th Quarter 2018

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 December 31, 2018, CHA completed 415 new units in FY2018 through 391 project-based vouchers and 24 scattered site units through REAP.

FY2018 Unit Delivery Projections/Completion				
Development/Program	FY2018 Planned Units	Q4 2018 Total	Target Population	Unit Delivery Category
Taylor Street Library and Apartments	37	0	Senior	Mixed Income
Real Estate Acquisition Program (REAP)	25	24	Family	Acquisition (PII/REAP)
Independence (RAD)	30	0	Senior	PRA/PBV
Lathrop Phase 1A (RAD)	129	56	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	9	Family	PRA/PBV
Mark Twain Apartments	126	0	Family	PRA/PBV
The Marshall Hotel	90	90	Family	PRA/PBV
Pullman Artspace Lofts	6	0	Family	PRA/PBV
Tierra Linda Apartments	11	14	Family	PRA/PBV
Additional Mod Rehab Conversions	100	0	TBD	PRA/PBV
Additional PRA/PBV- TBD	100	222	TBD	PRA/PBV
Total	808	415		

CHA Quarterly Report, 4th Quarter 2018

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 December 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 12/31/2018										
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%	974	57%	27	2%	295	17%	421	25%
Bridgeport Homes	123	100%	83	67%	3	2%	17	14%	20	16%
Cabrini	1,770	100%	1,055	60%	80	5%	346	20%	289	16%
Dearborn Homes	639	100%	363	57%	5	1%	124	19%	147	23%
Hilliard Homes	140	100%	89	64%	1	1%	29	21%	21	15%
Horner Homes	699	100%	511	73%	2	0%	105	15%	81	12%
Ickes Homes	820	100%	455	55%	40	5%	151	18%	174	21%
Lake Parc Place	235	100%	166	71%	0	0%	27	11%	42	18%
Lathrop Homes	747	100%	232	31%	114	15%	217	29%	184	25%
Lawndale Gardens	121	100%	68	56%	3	2%	23	19%	27	22%
LeClaire Courts	402	100%	193	48%	36	9%	62	15%	111	28%
Lowden Homes	116	100%	80	69%	1	1%	14	12%	21	18%
Madden-Wells Homes	1,621	100%	893	55%	36	2%	332	20%	360	22%
Randolph Towers	139	100%	96	69%	6	4%	17	12%	20	14%
Rockwell Gardens	519	100%	295	57%	10	2%	93	18%	121	23%
SS North Central	974	100%	765	79%	5	1%	90	9%	114	12%
SS North East	605	100%	475	79%	4	1%	52	9%	74	12%
SS South East	454	100%	335	74%	2	0%	58	13%	59	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%	10	1%	111	16%	131	19%
Taylor Homes	1,564	100%	977	62%	50	3%	218	14%	319	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%	244	63%	9	2%	61	16%	75	19%
Grand Total	16,846	100%	10,320	61%	474	3%	2,848	17%	3,205	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.

CHA Quarterly Report, 4th Quarter 2018

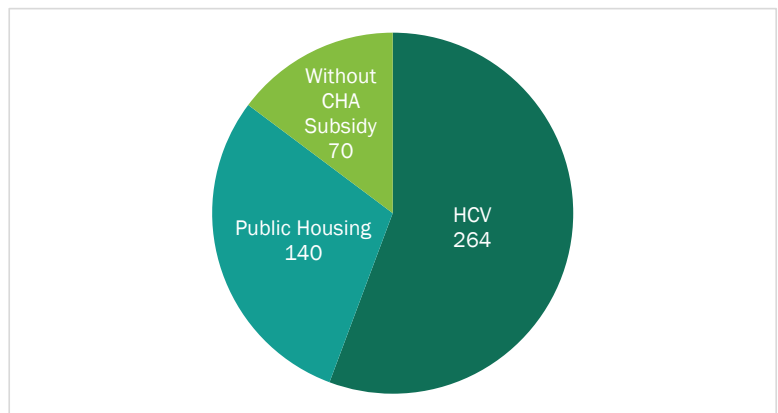
B. Status of Households Awaiting Right of Return

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 reach out 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 December 31, 2018, there were 474 original 10/1/99 households who had not yet satisfied their Right of Return. The table below displays their first housing preference for satisfying their Right of Return, and the pie chart shows their current location: 30% (140) currently reside in CHA public housing; 56% (264) live in the private market with a Housing Choice Voucher provided by CHA; and 15% (70) 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 12/31/2018	
Site	Total Families Choosing this Site as their First Choice
ABLA Homes	21
Altgeld-Murray Homes	11
Bridgeport Homes	4
Cabrini (all sites)	63
Dearborn Homes	5
HCV	54
Hilliard Homes	1
Horner Homes	4
Ickes Homes	20
Lakefront Properties	5
Lake Parc Place	3
Lathrop Homes	103
Lawndale Gardens	1
LeClaire Courts	34
Lowden Homes	4
Madden-Wells Homes	30
Robert Taylor Homes	38
Rockwell Gardens	8
Scattered Sites (all areas)	19
Senior Housing	1
Stateway Gardens	12
Trumbull Park Homes	6
Washington Park Homes	17
Wentworth Gardens	10
<i>Grand Total Awaiting their Right of Return as of 4th Quarter 2018</i>	474

Current Location of Households Awaiting Right of Return



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

CHA Quarterly Report, 4th Quarter 2018

IV. Demographics

A. Current Demographics

CHA serves almost 15,000 households in public housing and almost 49,000 families participating in the voucher program. Combined, there are more than 63,000 households and over 135,000 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. Initial eligibility for the 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, mobility, or general areas has continuously been growing.

	Public Housing			Section 8 Voucher			All CHA
	All Family-Designated	Senior-Designated	Total Public Housing	HCV*	PBV**	Total Voucher	
OVERALL DEMOGRAPHICS							
Total Households	9,187	5,365	14,552	41,104	7,893	48,997	63,549
Total Residents	23,006	5,953	28,959	95,818	10,247	106,065	135,024
HOUSEHOLD SIZE							
Average Household Size	2.5	1.1	2.0	2.3	1.3	2.2	2.1
HEAD OF HOUSEHOLD GENDER							
Female	8,088	2,559	10,647	34,094	4,001	38,095	48,742
Male	1,099	2,806	3,905	7,010	3,892	10,902	14,807
RESIDENT AGE							
Youth (0-17)	9,654	6	9,660	35,623	1,471	37,094	46,754
Working-Age (18-54)	9,897	87	9,984	43,139	2,484	45,623	55,607
Near-Elderly (55-61)	1,532	261	1,793	7,378	1,166	8,544	10,337
Elderly (62+)	1,923	5,599	7,522	9,678	5,126	14,804	22,326
HEAD OF HOUSEHOLD RACE/ETHNICITY							
African American, non-Hispanic	8,101	2,891	10,992	36,224	5,858	42,082	53,074
Hispanic, any race	925	699	1,624	3,632	584	4,216	5,840
White, non-Hispanic	133	940	1,073	1,104	918	2,022	3,095
Asian, non-Hispanic	15	786	801	91	506	597	1,398
Other/Unknown race	13	49	62	53	27	80	142
DISABILITY STATUS							
Household with a disabled member	3,557	2,652	6,209	19,006	3,707	22,713	28,922
% of households with a disabled member	39%	49%	43%	46%	47%	46%	46%
HOUSEHOLD INCOME							
# at 0-30% AMI (Extremely Low Income)	7,200	4,823	12,023	33,367	6,969	40,336	52,359
# at 31-50% AMI (Very Low Income)	1,341	463	1,804	5,987	799	6,786	8,590
# at 51-80% AMI (Low Income)	485	64	549	1,658	116	1,774	2,323
# at 81%+ AMI (Moderate Income)	161	15	176	92	9	101	277
% at 0-30% AMI (Extremely Low Income)	78%	90%	83%	81%	88%	82%	82%
% at 31-50% AMI (Very Low Income)	15%	9%	12%	15%	10%	14%	14%
% at 51-80% AMI (Low Income)	5%	1%	4%	4%	1%	4%	4%
% at 81%+ AMI (Moderate Income)	2%	0%	1%	0%	0%	0%	0%
HEAD OF HOUSEHOLD EMPLOYMENT STATUS							
Total # of Work-Eligible***	5,094	3	5,097	21,142	1,560	22,702	27,799
# of Work-Eligible Employed	3,191	2	3,193	10,733	641	11,374	14,567
% of Work-Eligible Employed	63%	67%	63%	51%	41%	50%	52%
OPPORTUNITY/GENERAL & MOBILITY AREAS							
Households living in Mobility Areas	3,534	3,769	7,303	8,941	3,259	12,200	19,503
Households living in General or Opportunity Areas	1,993	3,086	5,079	7,341	3,102	10,443	15,522

*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.

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

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

CHA Quarterly Report, 4th Quarter 2018

B. Wait List Demographics

CHA maintains several types of wait lists for the public housing and voucher portfolios. Individuals or families interested in public housing or a voucher must apply to the applicable wait lists to access these affordable housing options. As of the summer of 2018, the public housing and PBV programs have transitioned all of their waitlists to a site-based format. All waitlists for family serving public housing properties including traditional family, mixed income, and scattered sites are reported under the Public Housing Family Site-Based category and all senior serving public housing properties are reported under the Public Housing Senior Site-Based category. CHA also maintains multiple wait lists for the PBV program in the site-based format and a separate waitlist for the HCV program.

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

	Public Housing Family Site- Based	Public Housing Senior Site- Based	HCV	PBV Site-Based	Total - All Wait Lists
OVERALL DEMOGRAPHICS					
Total Applicants*	36,894	9,227	41,756	33,333	121,210
HOUSEHOLD SIZE					
Average Household Size	2.2	1.2	2.3	2.2	2.1
HEAD OF HOUSEHOLD GENDER					
Female	28,116	4,683	29,100	24,356	86,255
Male	8,417	4,524	12,279	8,577	33,797
Unknown Gender	361	20	377	400	1,158
HEAD OF HOUSEHOLD AGE					
Working Age (18-54)	32,044	33	30,315	26,665	89,057
Near-Elderly (55-61)	3,504	3,594	3,912	3,330	14,340
Elderly (62+)	1,337	5,572	4,134	3,331	14,374
Unknown Age	9	28	3,395	7	3,439
HEAD OF HOUSEHOLD RACE/ETHNICITY					
African American, non-Hispanic	30,729	5,493	33,479	26,951	96,652
Hispanic, any race	2,722	1,089	4,434	2,420	10,665
White, non-Hispanic	815	1,185	1,968	1,073	5,041
Asian, non-Hispanic	178	1,065	213	678	2,134
Other or Unknown race and ethnicity	2,450	395	1,662	2,211	6,718
DISABILITY STATUS					
Households requesting accessible unit	81	1,160	2,054	488	3,783
HOUSEHOLD INCOME					
\$0	3,943	789	1,918	4,275	10,925
\$1-\$4,999	2,431	1,054	2,147	2,902	8,534
\$5,000-\$9,999	6,148	3,390	7,236	7,037	23,811
\$10,000-\$19,999	10,153	2,815	7,784	10,493	31,245
\$20,000-\$29,999	6,497	816	2,467	5,685	15,465
\$30,000+	7,478	314	1,125	2,762	11,679
Unknown Income	244	49	19,079	179	19,551

*Applicants may be on multiple wait lists.

CHA Quarterly Report, 4th Quarter 2018

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.

Q4 2018 Section 3–Compliance

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

In 4th Quarter 2018, there was a need for 43 new hires for CHA contracts executed during 4th Quarter, with a commitment to hire 43 Section 3 new hires (100.00%) during the term of the contracts. The commitment far exceeds the required 30% (13 out of 43 new hires). As of the end of 4th Quarter 2018, 36 of the 43 Section 3 new hires needed were employed (83.72%). The remaining new hires will be employed in future phases over the duration of the contracts.

Q4 2018 SECTION 3 HIRES	Q4 2018	YTD
Total Number of New Hires Needed	43	339
Total Number of New Hires Required (30%)	13	102
Total Number of Actual Section 3 New Hires	36	203
Total Percentage of Actual Section 3 New Hires	83.72%	59.88%

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 4th Quarter 2018, CHA exceeded its contracting requirements for Professional Services (94.11%), Construction (68.09%), Private Property Management (PPM) Construction (78.85%), and Private Property Management Professional Services contracts (100.00%).

Q4 2018 SECTION 3 CONTRACT AWARDS						
	Professional Service	Construction	PPM Professional Service	PPM Construction	Total	YTD
Section 3 Business Concern Contract Awards (\$)	\$75,771,218.87	\$4,148,133.62	\$157,383.85	\$12,903,433.75	\$92,980,170.09	\$126,514,308.57
Total CHA Contract Awards (\$)	\$80,509,357.19	\$6,092,357.96	\$157,383.85	\$16,365,126.63	\$103,124,225.63	\$227,940,495.63
Section 3 Business Concern Contract Awards (%)	94.11% ²	68.09%	100.00%	78.85%	90.16%	55.50%

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.

² Vendors awarded new contracts but could not meet the Section 3 hiring/contracting requirement in the 4th Quarter 2018 elected to contribute \$30,025.72 to the Section 3 Fund as OEOs. The sum of this amount plus the total Section 3 business award for Professional Services contracts exceeds the required 3% Section 3 participation. In addition, some of the contracts awarded during this period were for supply and delivery that did not require Section 3 compliance.

CHA Quarterly Report, 4th Quarter 2018

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 December 31st, CHA's Section 3 Fund has a balance of \$552,695.62.

- From October 1, 2018 to December 31, 2018 CHA expended \$59,676.70 from the fund.
- Section 3 Fund expenditures were for Section 3 Competitive Grants and the CHA's Central Advisory grant program.
- CHA Contractors contributed \$172,504.72 to the Fund as Other Economic Opportunities in the 4th Quarter 2018.

Q4 2018 Section 3–Program Highlights

Major Section 3 events undertaken during 4th Quarter included:

Understanding the HUD Forms; Intermediate Microsoft Word; Building Your Website Using WordPress: WordPress Overview; Navigating the Supplier Portal; The Nuts and Bolts of Contract Management; What is Section 3; Responding to Small Purchase; Introduction to Microsoft PowerPoint; Understanding Commodity Codes; Bridging the Digital Divide: Working with Excel Data; Building Your Website Using WordPress: Domain Name Registration; Understanding the Contract Compliance Requirements; How to Get Money for Your Business; Introduction to Microsoft Word; Introduction to Microsoft Excel; RFP Cohort; Introduction to Computers; Building Your Website Using WordPress: Google Cloud Platform; What is a Solicitation; 5- Day Customer Service and Sales Certification Training (10/22 – 26, 2018); Building the Perfect Resume; Training with Canon Copier on Multifunctional Devices (Receive Certificate of completion); Doing Business with CHA; Navigating the Section 3 Applicant Portal/ Resume; Responding to a Request for Proposal; 160 Driving Academy; Small Business Entrepreneurship; 160 Driving School Info Session; Angel of God Resource Center Career Info Session; Safer Foundation - Transitional Jobs Orientation; Women In Trades - A Career In the Construction Industry; SBA Loan Workshop; Ready, Set, Go! How to Start your Business; Small Business Legal Clinic; Marketing your Business; SWOT Analysis Workshop; Women's Development Center; Madison Accounting - Pro Bono Accounting Workshops; Operation Hope - Entrepreneur Success Workshop Program Enrollment; Credit & Money Management - Starting The New Year Right! - Your Money Plan for 2019!

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 4th Quarter based on expenditures.

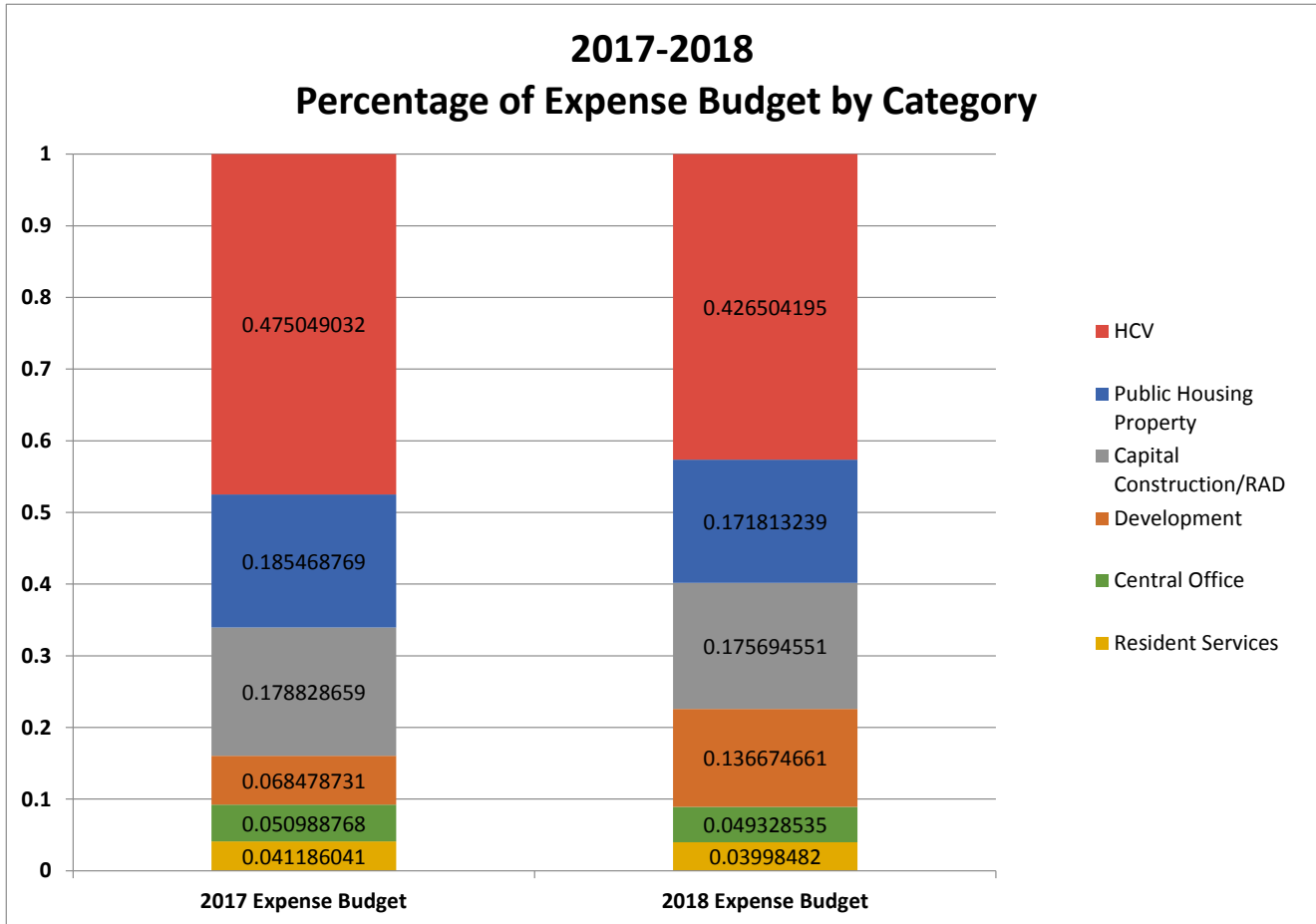
Type of Contract	Contract Amount (\$)	MBE/WBE/DBE Participation Goals (%)	2018 – 4th Quarter Total Payments	2018 – 4th Quarter Payments for credit M/W/DBE Primes and Subcontractors	2018 – 4th Quarter MBE/WBE/DBE Participation Rate (%)	YTD MBE/WBE/DBE Participation Rate (%)
Construction	25,000 - 200,000	25.00%	\$8,260,481	\$6,702,385	81.1%	67.3%
	200,001 - 500,000	30.00%	\$1,947,970	\$1,307,267	67.1%	59.4%
	500,001 - 1,000,000	35.00%	\$86,987	\$74,137	85.2%	61.4%
	1,000,001+	40.00%	\$49,974,449	\$23,350,717	46.7%	43.5%
Pro Svc and Supply & Delivery	25,000+	20.00%	\$27,054,116	\$10,484,650	38.8%	41.7%
Private Property Management	25,000+	20.00%	\$21,978,623	\$5,660,190	25.8%	45.2%

CHA Quarterly Report, 4th Quarter 2018

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%

CHA Quarterly Report, 4th Quarter 2018

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 12/31/2018	46,446
Difference (Increase/Decrease)	-356

Total Voucher Utilization	
	12/31/2018
Total Vouchers Leased	46,446
Total Vouchers Available	52,296
% Leasing Utilization	89%

Other Voucher Utilization Key Indicators	
	12/31/2018
Vouchers Returned in 2018 (Attrition)	2,375
Vouchers Issued in 2018	1,454
Vouchers Leased in 2018	1,661
Voucher Holders Currently Searching for Units	345

* 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.

CHA Quarterly Report, 4th Quarter 2018

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 3,217 vouchers with approved exception payment standards, representing approximately 6.9% of CHA's HCV portfolio. This data is as of 12/31/18.

% FMR	Active Exception Payment Standards as of 9/30/2018	Active Exception Payment Standards as of 12/31/2018	Change from 9/30/18 to 12/31/18
Under 111%*	738	1,192	454
111-120%	473	591	118
121-135%	507	652	145
136-150%	645	761	116
151-180%**	3	4	1
181-200%	2	3	1
201-250%	11	13	2
251-300%	1	1	0
TOTAL	2,380	3,217	837

Reason for Exception Payment Standard	Active Exception Payment Standards as of 9/30/18	Active Exception Payment Standards as of 12/31/18	Change from 9/30/2018 to 12/31/18
Reasonable Accommodation	89	107	18
Opportunity/Mobility Area***	2,291	3,110	819
TOTAL	2,380	3,217	837

* 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.

** Five (5) of the participants with payment standards over 150% of FMR have HUD waivers to remain at their current levels and sixteen (16) are approved for up to 250% of FMR due to an approved reasonable accommodation request.

*** As of March 1, 2018, HCV transitioned from utilizing Opportunity Areas, which are based on census tracts, to Mobility Areas, which are based on community areas, to evaluate whether a resident's unit qualifies them for an exception payment standard.

CHA Quarterly Report, 4th Quarter 2018

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.
- 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.
- CHA phased out all exception payment standards over 150% by the end of 2018, excluding those who have a reasonable accommodation or HUD waiver for a higher payment standard.

	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 12/31/18*	7	7	0
Transitioned as of 12/31/18	295	287	8
Remaining for Transition as of 12/31/18	0	0	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	0	0	0
3rd Quarter 2018	0	0	0
4th Quarter 2018	0	0	0

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

CHA Quarterly Report, 4th Quarter 2018

IX. CHA Capital Plan as of 4th Quarter 2018

CHA Capital Plan as of 12/31/2018 (000's omitted)

	2018 Budget	2018 Actual	2019 Proposed	2020 Proposed	2021 Proposed	2022 Proposed
SOURCES						
1 Capital Grant	\$ 109,921	\$ 132,644	\$ -	\$ 20,747	\$ 25,464	\$ 17,498
2 Third Party Financing - Bonds Taxable	223,078	13,265	69,932	61,780	33,270	-
3 Third Party Financing - Bonds Tax Exempt	-	20,662	39,809	5,990	5,000	-
4 LIHTC & Mortgages/CHA Loan Repayment	-	-	110,253	50,648	59,190	4,780
5 MTW Funds	-	13,936	7,600	-	3,501	-
6 Other Funds	3,488	6,457	2,787	-	-	-
Total Available Source	\$ 336,487	\$ 186,964	\$ 230,381	\$ 139,165	\$ 126,425	\$ 22,278
USES						
Development	\$ 164,588	\$ 125,610	\$ 100,861	\$ 75,500	\$ 49,417	\$ 15,998
Capital Construction	73,230	27,407	42,650	5,240	4,500	1,500
Rental Assistance Demonstration	98,669	33,947	86,870	58,425	72,508	4,780
Total Uses	\$ 336,487	\$ 186,964	\$ 230,381	\$ 139,165	\$ 126,425	\$ 22,278
Bal Sheet Change/Unspent Funding	-	-	-	-	-	-
REMAINING FUNDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -