



GOVERNMENT FINANCE OFFICERS ASSOCIATION

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**Chicago Housing Authority
Illinois**

For the Fiscal Year Beginning

January 1, 2018

Christopher P. Morill

Executive Director

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To the Board of Commissioners:

I am pleased to present CHA's FY2019 Comprehensive Budget Book, which outlines the budget for the upcoming year and includes important information on CHA's proposed FY2019 operating and capital expenditures.

Chicago, in general, has experienced strong job growth and economic prosperity, and its businesses, communities, and residents are benefitting; however, like all major urban areas, the need for affordable rental housing is a critical issue in the City of Chicago. CHA's continued leadership in this area is key to addressing the significant and growing need for quality affordable housing. CHA's FY2019 budget highlights CHA's importance and plans in this area--ensuring that CHA's existing housing stock remains in good condition; expanding affordable housing

opportunities to all communities throughout Chicago; providing services to residents that promote self-sufficiency and enhance their quality of life; and serving as responsible stewards of taxpayer money.

CHA continues to invest in the long-term viability of its existing housing portfolio. In FY2013, CHA submitted a portfolio application to the Department of Housing and Urban Development (HUD) to utilize the Rental Assistance Demonstration (RAD) program to transition certain public housing units to the project-based voucher (PBV) program to provide a more consistent budgeting platform to support long-term operation and affordability of CHA public housing units. In FY2015, CHA received the largest RAD award in the country for its portfolio application. Through Q2 2018, CHA has converted more than 4,000 units to RAD PBVs with more than 5,000 units expected to be closed by the end of FY2018. An additional 21 RAD closings totaling \$87 million is scheduled for FY2019. In FY2019, CHA projects RAD revenue totaling \$61 million from 27 properties.

In addition, in FY2019, CHA has allocated more than \$230 million in capital funding which includes a variety of projects at various existing properties in CHA's portfolio, including \$14 million for rehab and maintenance projects at Altgeld Gardens; \$10 million at Pope Apartments; \$5 million at Dearborn Homes; and \$2 million for the elevator modernization project. It is a continuing priority of CHA to ensure that low-income households have access to housing in communities across Chicago; accordingly, CHA has also budgeted for development projects that reflect this priority, including \$21 million for Southbridge, which will transform the former Ickes Homes site into a mixed-income, mixed-use community; Ickes; \$15 million for Ravenswood Senior Living Apartments; \$15 million for Parkside III at the former Cabrini-Green site; \$9 million for 45th and Cottage Grove; \$8 million for Sheffield Development; \$8 million for 6418 N. Sheridan; and \$5 million for Oso Apartments.

CHA was designated a HUD Moving to Work (MTW) agency in FY2000 with our participation in the program extending through FY2028. As an MTW agency, CHA has the funding and regulatory flexibility to implement innovative programs, including a number of resident services programs designed to increase resident economic independence and earning power; develop academic achievement; and increase stability and quality of life. CHA has budgeted \$47 million in FY2019 to support these initiatives.

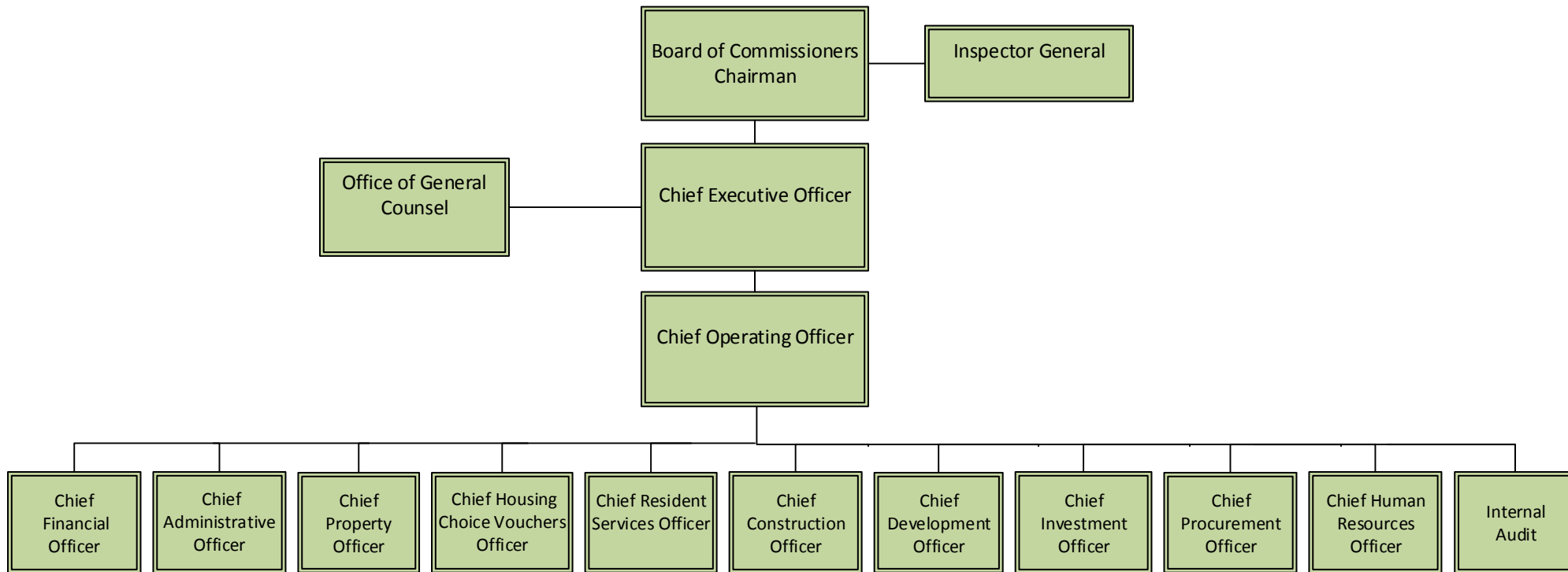
CHA remains committed to carrying out its core mission of serving low-income households by providing access to safe and healthy affordable housing in communities across Chicago while also serving as a responsible steward of taxpayer funds. As such, the FY2019 budget reflects a 5% reduction in expenses for the central office while continuing to meet funding needs for capital construction, development and resident services. Furthermore, CHA's overall fiscal position is strong. CHA has received strong bond ratings and stable outlooks from two rating agencies, including Fitch Ratings, which for the first time in its history has rated a U.S. public housing authority, handing down a AA- with a stable outlook. CHA received the same rating from Standard & Poor's, demonstrating good fiscal stewardship. CHA is well-positioned to support its five-year capital plan that is critical to CHA expanding housing opportunities and helping meet the affordable housing needs of Chicago.

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

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

Eugene E. Jones, Jr.
Chief Executive Officer

Organizational Chart



GUIDE TO THE BUDGET

FY2019 Comprehensive Budget

The Chicago Housing Authority's (CHA) Annual Comprehensive Budget for Fiscal Year 2019 (FY2019) continues to reflect the transformation of CHA's public housing portfolio through revitalization and rehabilitation. This budget is the recommended financial plan to inform the initiatives and policies of the CHA's Board of Commissioners. The year begins January 1, 2019 and ends December 31, 2019. The FY2019 Comprehensive Budget includes personnel and non-personnel line-item expenditure detail, financial summary tables, capital expenditures, and narrative overviews related to the Chicago Housing Authority's operations, as well as the CHA's programs and financial policies and procedures. Information is detailed in the sections that follow.

Letter from the Chief Executive Officer

The FY2019 budget begins with a message from the CHA's Chief Executive Officer. This letter highlights the accomplishments of the past year as well as the new initiatives and expenditure plans for the coming year.

Organizational Chart

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

Strategic Plan Update

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

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

Budget Overview

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

Budget Process

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

GUIDE TO THE BUDGET

Personnel Summary

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

Fund Financial Summary

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

Revenue Sources Summary

This section explains the purpose of each funding source and indicates the percentage change from the prior year. A graphical and numerical depiction of revenue sources for FY2019 is included.

Capital Improvement Plan

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

Fund Equity Summary

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

Long-Term Liability Summary

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

Financial Policies & Procedures

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

Division Summary

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

Demographic and Statistical Information

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

Glossary & Acronyms

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

GUIDE TO THE BUDGET

Other

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

Organizational Structure

The CHA is organized by division to provide greater definition of responsibilities. From the Executive Offices, the Chief Executive Officer presides over 12 divisions to ensure that initiatives are planned and prioritized appropriately and that such initiatives are consistent with the Authority's stated vision and goals. The Office of the Inspector General report directly to the Audit Committee of the Authority's Board. The Authority is structured under the following 14 divisions:

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

A more detailed description of these divisions and their planned 2019 expenditures are shown in the "Division Detail" section.

FUNCTIONAL CATEGORIES

Central Office

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

Operations

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

GUIDE TO THE BUDGET

Capital

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

The Comprehensive Annual Financial Report

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

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

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

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

1. Central Office
2. Operations
3. Capital

STRATEGIC PLAN

Chicago Housing Authority continues to serve as the leading provider of high-quality, low-income housing in the City of Chicago, serving more than 63,000 families and individuals through the public housing, project-based voucher and tenant-based voucher programs. In FY2019, CHA will continue to lead these efforts by identifying new housing opportunities for low-income families, including veterans and seniors, in diverse communities across Chicago; investing in capital improvements to ensure the continuing high-quality of CHA's existing housing stock; working with development, non-profit and government partners to leverage our investments to build strong communities; and providing a variety of programs for residents that encourage self-sufficiency and growth.

CHA has participated in the Department of Housing and Urban Development's Moving to Work (MTW) Program since 2000. As an MTW agency, CHA has regulatory and funding flexibility to develop locally-driven strategies to encourage resident self-sufficiency; achieve efficiencies and cost savings in programs and operations; and increase housing options for low-income residents, while continuing to invest in vital capital and development projects.

The remaining units to meet CHA's Plan for Transformation goal of 25,000 units are currently in progress. In FY2019, CHA expects to deliver an additional 812 units of housing through a combination of project-based voucher units, new public housing units and real estate acquisitions. CHA will also continue with redevelopment plans at major public housing sites including Cabrini, Horner, Ickes, Lathrop, LeClaire and ABLA/Roosevelt Square. Other projected FY2019 development and capital construction activity includes:

- Renovations at CHA's scattered site properties,
- Upgrades, life safety improvements and repairs at CHA senior properties;
- Conversion of existing Pope Elementary School into CHA office space and housing.
- Construction of a new library, childcare facility and community space within the Altgeld Murray Homes community.
- Continuation of elevator modernization program throughout portfolio.
- Installation of new trash enclosures and lifts, and sewer repairs at Dearborn Homes.

In FY2017, CHA reached the goal of 90% occupancy in its public housing portfolio for the first time since the Plan for Transformation began. In FY2019, CHA will continue to expedite unit turnover and maintenance to continue to meet this goal. In FY2019, CHA will also continue to move forward with the RAD PBV conversions for the entire portfolio application. To date, CHA has closed multiple transactions with more than 4,000 units converted to PBV under the RAD program.

The Housing Choice Voucher (HCV) Program continues to serve as a significant tool for providing affordable housing to those in need, serving more than 47,000 households. In FY2019, CHA will continue to maintain a voucher utilization rate of 90% by providing more than \$460 million in rental subsidies to more than 13,000 landlords across Chicago.

CHA currently has HUD approval for 26 MTW activities and programs designed to achieve the goals of the MTW program. CHA also uses the funding flexibility granted by the MTW program to implement a variety of resident services initiatives designed to increase economic independence; increase earning power; develop academic achievement; and increase the stability and quality of life for CHA residents. In FY2019, CHA has proposed three new MTW activities for implementation as well as changes to four activities that will increase the efficiency of the programs and/or provide benefits for residents. CHA will also continue to responsibly and effectively monitor and administer ongoing MTW activities that support overall agency goals and the goals of the MTW program.

BUDGET OVERVIEW

INTRODUCTION

With the inception of FY2019, the Chicago Housing Authority (CHA) enters its twentieth year as a participant in the Moving -to-Work (MTW) Demonstration Program. It will exceed the original Plan for Transformation goal of rehabilitating or replacing 25,000 units of affordable housing in Chicago. It will continue to employ the flexibilities given the Agency via its MTW agreement with HUD. The FY2019 comprehensive budget specifies the activities that CHA will undertake in the coming year, acting upon the city's continued need of safe, quality, and affordable housing for its low-income families. Through CHA's continued investments and genuine efforts, its residents are thriving in 75 of Chicago's 77 community areas rather than isolated pockets of poverty.

Objectives

Consistent with the vision and strategic goals presented in *Plan Forward*, CHA will continue to pursue the three statutory objectives of the MTW Demonstration Program:

- ◆ **MTW Statutory Objective I:** Increase housing choices for low-income families.
- ◆ **MTW Statutory Objective II:** Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- ◆ **MTW Statutory Objective III:** Reduce costs and achieve greater cost effectiveness in federal expenditures.

For 2019, CHA will exceed the original unit delivery goal by delivering 812 additional units. This will bring the total number of units to 25,572 delivered since the Plan for Transformation began. These units will be delivered through various initiatives: Mixed-Income Housing Redevelopment (37 units), Public Housing Acquisitions (25 units), and a diversity of Project-Based Voucher programs (750 units). With the addition of the 812 units, the CHA will have delivered 102.3% of the original overall delivery goal.

Under the Rental Assistance Demonstration program (RAD), 5,613 units have been converted through the end of 2018. In FY2019, CHA will continue to execute RAD Project Based Voucher (PBV) conversions for the remaining properties planned. To-date, the program continues to positively impact each of the targeted 46 public housing properties.

CHA continues to explore new tools and strategies for achieving the goals of *Plan Forward: Communities that Work*. These goals include coordinating public and private investments to develop vibrant communities; ensuring CHA's housing portfolio remain safe, decent and sustainable; and expanding targeted services to a larger number of residents, while providing diverse housing options.

CHA Historical Revenue by Source (In Millions)

Funding Type	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2019 Budget	% Change From 2018
MTW Fund	\$ 855.8	\$ 842.8	\$ 925.2	\$ 841.2	-9.1%
Section 8 Fund (Non-MTW)	17.9	18.4	19.7	19.3	-2.0%
HOPE VI Fund	3.5	0.4	1.1	0.4	-63.6%
Other Funds	12.1	15.9	258.2	242.8	-6.0%
Total Funding	\$ 889.4	\$ 877.5	\$ 1,204.2	\$ 1,103.7	-8.4%

FY2019 REVENUE SUMMARY

Total revenues decreased by 8.4% primarily due to timing of funding for capital projects. This is also the reason for the 9.1% decrease in MTW Fund revenues. The 2.0% drop in the Section 8 Fund (Non-MTW) reflects the conversion of approximately 290 vouchers into the RAD program. HOPE VI revenues declined by 63.6% due to the continued decrease in this program's funding. Other Funds declined by 6.0% due to timing of capital projects that are funded by third party financing. In FY2019, a variety of third party financing methods will be used to fund capital projects throughout the agency's portfolio and various senior buildings entering HUD's RAD program.

Listed below are the assumptions utilized in calculating the FY2019 revenue projections by funding type:

BUDGET OVERVIEW

REVENUE ASSUMPTIONS

MTW Fund

The MTW agreement between HUD and the CHA allows for the merging of Low-Rent, Capital Grant Fund and Section 8 Housing Choice Voucher (HCV) Program funding into a block grant. Below are the assumptions used to estimate MTW Fund Revenues for FY2019.

- Section 8 (MTW) revenue is estimated at \$575.6 million for FY2019. The total amount includes: Housing Choice Voucher revenues of \$466.1 million, MTW Block Grant voucher revenues of \$56.9 million and administrative income of \$52.6 million.
- The projected number of units receiving HUD operating subsidy for FY2019 is 14,379, a decrease from the 17,916 units subsidized in FY2018. The decrease reflects the continued movement of housing units transitioning and funded by the RAD Program, off-set by the completion of approximately 267 new and renovated units.
- Operating Subsidy is calculated using the amended and restated MTW Operating Subsidy Schedule provided by HUD. The formula takes into account the following: the Allowable Expense Level, a simplified delta of 0.5%, the anticipated local inflation factor of 2.2% and an estimated FY2019 HUD Congressional Appropriation of 89.7%. For FY2019, a RAD Adjustment Factor will be included as part of the annual operating subsidy calculation.
- The CHA will use the sale of its federal land to assist in balancing the FY2019 budget.
- For FY2019, the CHA does not plan to use available capital funds. All available capital funds will
- Rental Income reflects the anticipated lease up of vacant units throughout the agency's portfolio compared to the prior year. The CHA has targeted a full 100% occupancy at a number of their developments in FY2019.
- Rental Assistance Demonstration (RAD), a HUD demonstration program, was created in order to give public housing authorities (PHAs) a powerful tool to preserve and improve public housing properties and address the nationwide backlog of deferred maintenance. The program provides for long-term project based vouchers. HUD will be funding approximately 5,613 units that have transitioned through the end of 2018. For FY2019, the CHA projects funding levels to be approximately \$60.6M for the program, at an average annual rate of \$10,800 per voucher.
- Interest Income is estimated based on an average annualized balances for the Liquidity and Reserve portfolios. Interest Income is calculated using the average annualized portfolio balance and the projected interest rate based on the current year.

Section 8 (Non-MTW)

The Section 8 (Non-MTW) revenue is comprised of the VASH, Mod Rehab, and Mainstream voucher programs totaling \$19.3 million for FY2019. The programs consist of estimated revenues for housing assistance and an administrative fee, which CHA earns for managing the programs. Below are the assumptions used to calculate these programs' revenues.

- The number of VASH vouchers increased to 1,368 compared to the budgeted 1,188 vouchers in the previous year.
- Mod Rehab transitioned approximately 290 of its vouchers into the RAD program while the Mainstream program remained relatively unchanged.
- Administrative fee income is projected at \$1.1million based on the total number of vouchers within the programs.

HOPE VI

Hope VI revenue is projected to be in the amount of \$0.4 million for FY2019. All of this revenue will be used for community and supportive services.

OTHER FUNDS

Other funds primarily consist of third party financing tools. Taxable and Tax-exempt Bonds will be used to fund capital projects throughout the agency's portfolio over the next several years, while Low Income Housing Tax Credits and Debt Financing will be primarily used for capital related work at various senior buildings entering the RAD program.

BUDGET OVERVIEW

GENERAL BUDGET ASSUMPTIONS

The following assumptions were used in developing the Authority's FY2019 Comprehensive Budget. These assumptions guided the Authority in estimating how its operations would be funded:

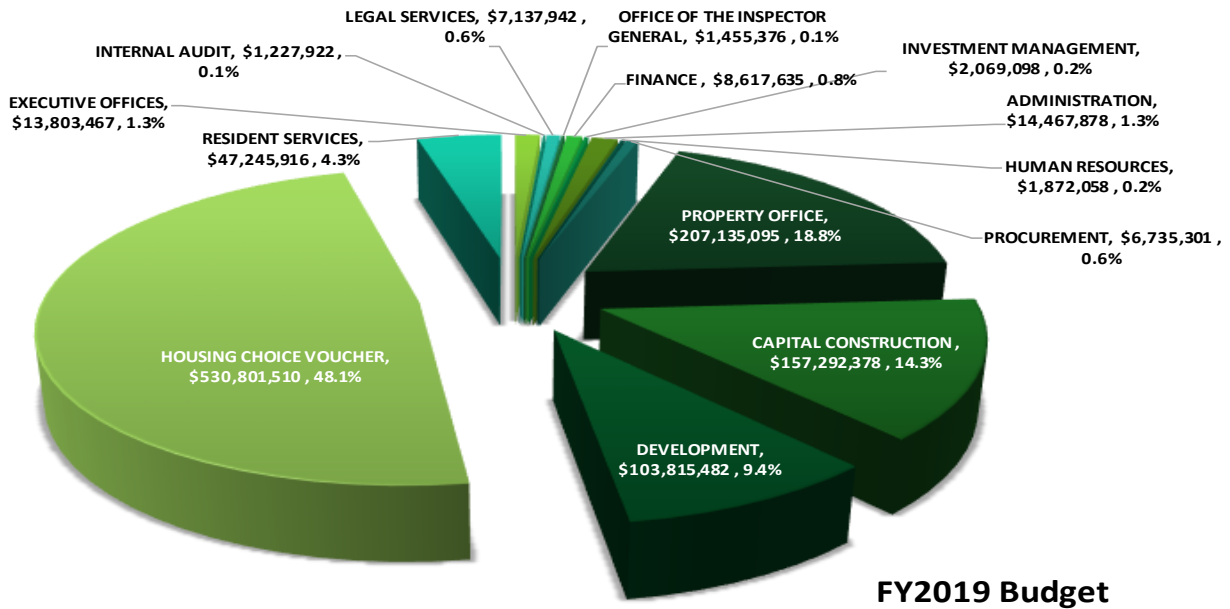
- CHA-wide expense reductions impacted all divisions' non-personnel expenses.
- A pay-for-performance pay increase is budgeted at 2.0%.
- Fringe benefit rates are expected to remain unchanged at 36.0%.

DIVISIONAL EXPENSE CATEGORIES

The CHA's budget is organized into fourteen divisions: Executive Offices, Internal Audit, Legal Services, Human Resources, Office of the Inspector General, Finance, Investment Management, Administration, Procurement, Property Office, Capital Construction, Development, Housing Choice Voucher and Resident Services. Presented below are the divisional trends for FY2016, FY2017, FY2018 and FY2019.

DIVISIONAL EXPENSE SUMMARIZED

DIVISION	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2019 Budget	% Change
EXECUTIVE OFFICES	\$ 11,081,549	\$ 12,005,945	\$ 14,156,518	\$ 13,803,467	-2.5%
INTERNAL AUDIT	868,674	1,262,899	1,296,189	1,227,922	-5.3%
LEGAL SERVICES	6,473,560	6,948,120	7,752,367	7,137,942	-7.9%
HUMAN RESOURCES	944,042	821,001	1,127,529	1,872,058	66.0%
OFFICE OF THE INSPECTOR GENERAL	914,180	1,005,522	1,374,939	1,455,376	5.9%
FINANCE	5,062,980	7,618,738	8,742,306	8,617,635	-1.4%
INVESTMENT MANAGEMENT	1,773,575	1,739,369	2,163,634	2,069,098	-4.4%
ADMINISTRATION	12,477,167	13,328,511	15,726,075	14,467,878	-8.0%
PROCUREMENT	3,852,840	5,528,885	7,063,214	6,735,301	-4.6%
PROPERTY OFFICE	160,688,034	236,356,996	206,903,172	207,135,095	0.1%
CAPITAL CONSTRUCTION	116,933,725	63,278,526	208,117,054	157,292,378	-24.4%
DEVELOPMENT	87,393,984	57,233,487	168,048,031	103,815,482	-38.2%
HOUSING CHOICE VOUCHER	485,942,969	527,945,562	513,609,372	530,801,510	3.3%
RESIDENT SERVICES	43,687,697	43,161,810	48,151,161	47,245,916	-1.9%
TOTAL EXPENDITURES	\$ 938,094,975	\$ 978,235,371	\$ 1,204,231,561	\$ 1,103,677,058	-8.4%



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

Presented beneath each of the divisional sections are the historical (FY2016 and FY2017) and budgeted FY2018 and FY2019 non-personnel and personnel costs.

BUDGET OVERVIEW

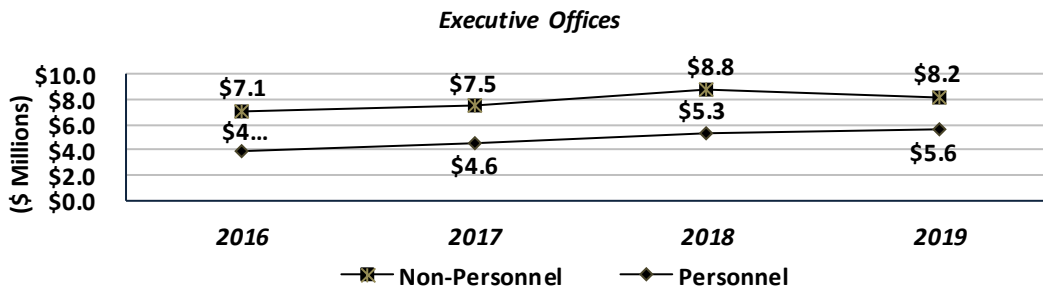
EXECUTIVE OFFICES

The Executive Offices Division consists of costs associated with the overall management, direction of policy, oversight of the day-to-day operations and determination of management priorities of the organization. Total Executive Offices Division expenses represent approximately 1.3% of the total \$1.1 billion budget.

For FY2019, there is a 2.5% decrease in overall expenses. Non-personnel related costs dropped by 6.9% primarily due to CHA-wide expense reductions. Personnel costs increased by 4.8% primarily due to an increase of three FTEs and pay-for-performance salary increases.

EXPENSE BUDGET

	FY2016	FY2017	FY2018	FY2019	%
EXECUTIVE OFFICES	Actuals	Actuals	Budget	Budget	Change
Non-Personnel Costs	\$ 7,111,968	\$ 7,454,912	\$ 8,820,727	\$ 8,213,463	-6.9%
Personnel Costs	3,969,581	4,551,033	5,335,791	5,590,004	4.8%
TOTAL EXECUTIVE OFFICES	\$ 11,081,549	\$ 12,005,945	\$ 14,156,518	\$ 13,803,467	-2.5%



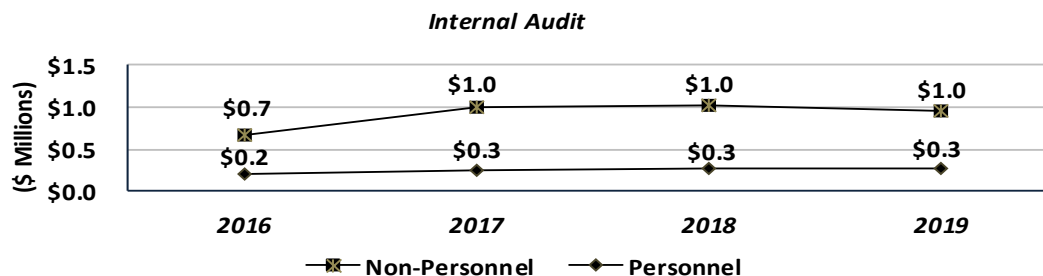
INTERNAL AUDIT

The Internal Audit Division consists of costs associated with performing audits on processes and procedures, while ensuring that internal controls are in place to safeguard the Authority's assets. The division likewise monitors the effectiveness of policies, practices and procedures. The Internal Audit Division's expenditures represent 0.1% of the \$1.1 billion budget.

For FY2019 there is a 5.3% decrease in overall expenses. Non-personnel expenses decreased by 6.7% primarily due to CHA-wide expense reductions. The personnel cost remained relatively flat.

EXPENSE BUDGET

	FY2016	FY2017	FY2018	FY2019	%
INTERNAL AUDIT	Actuals	Actuals	Budget	Budget	Change
Non-Personnel Costs	\$ 661,457	\$ 1,008,873	\$ 1,032,980	\$ 964,235	-6.7%
Personnel Costs	207,217	254,026	263,209	263,687	0.2%
TOTAL INTERNAL AUDIT	\$ 868,674	\$ 1,262,899	\$ 1,296,189	\$ 1,227,922	-5.3%



BUDGET OVERVIEW

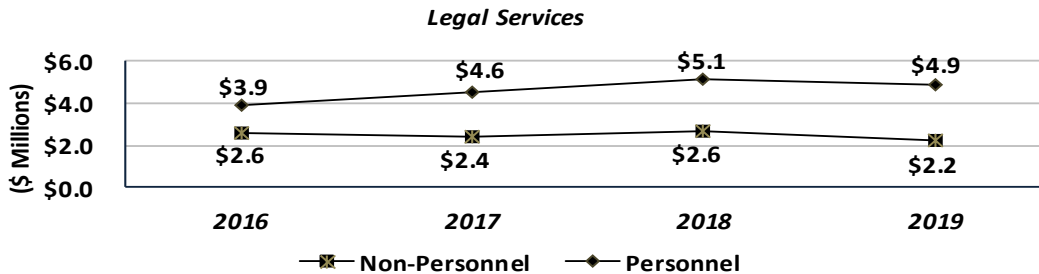
LEGAL SERVICES

The Legal Services Division consists of costs directly related to legal advice and counsel provided to the Chief Executive Officer, the Board of Commissioners and to CHA property management on a wide variety of business, operational and legal issues. Legal Services Division costs represent 0.6% of the \$1.1 billion budget.

Legal service expenses decreased by 7.9%. Non-personnel related costs dropped by 15.2% primarily due to CHA-wide expense reductions. Personnel costs declined by 4.2% as a result of the transfer-out of two FTEs into the Housing Choice Voucher division.

EXPENSE BUDGET

LEGAL SERVICES	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2019 Budget	% Change
Non-Personnel Costs	\$ 2,597,482	\$ 2,377,270	\$ 2,634,319	\$ 2,233,272	-15.2%
Personnel Costs	3,876,078	4,570,850	5,118,048	4,904,670	-4.2%
TOTAL LEGAL SERVICES	\$ 6,473,560	\$ 6,948,120	\$ 7,752,367	\$ 7,137,942	-7.9%



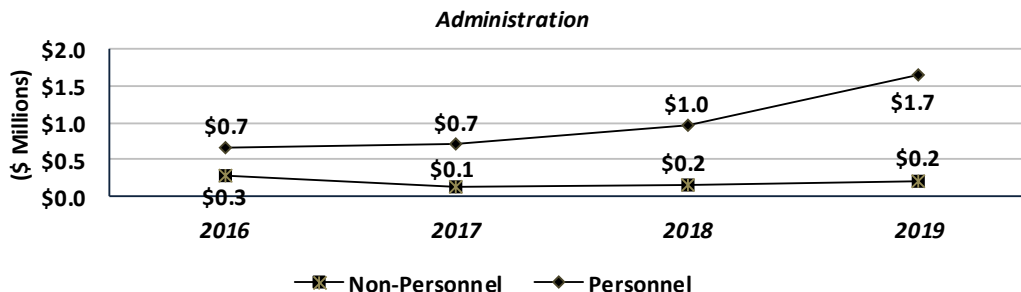
HUMAN RESOURCES

The Human Resources Division consists of costs associated with strategic counseling and guidance on all human resource and personnel related matters. The Human Resources Division expenditures represent 0.2% of the \$1.1 billion budget.

Expenses in this division increased by 66.0%. Non-personnel costs rose by 36.8% primarily due to broker and employee screening costs and additional training for new staff. Personnel grew by 70.7% as a result of five additional FTEs.

EXPENSE BUDGET

HUMAN RESOURCES	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2019 Budget	% Change
Non-Personnel Costs	\$ 271,663	\$ 119,145	\$ 154,860	\$ 211,860	36.8%
Personnel Costs	672,379	701,856	972,669	1,660,198	70.7%
TOTAL HUMAN RESOURCES	\$ 944,042	\$ 821,001	\$ 1,127,529	\$ 1,872,058	66.0%



BUDGET OVERVIEW

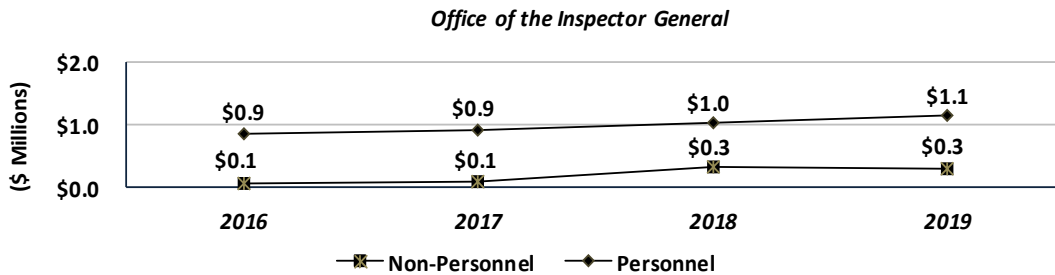
OFFICE OF THE INSPECTOR GENERAL

The Office of the Inspector General Division consists of costs directly related to independent oversight of CHA programs through criminal and administrative investigations, reviews and Performance audits, and outside consultant services for digital forensic investigations. The Inspector General's Division costs represent 0.1% of the \$1.1 billion budget.

Expenses in this division increased by 5.8%. Non-personnel related costs dropped by 10.1% primarily due to CHA-wide expense reductions. Personnel costs grew by 11.1% as a result of one additional FTE and pay-for-performance salary increases.

EXPENSE BUDGET

	FY2016	FY2017	FY2018	FY2019	%
OFFICE OF THE INSPECTOR GENERAL	Actuals	Actuals	Budget	Budget	Change
Non-Personnel Costs	\$ 55,169	\$ 86,744	\$ 342,218	\$ 307,818	-10.1%
Personnel Costs	859,011	918,778	1,032,721	1,147,558	11.1%
TOTAL OFFICE OF THE INSPECTOR GENERAL	\$ 914,180	\$ 1,005,522	\$ 1,374,939	\$ 1,455,376	5.8%



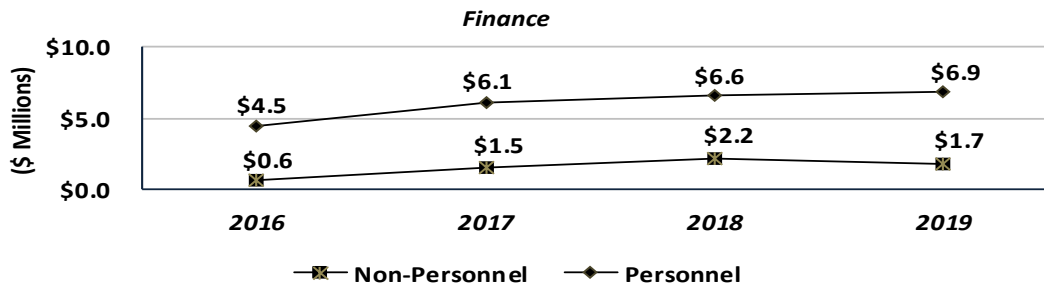
FINANCE

The Finance Division consists of costs associated with the accounting, budgeting and risk management activities for the Authority. The Finance Division's expenditures represent 0.8% of the \$1.1 billion budget.

Overall, expenditures in this division decreased by 1.4%. Non-personnel related costs dropped by 20.2% primarily due to CHA-wide expense reductions. Personnel costs rose by 4.8% as a result of two additional FTEs and one part time position converting to full time status.

EXPENSE BUDGET

	FY2016	FY2017	FY2018	FY2019	%
FINANCE	Actuals	Actuals	Budget	Budget	Change
Non-Personnel Costs	\$ 602,864	\$ 1,491,080	\$ 2,187,255	\$ 1,745,965	-20.2%
Personnel Costs	4,460,116	6,127,658	6,555,051	6,871,670	4.8%
TOTAL FINANCE	\$ 5,062,980	\$ 7,618,738	\$ 8,742,306	\$ 8,617,635	-1.4%



BUDGET OVERVIEW

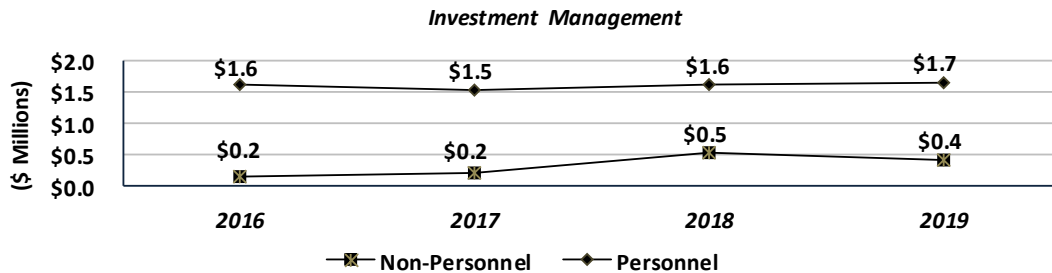
INVESTMENT MANAGEMENT

The Investment Management Division is responsible for all of the treasury, investment and grant activities of the Authority. This includes maximizing investment income opportunities and pursuing grant funding and other income opportunities. The Investment Management Division's expenditures represent 0.2% of the \$1.1 billion budget.

Expenditures in this division decreased by 4.4%. Non-personnel related costs dropped by 21.5% primarily due to CHA-wide expense reductions. Personnel costs increased by 1.1% primarily due to staff restructuring.

EXPENSE BUDGET

	FY2016	FY2017	FY2018	FY2019	%
INVESTMENT MANAGEMENT	Actuals	Actuals	Budget	Budget	Change
Non-Personnel Costs	\$ 154,862	\$ 214,085	\$ 525,556	\$ 412,446	-21.5%
Personnel Costs	1,618,713	1,525,284	1,638,078	1,656,652	1.1%
TOTAL INVESTMENT MANAGEMENT	\$ 1,773,575	\$ 1,739,369	\$ 2,163,634	\$ 2,069,098	-4.4%



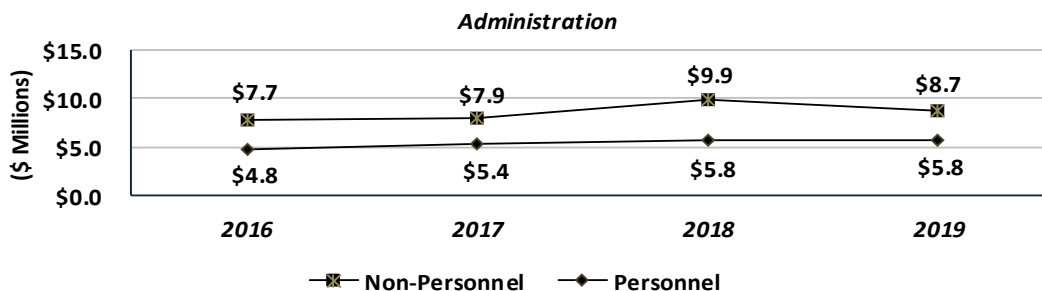
ADMINISTRATION

The Administration Division consists of costs associated with information technology, training and administrative services for the Authority. The Administration Division's expenditures represent 1.3% of the \$1.1 billion budget.

Overall, expenditures in this division decreased by 8.0%. Non-personnel related costs dropped by 12.3% primarily due to CHA-wide expense reductions; personnel costs remained relatively unchanged.

EXPENSE BUDGET

	FY2016	FY2017	FY2018	FY2019	%
ADMINISTRATION	Actuals	Actuals	Budget	Budget	Change
Non-Personnel Costs	\$ 7,715,184	\$ 7,926,942	\$ 9,929,669	\$ 8,707,272	-12.3%
Personnel Costs	4,761,983	5,401,569	5,796,406	5,760,606	-0.6%
TOTAL ADMINISTRATION	\$ 12,477,167	\$ 13,328,511	\$ 15,726,075	\$ 14,467,878	-8.0%



BUDGET OVERVIEW

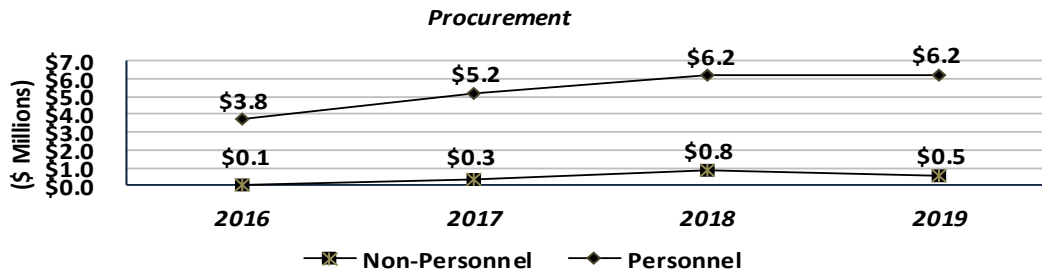
PROCUREMENT

The Procurement Division is responsible for the implementation of agency-wide purchase processes through an open procurement competition, as well as the management, monitoring and compliance of MBE/WBE/DBE and Section 3 requirements. This division ensures full compliance and consistencies with federal standards. The Procurement Division's expenditures represent 0.6% of the \$1.1 billion budget.

Expenditures in this division decreased by 4.7%. Non-personnel related costs dropped by 36.1% primarily due to CHA-wide expense reductions. Personnel costs remained relatively flat.

EXPENSE BUDGET

	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2019 Budget	% Change
PROCUREMENT					
Non-Personnel Costs	\$ 67,089	\$ 349,511	\$ 838,369	\$ 535,369	-36.1%
Personnel Costs	3,785,751	5,179,374	6,224,845	6,199,932	-0.4%
TOTAL PROCUREMENT	\$ 3,852,840	\$ 5,528,885	\$ 7,063,214	\$ 6,735,301	-4.7%



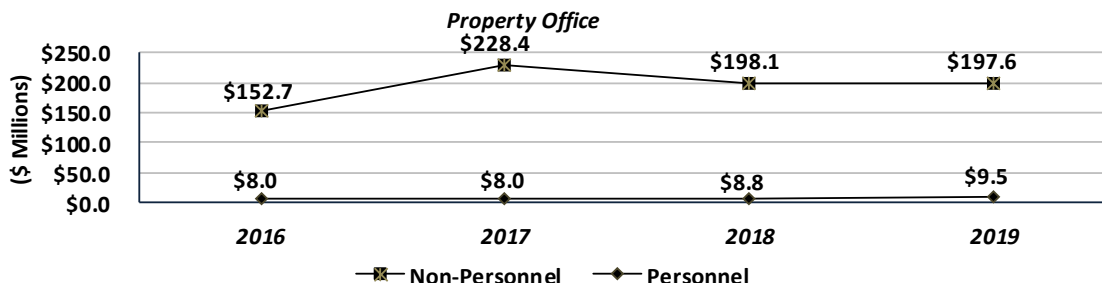
PROPERTY OFFICE

The Property Office Division consists of administrative costs associated oversight of the financial and physical well-being of CHA's housing portfolio, supervised by private management firms. The Property Office Division's expenditures represent 18.8% of the \$1.1 billion budget.

Expenditures in this division remained relatively flat. Non-personnel decreased by 0.2% primarily due to CHA-wide expense reductions. Personnel grew by 7.8% due to an increase of 6 FTEs.

EXPENSE BUDGET

	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2019 Budget	% Change
PROPERTY OFFICE					
Non-Personnel Costs	\$ 152,672,132	\$ 228,365,647	\$ 198,071,826	\$ 197,615,984	-0.2%
Personnel Costs	8,015,902	7,991,349	8,831,346	9,519,111	7.8%
TOTAL PROPERTY OFFICE	\$ 160,688,034	\$ 236,356,996	\$ 206,903,172	\$ 207,135,095	0.1%



BUDGET OVERVIEW

CAPITAL CONSTRUCTION

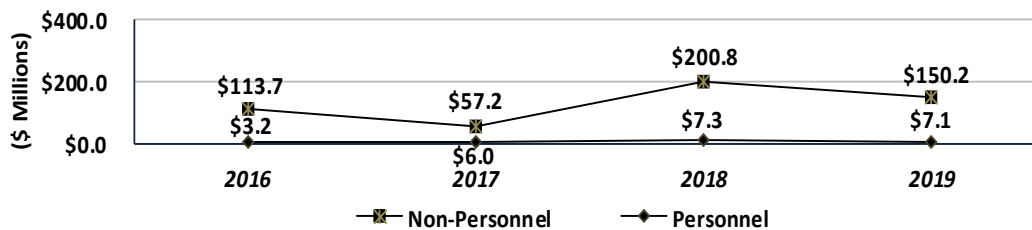
The Capital Construction Division consists of costs associated with the rehabilitation and/or repair of existing properties throughout the agency's portfolio. The Capital Construction Division's expenditures represent 14.3% of the \$1.1 billion dollar budget.

Expenditures in this division decreased by 24.4%. Non-personnel costs decrease by 25.2% primarily due to decreases in Family, RAD and Senior buildings' capital maintenance projects scheduled for FY2019. Personnel fell by 3.1% as a result of the reduction of 2 FTEs.

EXPENSE BUDGET

	FY2016	FY2017	FY2018	FY2019	%
CAPITAL CONSTRUCTION	Actuals	Actuals	Budget	Budget	Change
Non-Personnel Costs	\$ 113,703,563	\$ 57,244,723	\$ 200,773,093	\$ 150,178,212	-25.2%
Personnel Costs	3,230,162	6,033,803	7,343,961	7,114,166	-3.1%
TOTAL CAPITAL CONSTRUCTION	\$ 116,933,725	\$ 63,278,526	\$ 208,117,054	\$ 157,292,378	-24.4%

Capital Construction



DEVELOPMENT

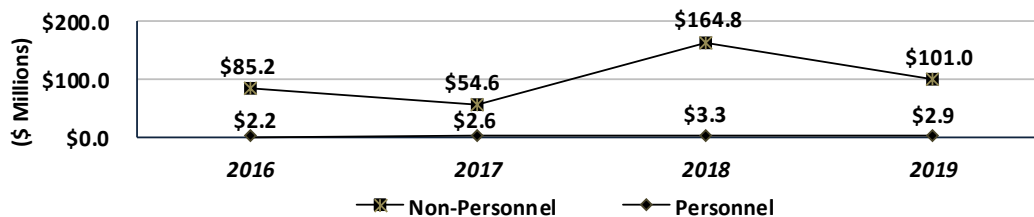
The Development Division consists of costs associated with developing mixed-income and public housing developments properties. The Development Division's expenditures represent 9.4% of the \$1.1 billion dollar budget.

Expenditures in this division decreased by 38.2%. Non-personnel costs dropped by 38.7%, primarily due to an emphasis on revenue-generation through recapitalization and increasing leverage for FY2019. Personnel dropped by 12.1% as a result of the reduction of 3 FTEs.

EXPENSE BUDGET

	FY2016	FY2017	FY2018	FY2019	%
DEVELOPMENT	Actuals	Actuals	Budget	Budget	Change
Non-Personnel Costs	\$ 85,174,687	\$ 54,611,030	\$ 164,795,323	\$ 100,955,651	-38.7%
Personnel Costs	2,219,297	2,622,457	3,252,708	2,859,831	-12.1%
TOTAL DEVELOPMENT	\$ 87,393,984	\$ 57,233,487	\$ 168,048,031	\$ 103,815,482	-38.2%

Development



BUDGET OVERVIEW

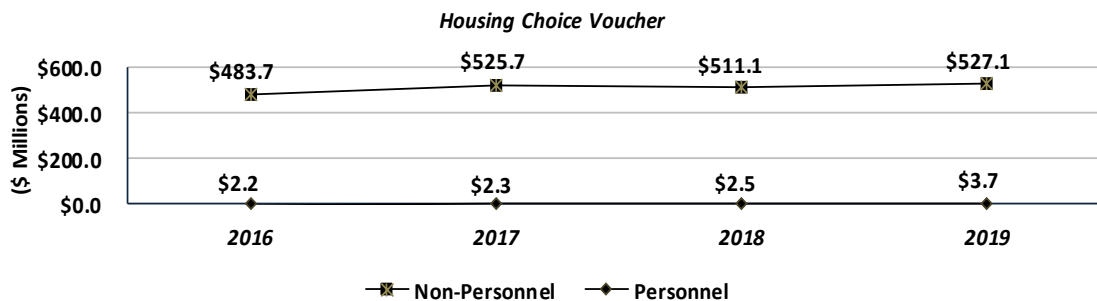
HOUSING CHOICE VOUCHER

The Housing Choice Voucher Division consists of costs associated with the administration of the Section 8 Housing Choice Voucher program, which is managed by two third-party administrators. The Housing Choice Voucher Division's expenditures represent 48.1% of the \$1.1 billion budget.

Expenditures in this division increased by 3.3%. Non-personnel costs grew 3.1% as a result of an increase in the HAP per unit cost (FY2018: \$822, FY2019: \$847). Personnel costs increased by 47.6% due to the addition of 11 FTEs.

EXPENSE BUDGET

HOUSING CHOICE VOUCHER	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2019 Budget	% Change
Non-Personnel Costs	\$ 483,730,490	\$ 525,659,310	\$ 511,068,839	\$ 527,052,166	3.1%
Personnel Costs	2,212,479	2,286,252	2,540,533	3,749,344	47.6%
TOTAL HOUSING CHOICE VOUCHER	\$ 485,942,969	\$ 527,945,562	\$ 513,609,372	\$ 530,801,510	3.3%



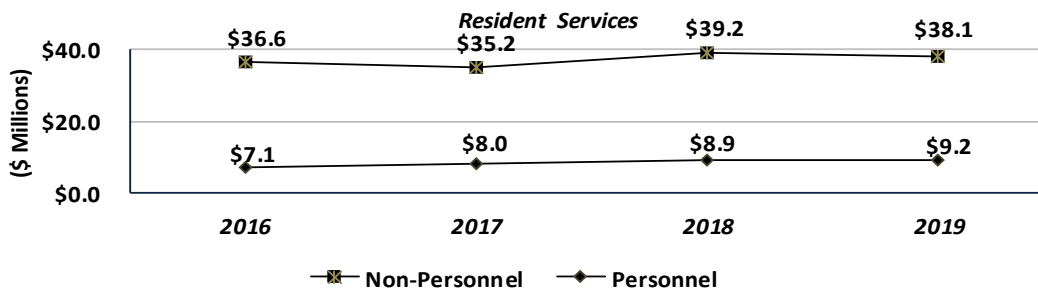
RESIDENT SERVICES

The Resident Services Division consists of costs associated with promoting resident initiatives, while connecting residents with a variety of programs and services that support residents' path toward self sufficiency. The Resident Services Division's expenditures represent 4.3% of the \$1.1 billion budget.

Expenditures in this division decreased by 1.9%. Non-personnel decreased by 2.9% primarily due to CHA-wide expense reductions. Personnel costs increased by 2.7% due to the addition of three FTE's.

EXPENSE BUDGET

RESIDENT SERVICES	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2019 Budget	% Change
Non-Personnel Costs	\$ 36,565,172	\$ 35,154,078	\$ 39,215,068	\$ 38,071,379	-2.9%
Personnel Costs	7,122,525	8,007,732	8,936,093	9,174,537	2.7%
TOTAL RESIDENT SERVICES	\$ 43,687,697	\$ 43,161,810	\$ 48,151,161	\$ 47,245,916	-1.9%



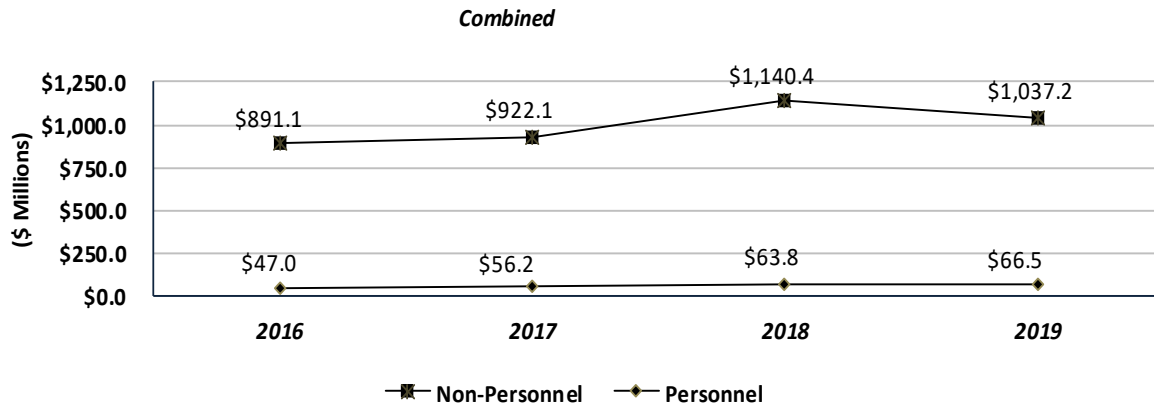
BUDGET OVERVIEW

COMBINED NON-PERSONNEL & PERSONNEL EXPENDITURES

The table below summarizes the non-personnel and personnel spending trends for all divisional expenses, agency wide, through FY2019. Overall, the budget decreased by 8.4% compared to FY2018. The 9.0% decrease in non-personnel primarily reflects the reduction in capital related work between the two years. Personnel costs grew by 4.1% due to Pay for Performance salary increases as well as staff restructuring.

EXPENSE BUDGET

	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2019 Budget	% Change
COMBINED					
Non-Personnel Costs	\$ 891,083,782	\$ 922,063,350	\$ 1,140,390,102	\$ 1,037,205,092	-9.0%
Personnel Costs	47,011,193	56,172,021	63,841,459	66,471,966	4.1%
TOTAL COMBINED	\$938,094,975	\$978,235,371	\$1,204,231,561	\$ 1,103,677,058	-8.4%



BUDGET PROCESS



The preparation of the Chicago Housing Authority’s Annual Budget is the culmination of a seven-month budget process, which begins in May and ends in November of each calendar year. The FY2019 budget process required cost centers to utilize our online budgeting tool, Lawson Budgeting and Planning. All budget requests must be entered into this electronic system within a three week time period.

A. Revenue Budget

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

B. Budget Training & Submission

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

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

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

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

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

C. Budget Hearings

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

BUDGET PROCESS

D. Budget Recommendations

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

E. Preliminary Budget

In September, the Chief Executive Officer (CEO) and the Chief of Staff are presented with the final budget recommendations. Additional adjustments are made to reflect any requested changes in the budget. The final budget recommendations become the official FY2019 preliminary budget, and become a part of the FY2019 Draft Annual Plan, including a Sources and Uses schedule that follows HUD guidelines.

F. Budget Briefing

In October, The 2018 preliminary budget is presented to Board members through a series of budget briefings. OBM staff then prepares the draft FY2019 Comprehensive Budget document. The Comprehensive Budget includes an all funds revenue summary, detailed expenditures by cost center, financial summaries and a comparison of the last five and/or three years of financial data for the Authority. A summary presentation of this document is presented to the Board of Commissioners Finance Committee. The presentation provides a general overview of the budget highlighting differences between the FY2018 budget and the proposed FY2019 budget.

G. Board Approval

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

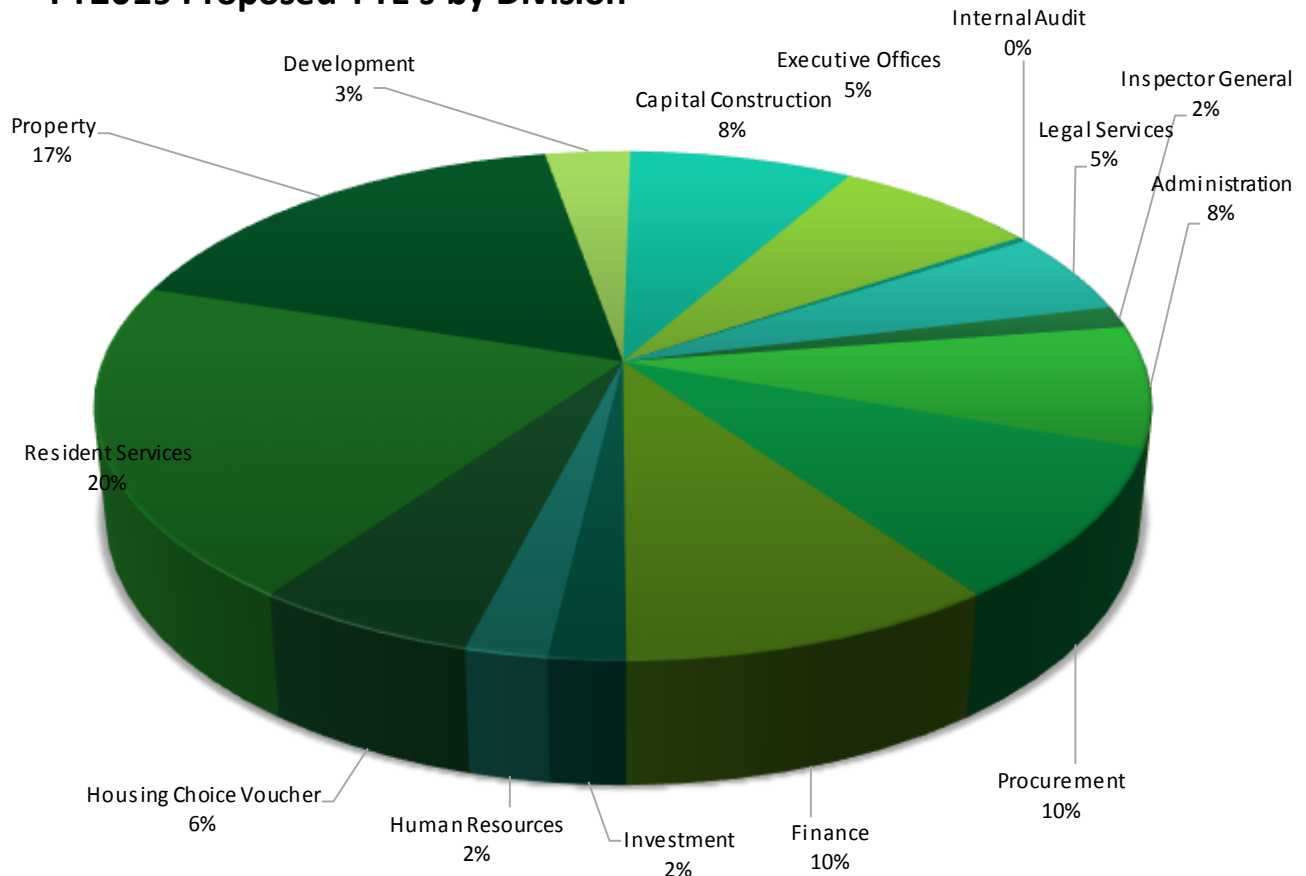
PERSONNEL SUMMARY

GENERAL OVERVIEW

The FY2019 proposed staffing level for the Chicago Housing Authority is set to stay at the 2018 level of 650.5 FTEs. Total personnel costs are estimated at \$66.4 million, which represents a 4.1% increase over FY2018 levels. The 4.1% increase is due to Pay for Performance increases and the reclassification of positions.

Division	FY2016 ACTUAL FTE	FY2017 ACTUAL FTE	FY2018 BUDGET FTE	FY2019 BUDGET FTE	% OF CHANGE FROM PRIOR
Executive Offices	42.0	45.0	45.0	48.0	6.7%
Internal Audit	1.0	2.0	2.0	2.0	0.0%
Legal Services	33.5	36.5	36.5	34.5	-5.5%
Inspector General	7.0	8.0	8.0	9.0	12.5%
Administration	44.0	51.0	51.0	50.0	-2.0%
Procurement	38.0	65.0	64.0	63.0	-1.6%
Finance	51.5	61.5	61.5	64.0	4.1%
Investment	12.5	12.0	13.0	13.0	0.0%
Human Resources	8.0	7.0	9.0	14.0	55.6%
Housing Choice Voucher	28.0	27.0	27.0	38.0	40.7%
Resident Services	138.0	149.0	149.0	130.5	-12.4%
Property	112.0	107.0	106.0	112.0	5.7%
Development	21.0	40.0	23.0	20.0	-13.0%
Capital Construction	24.0	55.5	55.5	52.5	-5.4%
Total	560.5	666.5	650.5	650.5	0.0%

FY2019 Proposed FTE's by Division



PERSONNEL SUMMARY

Division	FY2016 Actual	FY2017 Actual	FY2018 Budget	FY2019 Proposed	% Change From Prior Year Budget
Executive Offices	\$3,969,581	\$4,551,033	\$5,335,791	\$5,590,004	4.8%
Internal Audit	\$207,217	\$254,026	\$263,209	\$263,687	0.2%
Legal Services	3,876,078	4,570,850	5,118,048	4,904,670	-4.2%
Inspector General	859,011	918,779	1,032,721	1,147,558	11.1%
Administration	4,761,983	5,401,569	5,796,406	5,760,606	-0.6%
Procurement	3,785,752	5,179,375	6,224,845	6,199,932	-0.4%
Finance	4,460,115	6,127,657	6,555,051	6,871,670	4.8%
Investment	1,618,713	1,525,284	1,638,078	1,656,652	1.1%
Human Resources	672,379	701,856	972,669	1,660,198	70.7%
Housing Choice Voucher	2,212,479	2,286,252	2,540,533	3,749,344	47.6%
Resident Services	7,122,525	8,007,732	8,936,093	9,174,537	2.7%
Property	8,015,902	7,991,349	8,831,346	9,519,111	7.8%
Development	2,219,297	2,622,457	3,252,708	2,859,831	-12.1%
Capital Construction	3,230,161	6,033,802	7,343,961	7,114,166	-3.1%
Total	\$47,011,193	\$56,172,021	\$63,841,459	\$66,471,966	4.1%

Executive Offices

The Executive Offices Division includes the Office of the Chief Executive Officer, Board of Commissioners, Strategic Management & Partnerships, Communications & Marketing, Diversity Liaison, General Services, Charles A. Hayes Family Investment Center, and Oakland Community Center, . This division directs policy for the Chicago Housing Authority, oversees the day-to-day operations and determines management priorities for the Authority. The division's FTE count is expected to increase by 3.0 FTEs or 6.7% from 2018 budget levels. Personnel costs are also projected to increase by \$254,213 or 4.8% due to the increase of 3.0 FTEs and Pay for Performance.

Internal Audit

The Internal Audit Division consists of Internal Audit. This division performs audits on the processes and procedures of the Authority and ensures that internal controls are in place to safeguard the assets of the Authority. The agency's actual audit function is outsourced except for the department director and the Senior Internal Auditor. Personnel costs for this division will increase by 0.2% or \$478 due to Pay for Performance.

Legal Services

The Legal Services Division includes the Office of the General Counsel. Responsibilities include providing legal advice and counsel to the Authority. The division's FTEs are projected to decrease by 5.5% or 2.0 FTEs from 2018 levels. Personnel costs will decrease by 4.2% or \$213,378 due to the FTE decrease.

Inspector General

The Inspector General Division includes the Office of the Inspector General. This division provides independent oversight over CHA programs through criminal and administrative investigations, reviews and performance audits. The division's FTE count is projected to increase by 12.5% or 1.0 FTE. Personnel costs will increase by 11.1% or \$114,837 as a result of Pay for Performance and the increase in FTEs.

Administration

The Administration Division includes the Office of the Chief Administrative Officer, Information Technology, Training, and General Expense. This division provides support in the areas of training and information technology services in support of the Authority's goals. The FTEs in this division are expected to decrease by 1 FTE or 2.0% in 2019 due to the transfer of one position within the Authority. Personnel costs are expected to decrease by 0.6% or \$35,800 due to the transfer.

PERSONNEL SUMMARY

Procurement

The Procurement Division includes the Department of Procurement and Contracts and the Section 3 Field Office. This division is responsible for the agency-wide purchasing process along with the monitoring and compliance of MBE/WBE/DBE and Section 3 requirements. The division's FTEs are projected to decrease by 1.0 FTE or 1.6% due to one position being transferred within the Authority. Personnel costs are expected to decrease by \$24,913 or 0.4% due to the transfer of one position.

Finance

The Finance Division includes the Office of the Chief Financial Officer, Office of Budget and Management, the Office of the Comptroller and Risk Management. This division is responsible for ensuring the financial stability of the Chicago Housing Authority. The division's FTEs are projected to increase by 2.5 FTEs or 4.1% due to transfer and reclassification of positions within the Authority. Personnel costs are expected to increase by \$316,619 or 4.8% due to the FTE increase and Pay for Performance.

Investment

The Investment Division includes the Treasury, and Revenue and Partnerships. This division is responsible for all of the management, grant funding and alternative revenue opportunities of the Authority. Personnel costs will increase by 1.1% or \$18,574 due to Pay for Performance.

Human Resources

The Human Resources Division includes Human Resources. This division is responsible for strategic counsel and guidance on all human resource and personnel matters for the Chicago Housing Authority. The FTEs in this division are projected to increase by 5.0 or 55.6% due to the transferred and reclassification of positions within the Authority. Personnel costs will also increase in 2019 by \$687,529 or 70.7% due to the additional FTEs and Pay for Performance.

Housing Choice Voucher

The Housing Choice Voucher Division includes Housing Choice Voucher staff and outsourced services. This division is responsible for oversight and management of the Housing Choice Voucher Section 8 Program. The FTEs in this division are expected to increase by 11.0 FTEs or 40.7% due to the transfer and reclassification of positions within the Authority. Personnel costs will increase by \$1,208,811 or 47.6% due to the additional FTEs and Pay for Performance.

PERSONNEL SUMMARY

Resident Services

The Resident Services Division includes the Office Resident Services, Resident Services Other Funding Sources, CHA Intern Program, Central Advisory Council, and Resident Services Contracts. This division is responsible for the oversight of all resident and supportive services activities within the Chicago Housing Authority. The division's FTEs are projected to decrease by 12.4% or 18.5 FTEs due to position transfers within the Authority. Despite the transfers personnel costs will increase by 2.7% or \$238,444 due Pay for Performance and student intern funding.

Property

The Property Division includes Asset Management Portfolio/Property Office, Private Property Management, Security Coordination, CHA Monitors, Rental Assistance Demonstration and Utilities. This division is responsible for overseeing the operations and compliance of 215 developments. The FTEs in this division are projected to increase by 5.7% or 6.0 FTEs. This is primarily due to transfers and reclassifications of positions within the Authority. Personnel costs will increase by 7.8% or \$687,765 as a result of Pay for Performance and additional FTEs.

Development

The Development Division includes the Office of Development Management and Development Management Capital Expenses. This division is responsible for unit acquisition, project-based voucher, and mixed income development. The FTEs in this division are expected to decrease by 3.0 FTEs or 13.0% in 2019 due to the transfer and reclassification of positions within the Authority. Personnel costs are expected to decrease by 12.1% or \$392,877 due to the decrease in FTEs.

Capital Construction

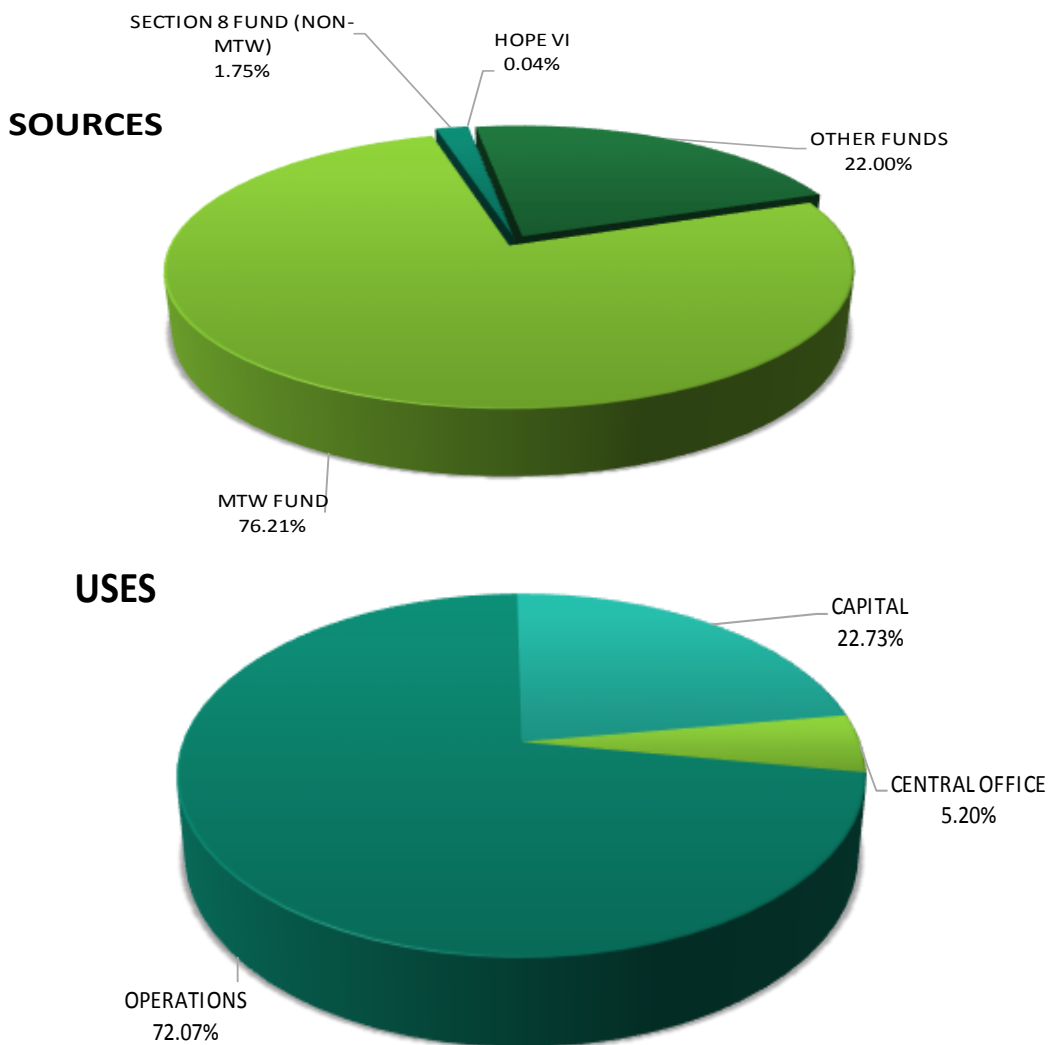
The Capital Construction Division includes, Capital Improvement and Capital Construction Administration. This division is responsible for the rehabilitation and ongoing capital maintenance efforts at CHA's Family, Senior and Scattered Site Properties. The FTEs in this division are expected to decrease by 3.0 FTEs or 5.4% in 2019 due to position after the transfers and reclassifications. Personnel costs are expected to decrease by 3.1% or \$229,795 due to the position transfers.

FUND FINANCIAL SUMMARY

The Authority has three funds: the Proprietary Fund; the Enterprise Fund; and the Fiduciary Fund, which is the CHA Employee’s Retirement Trust Fund that is separately managed and operated. The Fiduciary Fund is not included in the Budget.

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

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



FUND FINANCIAL SUMMARY

ENTERPRISE FUND COMBINED

	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2019 Budget	% Change Prior Year	% of Total
SOURCES						
MTW Fund	\$ 855,827,252	\$ 842,795,763	\$ 925,183,799	\$ 841,150,061	-9.1%	76.2%
Section 8 Fund (Non-MTW)	17,883,947	18,361,567	19,741,891	19,345,758	-2.0%	1.8%
Hope VI Fund	3,501,957	361,720	1,100,000	400,000	-63.6%	0.0%
Other Funds	12,141,975	15,941,052	258,205,872	242,781,239	-6.0%	22.0%
TOTAL SOURCES	\$ 889,355,131	\$ 877,460,102	\$1,204,231,561	\$1,103,677,058	-8.4%	100.0%
USES						
OPERATING						
CENTRAL OFFICE						
Executive Offices	\$ 11,081,549	\$ 12,005,945	\$ 14,156,518	\$ 13,803,467	-2.5%	24.1%
Internal Audit	868,674	1,262,900	1,296,189	1,227,922	-5.3%	2.1%
Legal Services	6,473,561	6,948,120	7,752,367	7,137,942	-7.9%	12.4%
Human Resources	944,041	821,001	1,127,529	1,872,058	66.0%	3.3%
Office of Inspector General	914,180	1,005,523	1,374,939	1,455,376	5.9%	2.5%
Finance	5,062,979	7,618,738	8,742,306	8,617,635	-1.4%	15.0%
Investment Management	1,773,575	1,739,369	2,163,634	2,069,098	-4.4%	3.6%
Administration	12,477,168	13,328,511	15,726,075	14,467,878	-8.0%	25.2%
Procurement	3,852,841	5,528,885	7,063,214	6,735,301	-4.6%	11.7%
TOTAL CENTRAL OFFICE	43,448,568	50,258,992	59,402,771	57,386,677	-3.4%	100.0%
OPERATIONS						
Property Office	160,688,033	236,356,996	206,903,172	207,135,095	0.1%	26.0%
Capital Construction Administration	6,895,544	9,560,774	8,531,696	7,239,450	-15.1%	0.9%
Development Administration	3,547,602	6,464,197	3,460,359	2,954,482	-14.6%	0.4%
Housing Choice Voucher	485,942,969	527,945,562	513,609,372	530,801,510	3.3%	66.7%
Resident Services	43,687,697	43,161,810	48,151,161	47,245,916	-1.9%	5.9%
TOTAL OPERATIONS	700,761,845	823,489,339	780,655,760	795,376,453	1.9%	100.0%
CAPITAL						
Capital Repairs and Improvements	109,022,064	52,757,073	170,801,175	129,520,000	-24.2%	51.6%
Central Office - Debt Service	1,016,116	960,679	28,784,183	20,532,928	-28.7%	8.2%
Development	83,846,382	50,769,290	164,587,672	100,861,000	-38.7%	40.2%
TOTAL CAPITAL	193,884,562	104,487,042	364,173,030	250,913,928	-31.1%	100.0%
TOTAL USES	\$ 938,094,975	\$ 978,235,373	\$1,204,231,561	1,103,677,058	-8.4%	100.0%
INCREASE/(DECREASE) IN FUND EQUITY	\$ (48,739,844)	\$ (100,775,270)	\$ -	\$ -		

FUND FINANCIAL SUMMARY

ENTERPRISE FUND MTW FUND DETAIL

	<u>FY2016 Actuals</u>	<u>FY2017 Actuals</u>	<u>FY2018 Budget</u>	<u>FY2019 Budget</u>	<u>% Change Prior Year</u>	<u>% of Total</u>
SOURCES						
Capital Grants	\$ 106,975,272	\$ 25,022,344	\$ 109,921,687	\$ -	-100.0%	-
Housing Assistance	406,079,629	458,944,047	452,762,941	466,124,942	3.0%	55.4%
MTW Demo Vouchers	74,287,397	64,216,352	55,595,003	56,947,999	2.4%	6.8%
Operating Subsidy	165,167,611	174,335,986	141,465,971	119,048,714	-15.8%	14.2%
Rental Assistance Demonstration (RAD)	3,384,287	20,251,342	35,273,059	60,619,787	71.9%	7.2%
Rental Income	49,918,183	45,625,896	58,141,152	60,477,544	4.0%	7.2%
Administrative Income	43,218,854	50,725,591	44,930,614	52,428,431	16.7%	6.2%
Other Income	2,935,012	1,441,381	25,821,372	23,752,644	-8.0%	2.8%
Interest Income	3,861,007	2,232,823	1,272,000	1,750,000	37.6%	0.2%
TOTAL SOURCES	\$ 855,827,252	\$ 842,795,763	\$ 925,183,799	\$ 841,150,061	-9.1%	100.0%
USES						
OPERATING						
CENTRAL OFFICE						
Executive Offices	\$ 11,081,549	\$ 12,005,945	\$ 14,156,518	\$ 13,803,467	-2.5%	24.1%
Internal Audit	868,674	1,262,900	1,296,189	1,227,922	-5.3%	2.1%
Legal Services	5,752,698	6,948,120	7,752,367	7,137,942	-7.9%	12.5%
Human Resources	944,041	821,001	1,127,529	1,872,058	66.0%	3.3%
Office of Inspector General	914,180	1,005,523	1,374,939	1,455,376	5.9%	2.5%
Finance	5,062,979	7,618,738	8,742,306	8,617,635	-1.4%	15.0%
Investment Management	1,772,718	1,737,126	2,160,999	2,069,098	-4.3%	3.6%
Administration	11,839,993	12,519,711	15,276,075	14,467,878	-5.3%	25.3%
Procurement	3,852,841	5,485,933	6,813,214	6,635,651	-2.6%	11.6%
TOTAL CENTRAL OFFICE	42,089,673	49,404,997	58,700,136	57,287,027	-2.4%	100.0%
OPERATIONS						
Property Office	\$ 159,240,658	\$ 235,886,882	\$ 206,903,172	\$ 204,793,595	-1.0%	26.6%
Capital Construction Administration	6,880,833	9,560,774	8,531,696	7,239,450	-15.1%	0.9%
Development Administration	3,527,602	3,878,565	3,460,359	2,954,482	-14.6%	0.4%
Housing Choice Voucher	468,688,222	509,225,789	493,845,954	511,434,752	3.6%	66.4%
Resident Services	37,731,712	39,935,937	44,919,145	43,434,833	-3.3%	5.6%
TOTAL OPERATIONS	676,069,027	798,487,947	757,660,326	769,857,112	1.6%	100.0%
CAPITAL						
Capital Repairs and Improvements	109,022,064	51,592,841	62,266,837	-	-	-
Central Office - Debt Service	1,016,116	-	-	6,405,922	100.0%	45.7%
Development	61,334,731	48,322,167	46,556,500	7,600,000	-83.7%	54.3%
TOTAL CAPITAL	171,372,911	99,915,008	108,823,337	14,005,922	-87.1%	100.0%
TOTAL USES	\$ 889,531,611	\$ 947,807,952	\$ 925,183,799	\$ 841,150,061	-9.1%	100.0%
INCREASE/(DECREASE) IN FUND EQUITY	\$ (33,704,359)	\$ (105,012,189)	\$ -	\$ -		

FUND FINANCIAL SUMMARY

ENTERPRISE FUND SECTION 8 FUND DETAIL (Non-MTW)

	<u>FY2016 Actuals</u>	<u>FY2017 Actuals</u>	<u>FY2018 Budget</u>	<u>FY2019 Budget</u>	<u>% Change Prior Year</u>	<u>% of Total</u>
SOURCES						
Capital Grants	\$ -	\$ -	\$ -	\$ -	-	-
Bond Proceeds	-	-	-	-	-	-
Housing Assistance	7,451,022	7,641,317	7,672,153	6,411,552	-16.4%	33.1%
Mainstream	421,700	406,131	422,455	427,259	1.1%	2.2%
Veteran's Affairs Supportive Housing	8,589,242	8,874,388	10,223,948	11,368,342	11.2%	58.8%
Administrative Income	1,421,983	1,439,730	1,423,335	1,138,605	-20.0%	5.9%
Other Income	-	-	-	-	-	-
Interest Income	-	-	-	-	-	-
TOTAL SOURCES	\$ 17,883,947	\$ 18,361,567	\$ 19,741,891	\$ 19,345,758	-2.0%	100.0%
USES						
OPERATING						
CENTRAL OFFICE						
Executive Offices	\$ -	\$ -	\$ -	\$ -	-	-
Internal Audit	-	-	-	-	-	-
Legal Services	-	-	-	-	-	-
Human Resources	-	-	-	-	-	-
Office of Inspector General	-	-	-	-	-	-
Finance	-	-	-	-	-	-
Investment Management	-	-	-	-	-	-
Administration	-	-	-	-	-	-
Procurement	-	-	-	-	-	-
TOTAL CENTRAL OFFICE	-	-	-	-	-	-
OPERATIONS						
Property Office	\$ -	\$ -	\$ -	\$ -	-	-
Capital Construction Administration	-	-	-	-	-	-
Development Administration	-	-	-	-	-	-
Housing Choice Voucher	17,234,051	18,698,884	19,741,890	19,345,758	-2.0%	100.0%
Resident Services	-	-	-	-	-	-
TOTAL OPERATIONS	17,234,051	18,698,884	19,741,890	19,345,758	-2.0%	100.0%
CAPITAL						
Capital Repairs and Improvements	\$ -	\$ -	\$ -	\$ -	-	-
Central Office - Debt Service	-	-	-	-	-	-
Development	-	-	-	-	-	-
TOTAL CAPITAL	-	-	-	-	-	0.0%
TOTAL USES	\$ 17,234,051	\$ 18,698,884	\$ 19,741,891	\$ 19,345,758	-2.0%	100.0%
INCREASE/(DECREASE) IN FUND EQUITY	\$ 649,896	\$ (337,317)	\$ -	\$ -		

FUND FINANCIAL SUMMARY

ENTERPRISE FUND HOPE VI DETAIL

	<u>FY2016 Actuals</u>	<u>FY2017 Actuals</u>	<u>FY2018 Budget</u>	<u>FY2019 Budget</u>	<u>% Change Prior Year</u>	<u>% of Total</u>
<u>SOURCES</u>						
Grant Funds (Hard costs)	\$ 3,109,850	\$ 60,800	\$ 700,000	\$ -	-100.0%	-
Grant Funds (Soft Costs)	382,124	296,053	400,000	400,000	0.0%	100.0%
Housing Assistance	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Rental Income	-	-	-	-	-	-
Administrative Income	-	-	-	-	-	-
Other Income	9,983	4,867	-	-	-	-
Interest Income	-	-	-	-	-	-
TOTAL SOURCES	\$ 3,501,957	\$ 361,720	\$ 1,100,000	\$ 400,000	-63.6%	100.0%
<u>USES</u>						
<u>OPERATING</u>						
<u>CENTRAL OFFICE</u>						
Executive Offices	\$ -	\$ -	\$ -	\$ -	-	-
Internal Audit	-	-	-	-	-	-
Legal Services	-	-	-	-	-	-
Human Resources	-	-	-	-	-	-
Office of Inspector General	-	-	-	-	-	-
Finance	-	-	-	-	-	-
Investment Management	-	-	-	-	-	-
Administration	-	-	-	-	-	-
Procurement	-	-	-	-	-	-
TOTAL CENTRAL OFFICE	-	-	-	-	-	0.0%
<u>OPERATIONS</u>						
Property Office	\$ -	\$ -	\$ -	\$ -	-	-
Capital Construction Administration	-	-	-	-	-	-
Development Administration	-	-	-	-	-	-
Housing Choice Voucher	-	-	-	-	-	-
Resident Services	394,616	296,053	400,000	400,000	0.0%	100.0%
TOTAL OPERATIONS	\$ 394,616	\$ 296,053	\$ 400,000	\$ 400,000	0.0%	100.0%
<u>CAPITAL</u>						
Capital Repairs and Improvements	\$ -	\$ -	\$ -	\$ -	-	-
Central Office - Debt Service	-	-	-	-	-	-
Development	3,109,850	815,214	700,000	-	-	-
TOTAL CAPITAL	\$ 3,109,850	\$ 815,214	\$ 700,000	\$ -	-	0.0%
TOTAL USES	\$ 3,504,466	\$ 1,111,267	\$ 1,100,000	\$ 400,000	-63.6%	100.0%
INCREASE/(DECREASE) IN FUND EQUITY	\$ (2,509)	\$ (749,547)	\$ -	\$ -		

FUND FINANCIAL SUMMARY

ENTERPRISE FUND OTHER FUND DETAIL

<u>SOURCES</u>	<u>FY2016 Actuals</u>	<u>FY2017 Actuals</u>	<u>FY2018 Budget</u>	<u>FY2019 Budget</u>	<u>% Change Prior Year</u>	<u>% of Total</u>
Capital Grants	\$ -	\$ -	\$ -	\$ -	100.0%	-
Other Inter-Gov't Operating Grants	548,620	1,445,007	-	-	100.0%	-
Bonds	-	-	250,000,000	-	-100.0%	-
Taxable Bonds	-	-	-	84,059,006	100.0%	34.6%
Non-Taxable Bonds	-	-	-	39,809,000	100.0%	16.4%
LIHTC	-	-	-	23,383,000	100.0%	9.6%
Mortgage Bonds	-	-	-	86,870,000	100.0%	35.8%
Section 3 Scholarships	341,046	-	250,000	597,650	139.1%	0.2%
Other HUD Operating Grants	1,089,595	957,859	2,442,565	2,913,083	19.3%	1.2%
Dept of Commerce & Economic Opportunity	-	392,757	2,787,560	2,787,000	0.0%	1.1%
Non-InterGovernmental Grants	1,160,000	1,398,871	-	-	0.0%	-
Other Income	8,621,396	10,883,140	2,725,747	2,362,500	-13.3%	1.0%
Interest Income	381,318	863,418	-	-	100.0%	-
TOTAL SOURCES	\$ 12,141,975	\$ 15,941,052	\$ 258,205,872	\$ 242,781,239	-6.0%	100.0%
<u>USES</u>						
<u>OPERATING</u>						
<u>CENTRAL OFFICE</u>						
Executive Offices	\$ -	\$ -	\$ -	\$ -	0.0%	-
Internal Audit	-	-	-	-	0.0%	-
Legal Services	720,863	-	-	-	0.0%	-
Human Resources	-	-	-	-	0.0%	-
Office of Inspector General	-	-	-	-	0.0%	-
Finance	-	-	-	-	0.0%	-
Investment Management	857	2,243	2,635	-	-100.0%	-
Administration	637,175	808,800	450,000	-	-100.0%	-
Procurement	-	42,952	250,000	99,650	0.0%	100.0%
TOTAL CENTRAL OFFICE	1,358,895	853,995	702,635	99,650	-85.8%	100.0%
<u>OPERATIONS</u>						
Property Office	\$ 1,447,375	\$ 470,114	\$ -	\$ 2,341,500	100.0%	40.6%
Capital Construction Administration	14,711	-	-	-	100.0%	-
Development Administration	20,000	2,585,632	-	-	100.0%	-
Housing Choice Voucher	20,696	20,889	21,528	21,000	-2.5%	0.4%
Resident Services	5,561,369	2,929,820	2,832,016	3,411,083	20.4%	59.1%
TOTAL OPERATIONS	7,064,151	6,006,455	2,853,544	5,773,583	102.3%	100.0%
<u>CAPITAL</u>						
Capital Repairs and Improvements	\$ -	\$ 1,164,232	\$ 108,534,338	\$ 129,520,000	19.3%	54.7%
Central Office - Debt Service	-	960,679	28,784,183	14,127,006	-50.9%	6.0%
Development	19,401,802	1,631,909	117,331,172	93,261,000	-20.5%	39.4%
TOTAL CAPITAL	19,401,802	3,756,820	254,649,693	236,908,006	-7.0%	100.0%
TOTAL USES	\$ 27,824,848	\$ 10,617,270	\$ 258,205,872	\$ 242,781,239	-6.0%	100.0%
INCREASE/(DECREASE) IN FUND EQUITY	\$ (15,682,873)	\$ 5,323,782	\$ -	\$ -		

FUND FINANCIAL SUMMARY

SUMMARY OF EXPENDITURES

The following two schedules represent the 2019 budget expenditures in the following categories:

I. Functional Expense Category by Fund

II. Divisional Expense Category by Fund

	Central Office	% of Total	Operations	% of Total	Capital	% of Total	FY2019 Budget Total	% of Total
Enterprise Funds:								
MTW Fund	\$ 57,287,027	99.8%	\$ 769,857,112	96.8%	\$ 14,005,922	5.6%	\$ 841,150,061	76.2%
Section 8 Non-MTW	-	0.0%	19,345,758	2.4%	-	0.0%	19,345,758	1.8%
Hope VI	-	0.0%	400,000	0.1%	-	0.0%	400,000	0.0%
Other Funds	99,650	0.2%	5,773,583	0.7%	236,908,006	94.4%	242,781,239	22.0%
TOTAL ENTERPRISE FUNDS	\$ 57,386,677	100.0%	\$ 795,376,453	100.0%	\$ 250,913,928	100.0%	\$ 1,103,677,058	100.0%

Enterprise Funds:	MTW Fund	Section 8 Non-MTW	Hope VI	Other Funds	FY2019 Budget Total
Executive Offices	\$ 13,803,467	\$ -	\$ -	\$ -	\$ 13,803,467
Internal Audit	1,227,922	-	-	-	1,227,922
Legal Services	7,137,942	-	-	-	7,137,942
Human Resources	1,872,058	-	-	-	1,872,058
Office of Inspector General	1,455,376	-	-	-	1,455,376
Finance	8,617,635	-	-	-	8,617,635
Investment Management	2,069,098	-	-	-	2,069,098
Administration	14,467,878	-	-	-	14,467,878
Procurement	6,635,651	-	-	99,650	6,735,301
Housing Choice Voucher	511,434,752	19,345,758	-	21,000	530,801,510
Resident Services	43,434,833	-	400,000	3,411,083	47,245,916
Property Office	204,793,595	-	-	2,341,500	207,135,095
Capital Construction	13,645,372	-	-	143,647,006	157,292,378
Development	10,554,482	-	-	93,261,000	103,815,482
TOTAL ENTERPRISE FUNDS	\$ 841,150,061	\$ 19,345,758	\$ 400,000	\$ 242,781,239	\$ 1,103,677,058

FUND FINANCIAL SUMMARY

RECONCILIATION OF 2019 BUDGET TO ANNUAL PLAN - SOURCES and USES

Sources FDS Line Item Name	2019		2019 Budget
	Annual Plan Dollar Amount	Reconciling Items	
Total Tenant Revenue	\$ 60,477,544	\$ -	\$ 60,477,544
HUD PHA Operating Grants	770,877,625	241,158,021	1,012,035,646 A
Capital Grants	-	-	-
Total Fee Revenue	9,738,088	-	9,738,088
Interest Income	1,750,000	-	1,750,000
Gain or Loss on Sale of Capital Assets	-	-	-
Other Income	7,142,014	12,533,766	19,675,780 B
Total Revenue	\$ 849,985,271	\$ 253,691,787	\$ 1,103,677,058

Uses FDS Line Item Name	2019		2019 Budget
	Annual Plan Dollar Amount	Reconciling Items	
Total Operating - Administrative	\$ 61,364,955	\$ 52,396,272	\$ 113,761,227
Management Fee Expense	-	-	-
Allocated Overhead	52,396,272	(52,396,272)	-
Total Tenant Services	40,593,499	-	40,593,499
Total Utilities	19,257,753	-	19,257,753
Labor	-	-	-
Total Ordinary Maintenance	139,158,535	226,131,000	365,289,535 C
Total Protective Services	25,340,732	-	25,340,732
Total insurance Premiums	5,062,000	-	5,062,000
Total Other General Expenses	7,662,145	-	7,662,145
Total Interest Expense and Amortization Cost	18,090,250	2,442,678	20,532,928 D
Total Extraordinary Maintenance	10,300,000	-	10,300,000
Housing Assistance Payments + HAP Portability-In	494,696,060	-	494,696,060
Depreciation Expense	110,346,082	(110,346,082)	- E
All Other Expenses	1,181,179	-	1,181,179
Total Expenses	\$ 985,449,462	\$ 118,227,596	\$ 1,103,677,058

**** Note:** CHA, as an MTW agency, prepared a Sources and Uses schedule for its Annual Plan that was submitted to HUD on October 15, 2018. HUD provided the Sources and Uses format and required the use of FDS line items such as HUD PHA Operating Grants, HAP + HAP Port-ins and Depreciation Expense. The CHA FY2019 Comprehensive Budget is reviewed and approved by the CHA Board in November 2018. Updates are made to CHA's 2019 Budget after the Annual Plan is submitted to HUD.

A. CHA's 2019 budget includes the use of third party financing to fund capital projects.

B. CHA's 2019 budget includes funds from the Federal Land sale.

C. Capital expenditures are a use of funds in CHA's 2019 budget but are capitalized for FDS and Annual Plan reporting.

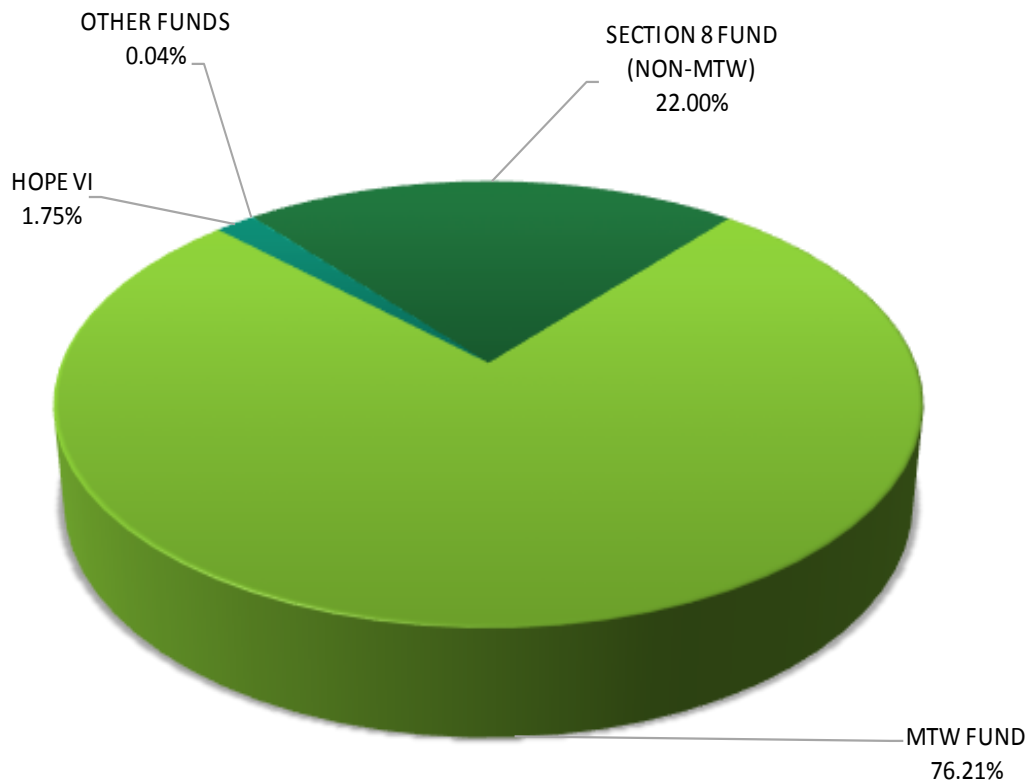
D. Principal payments on debt are a use of funds in CHA's 2019 budget but are a reduction to Long-term Debt in FDS.

E. Depreciation is an expense in FDS and, as a non-cash item, it is not reflected as a use of funds in CHA's 2019 Budget.

REVENUE SOURCES ANALYSIS

The revenue summary for the Chicago Housing Authority (CHA) encompasses four major funding sources, each source of funding has several components. Below, and on succeeding pages, are tables and graphs that display historical information for each of the funding sources over a four-year period. For FY2019, total budgeted revenue for the CHA is \$1.1 billion.

	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2019 Budget	% Change Prior Year
MTW FUND	\$ 855,827,252	\$ 842,795,763	\$ 925,183,799	\$ 841,150,061	-9.1%
SECTION 8 FUND (NON-MTW)	17,883,947	18,361,567	19,741,891	19,345,758	-2.0%
HOPE VI	3,501,958	361,720	1,100,000	400,000	-63.6%
OTHER FUNDS	12,141,975	15,941,052	258,205,872	242,781,239	-6.0%
TOTAL REVENUES	\$ 889,355,132	\$ 877,460,102	\$ 1,204,231,562	\$1,103,677,058	-8.4%



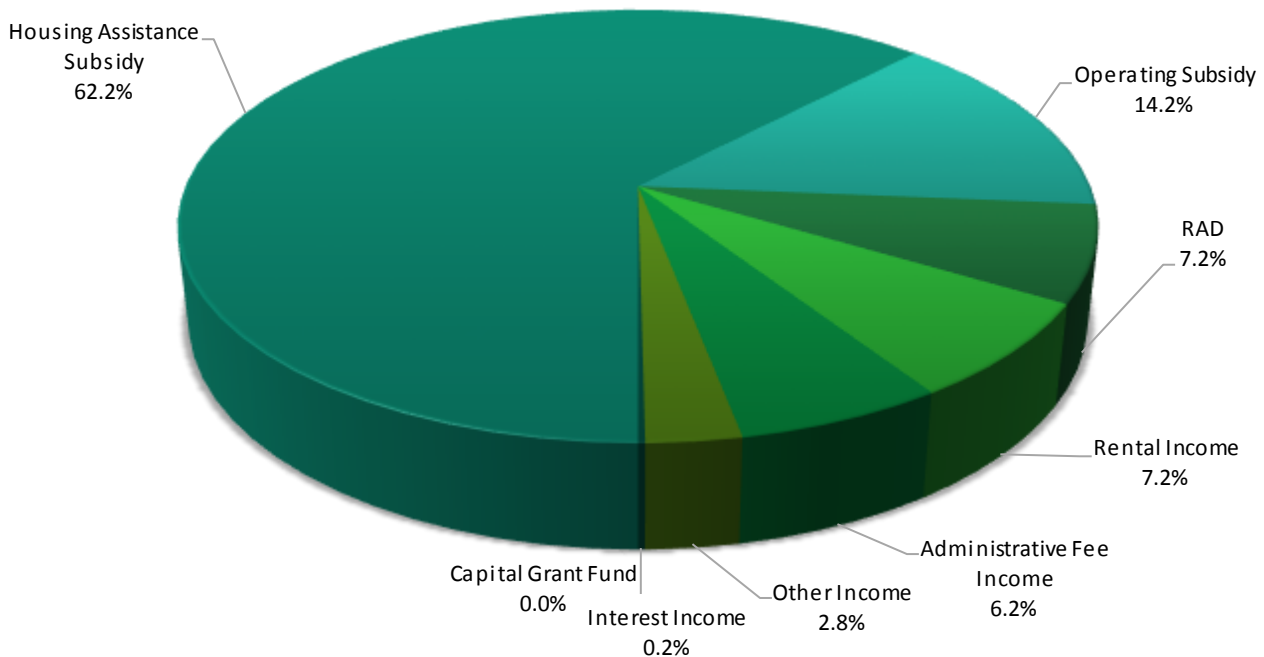
REVENUE SOURCES ANALYSIS

MTW FUND

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

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

	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2019 Budget	% Change Prior Year
Capital Grant Fund	\$ 106,975,272	\$ 25,022,344	\$ 109,921,687	\$ -	-
Housing Assistance Subsidy	480,367,026	523,160,399	508,357,944	523,072,941	2.9%
Operating Subsidy	165,167,611	174,335,986	141,465,971	119,048,714	-15.8%
Rental Assistance Demonstration	3,384,287	20,251,342	35,273,059	60,619,787	71.9%
Rental Income	49,918,183	45,625,896	58,141,152	60,477,544	4.0%
Administrative Fee Income	43,218,854	50,725,591	44,930,614	52,428,431	16.7%
Other Income	2,935,012	1,441,381	25,821,372	23,752,644	-8.0%
Interest Income	3,861,007	2,232,823	1,272,000	1,750,000	37.6%
TOTAL REVENUES	\$ 855,827,252	\$ 842,795,763	\$ 925,183,799	\$ 841,150,061	-9.1%



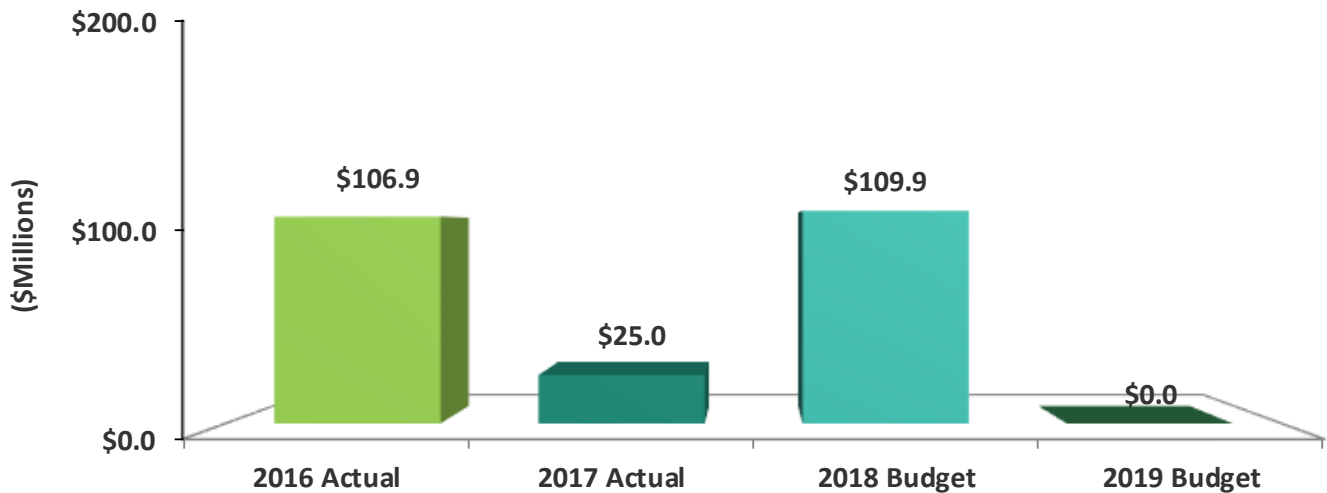
REVENUE SOURCES ANALYSIS

Capital Fund

The Capital Fund Program is utilized for rehabilitation, redevelopment and unit acquisition initiatives. In FY2019, construction activity will be centered around delivering 812 new units to the public housing portfolio through mixed-income development and public housing acquisition initiatives. Some of the anticipated Capital projects are Harold Ickes, Parkside III, Ravenswood Senior Living, 45th & Cottage Grove-Phase 1, Osco Apartments, Altgeld and Pope Apartments. FY2019 moves us closer towards reaching our goal of 25,000 housing units committed under the Plan. There are no appropriations from Capital Funds for the FY2019 Budget. Capital grants were used to fund the FY2018 Rental Assistance Demonstration (RAD) conversions. FY2019 capital projects will be funded with 3rd Party Financing (Bonds).

	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2019 Budget	% Change
Capital Grant Funds	\$106,975,272	\$25,022,344	\$109,921,687	\$0	-100.0%
TOTAL REVENUE	\$106,975,272	\$25,022,344	\$109,921,687	\$0	-100.0%

CAPITAL GRANT FUNDS

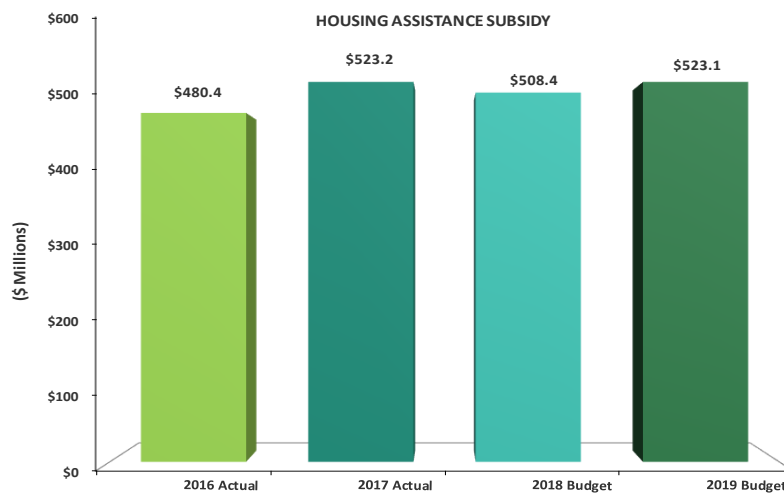


REVENUE SOURCES ANALYSIS

Housing Assistance Subsidy

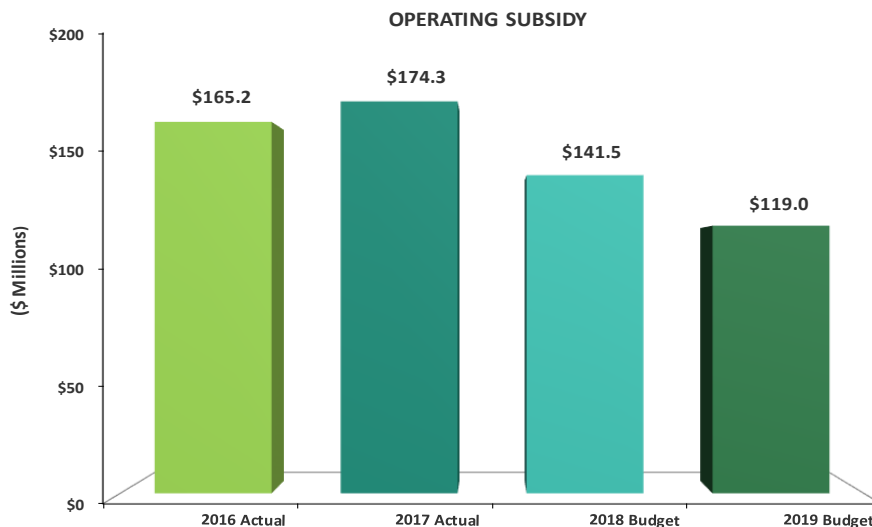
The Section 8 Housing Choice Voucher Program (HCV) is funded by Annual Contribution Contracts (ACC). The FY2019 projection for Housing Assistance Subsidy is based on leased units and is estimated at \$523.1 million for MTW vouchers, \$56.9 million for MTW Block Grant vouchers and \$466.1 Housing Choice Vouchers.

The graph below depicts CHA's Section 8 (MTW) Housing Assistance Subsidy levels for FY2016-FY2019.



Operating Subsidy

The estimation of Operating Subsidy is based upon the MTW Operating Subsidy Formula provided by HUD. The estimated Subsidy is derived by taking the Allowable Expense Level, a delta factor of 0.5%, the inflation factor of 2.2% and HUD's congressional appropriation rate. The calculated Operating Subsidy is based on 14,379 units and a congressional HUD appropriation of 89.7% for FY2019.

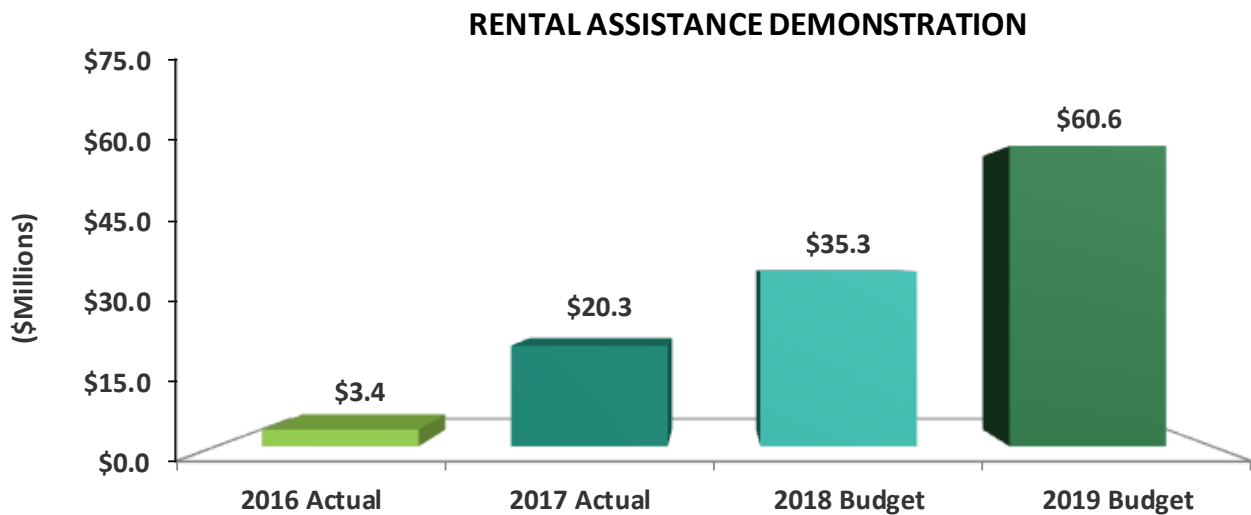


REVENUE SOURCES ANALYSIS

Rental Assistance Demonstration (RAD)

The Rental Assistance Demonstration Program was designed by HUD to assist in preserving affordable housing assets and addressing capital needs of public housing authorities (PHA's). The RAD Program allows PHA's and owners of HUD-assisted properties to convert units to project-based Section 8 programs, providing an opportunity to invest millions into properties at risk of being lost from the nation's affordable housing inventory. CHA will be utilizing funding from the RAD Program to support and continue to expand affordable housing opportunities. RAD funding for FY2019, \$60.6 million will be used for 5,613 units transitioned into the program through FY2018 and in FY2019.

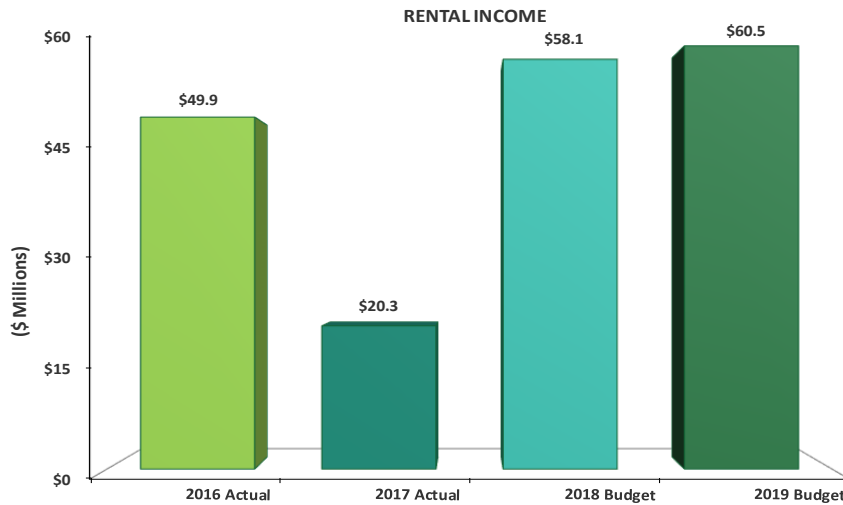
	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2019 Budget	% Change
RAD Funds	\$ 3,384,287	\$ 20,251,342	\$ 35,273,059	\$ 60,619,787	71.9%
TOTAL REVENUE	\$ 3,384,287	\$ 20,251,342	\$ 35,273,059	\$ 60,619,787	71.9%



REVENUE SOURCES ANALYSIS

Rental Income

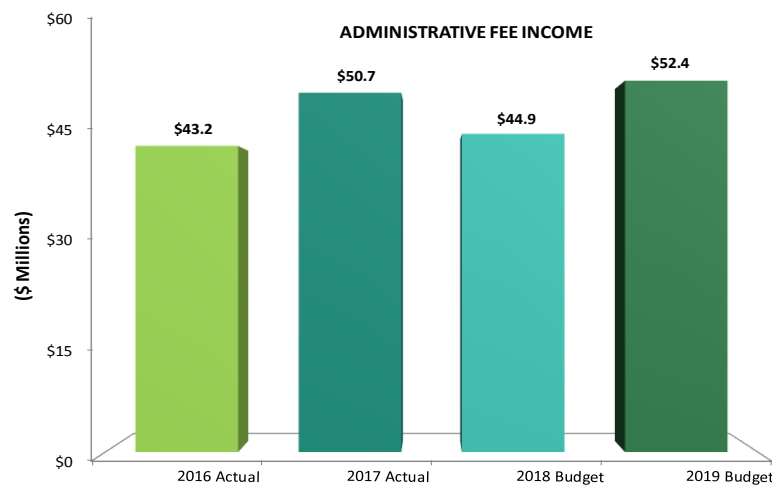
Rental Income is based on projected occupancy rates for each property, as well as, tenant rent reserves from Mixed Income properties. Presented below are the Rental Income Levels for FY2016 through FY2019. The increase from FY2018 to FY2019 is due to a higher occupancy target.



Administrative Fee Income

The Authority earns Administrative Fees from HUD based on the total number of units leased for facilitating and managing the Section 8 public/private housing partnerships. HUD establishes a rate per unit that is subject to congressional appropriation. The Authority uses two third party administrators to operate the Section 8 Program. Administrative Income for FY2019 is estimated at \$52.4 million.

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

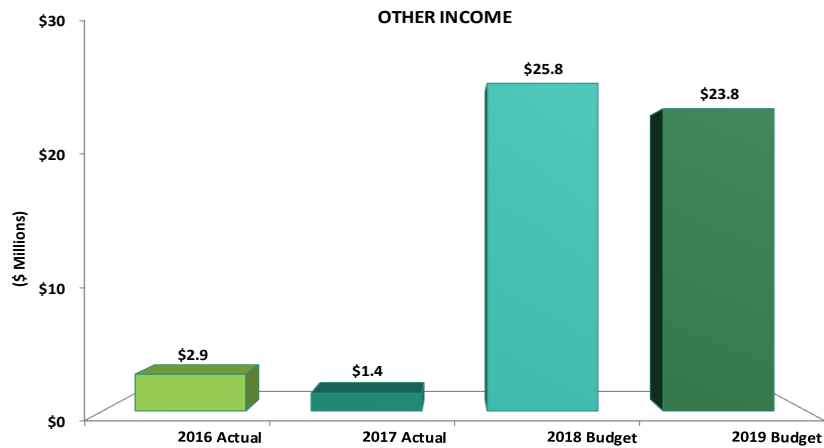


REVENUE SOURCES ANALYSIS

Other Income

Other Income is comprised of miscellaneous revenues received throughout the year. The revenue source for Other Income includes revenue receipts from the lease of CHA rooftops, Section 8 revenue from tenant fraud recovery fees and \$19.6 million in Federal land sales.

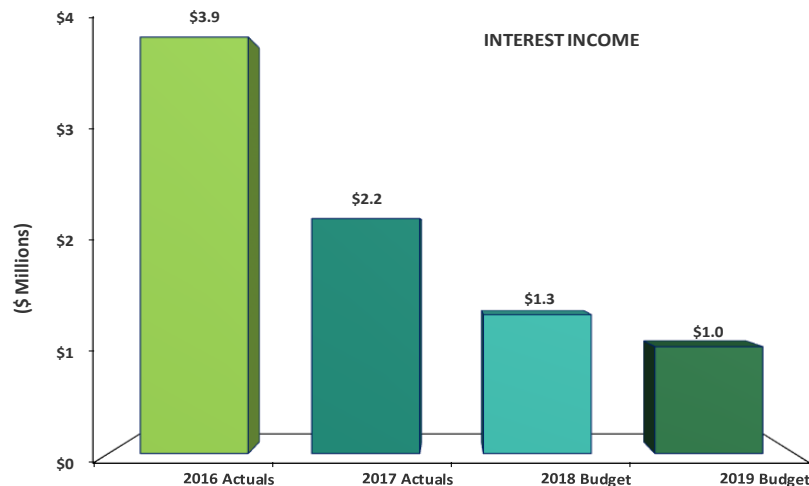
Presented below are the Other Income levels for FY2016 through FY2019.



Interest Income

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

Presented below are the Interest Income levels for FY2016 through FY2019.



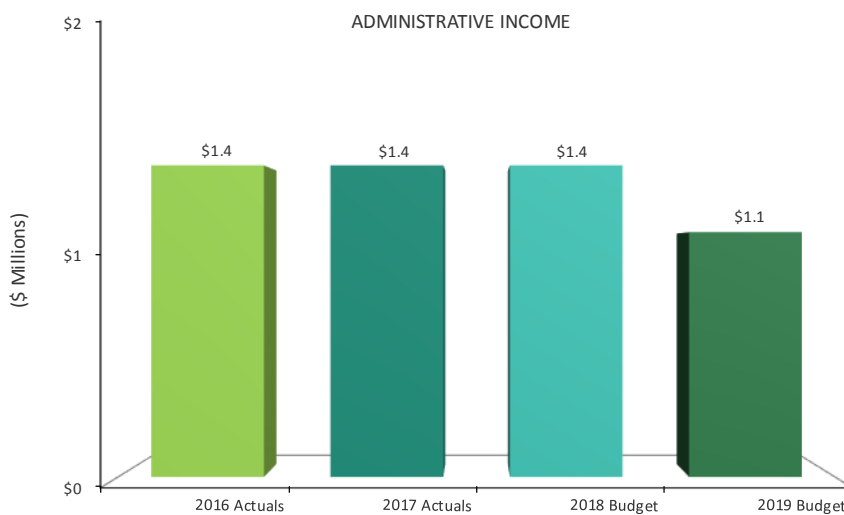
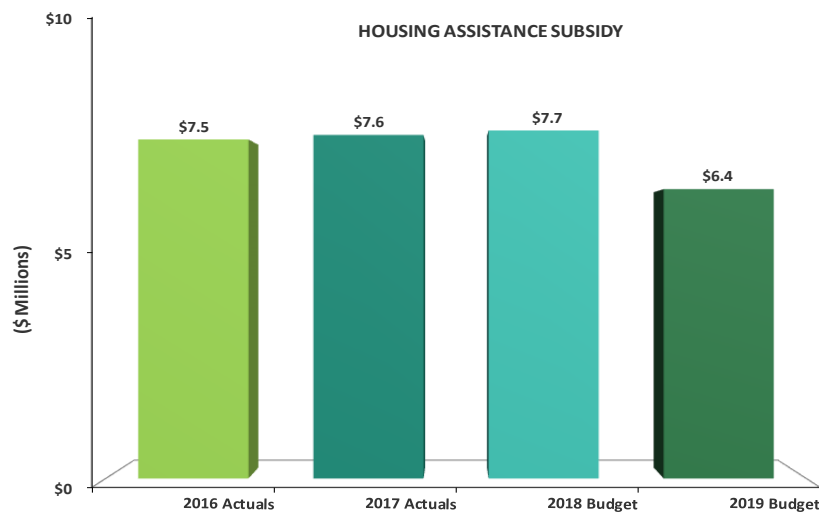
REVENUE SOURCES ANALYSIS

SECTION 8 (NON-MTW)

The Section 8 (Non-MTW) revenue consists of the Moderate Rehabilitation and Mainstream Voucher Programs, which is funded by Annual Contribution Contracts (ACC). These contracts provide appropriations for approximately 987 Mod Rehab, 50 Mainstream and 1,368 Veteran’s Affairs Supportive Housing vouchers. The revenue received under the terms of the ACC are for the operation of the voucher program and cover Housing Assistance Payments and fees for administering the program.

Presented below are the Section 8 (Non-MTW) income levels for FY2016 through FY2019.

	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2019 Budget	% Change
Housing Assistance Payments	\$7,451,022	\$7,641,317	\$7,672,153	\$6,411,552	-16.4%
Administrative Income	1,421,983	1,439,730	1,423,335	1,138,605	-20.0%
Mainstream	421,700	406,131	422,455	427,259	1.1%
Veteran's Affairs Supportive Housing	8,589,242	8,874,388	10,223,948	11,368,342	11.2%
TOTAL REVENUE	\$17,883,947	\$18,361,567	\$19,741,891	\$19,345,758	-2.0%

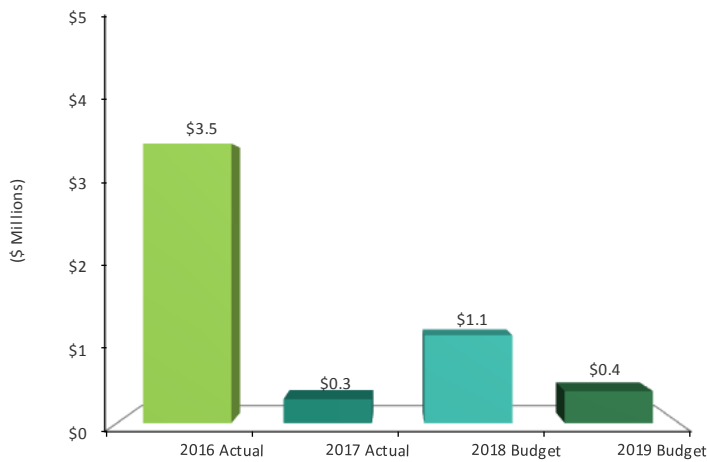


REVENUE SOURCES ANALYSIS

HOPE VI FUNDS

The HOPE VI Urban Revitalization Program served as a vital role in the Department of Housing and Urban Development’s efforts to transform Public Housing. The Program offers expenditure driven grants that provide funding for revitalization of neighborhoods in order to create mixed income housing by integrating public housing residents into the larger community. CHA has planned HOPE VI expenditures of \$0.4 million for FY2019. This amount will be used for community and supportive services at Park Boulevard—Stateway for youth, adult and senior residents to promote academic achievement, economic independence and a stability and quality of life.

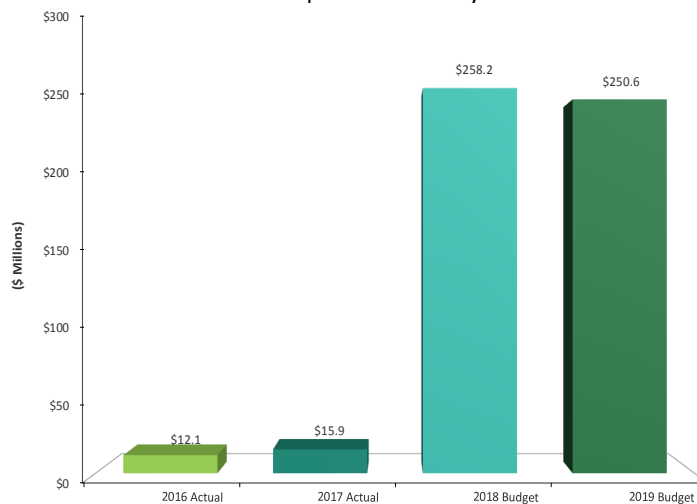
Presented below are the trends for HOPE VI for FY2016 through FY2019.



OTHER FUNDS

The Authority has continued to commit funding for the development of resident programs and initiatives by generating and submitting written proposals for a variety of formula-driven and competitive grants from City, State, and government agencies. Sources of revenue from Other Funds include: Financing of \$241.1 million for capital projects, Department of Commerce and Economic Opportunity (DCEO), Resident Opportunity and Self Sufficiency Grant (ROSS), Jobs Plus Grant, Summer Youth Employment, Section 3 and housing inspection fees. These awarded grants and other income sources will be used to make needed property improvements and fund community and supportive services for CHA residents .

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



CAPITAL IMPROVEMENT PROGRAM

Introduction

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

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

CHA management believes that a vibrant capital improvement program depends on successfully linking an agency's strategic goals with a strong financial plan. To accomplish this, the CHA utilizes a combination of financing alternatives to leverage its capital improvement program. This allows the agency to prioritize projects based upon their benefit to the residents. A portion of the Capital Improvement Program is funded by grants received from the Department of Housing and Urban Development (HUD). Each year, the CHA receives capital grants to redevelop, rehabilitate, or modernize its public housing and mixed-income communities. HUD allows the Authority to use MTW Block Grants to fund the CIP. For FY2019, CHA will use a variety of third party financing methods, including bonds, low income housing tax credits (LIHTC), and mortgages to fund any gaps in the CIP budget.

FY2019 Capital Budget

The Capital Budget for the fiscal year beginning January 1, 2019 and ending December 31, 2019 is \$261.1 million. The budget consists of \$250.9 million in program costs and \$10.2 million in administrative expenses. The table on the next page represents CHA's projected expenditures by project and funding source. Projects are listed by category/property types (i.e. Family, Scattered and, Senior Developments) that are owned and operated by CHA. This table reflects the allocation of revenues, by funding source, for each project. (See the next two pages for a break-down of costs by Program Task and Administrative Costs).

The overall decrease in the Authority's FY2019 Capital Budget from 2018 is \$114,356,142 or 31.3%. The 33.3% decrease in Building Improvements represents an overall decrease in Family, Senior, and Mixed-Income development construction activities. A significant portion of the decrease is due to specific capital projects that are deferred to the Job Order Contracting Program to move more efficiently through the procurement process. In FY2019, there will be on-going construction and development at CHA's family, senior and mixed-income developments; specifically - Senior properties entering the Rental Assistance Demonstration Program (RAD), Altgeld Gardens, Dearborn Homes, Pope School, Scattered Sites, Harold Ickes, 45th & Cottage, Ravenwood Senior Living, Parkside III CONDO, Concord at Sheridan, OSO Apartments, Edith Spurlock Sampson and Wicker Park Apartments and capital maintenance at Family Developments. The 233.3% increase in Architectural and Engineering Fees represent an overall increase in services required for building improvements.

In the FY2019, the Authority has budgeted \$86.9 million for the Rental Assistance Demonstration Program. RAD is a voluntary program and seeks to preserve public housing by providing Public Housing Agencies (PHAs) access to more stable funding to make needed improvements to properties. The Authority is scheduled to convert twelve (12) senior properties to RAD during 2018 and twenty one (21) properties in 2019. The conversion will make it easier for PHAs to borrow money and use low income housing tax credits (LIHTCs) as well as other forms of financing. The provisions under RAD allow for broader third party financing opportunities.

During FY2019, the Authority will continue to make progress toward the 25,000 unit goal of the original plan. The Authority plans to deliver an additional 812 housing units in 2019, for an overall total of 25,572 housing units, or 102% of the overall unit delivery goal. The Authority has developed a thoughtful CIP that ties the strategic goals of the Agency to a financially strong plan that enables us to benefit the residents.

CAPITAL IMPROVEMENT PROGRAM

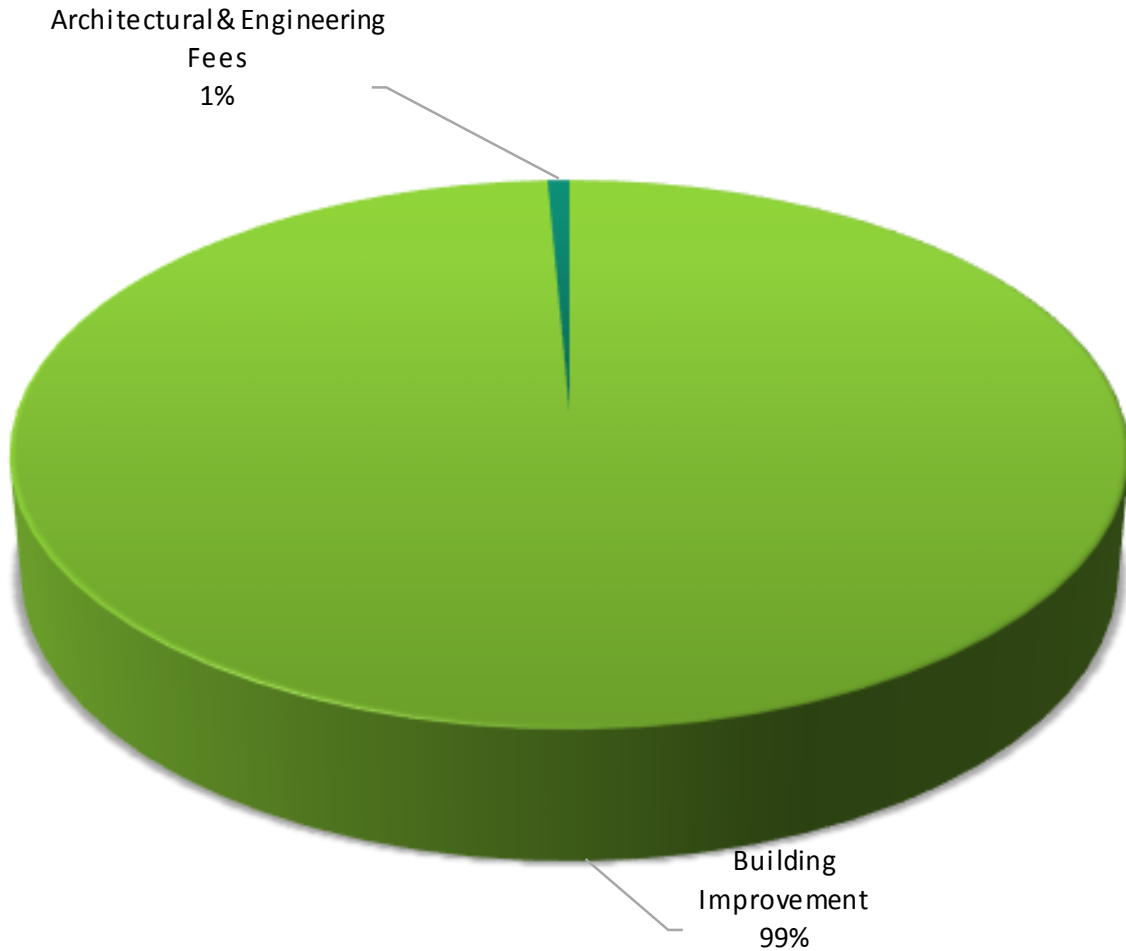
FY2019 Capital Program Estimated Capital Expenditures (By Development and Fund)						
REDEVELOPMENT/ACQUISITION	HOPE VI Revitalization	Capital Fund FY2017 Grant	Capital Fund (Prior Year Grant)	Other Funding	Block Grant	TOTALS
Mixed Income/Mixed-Finance						
Cabrini Site 1				750,000		750,000
Washington Park- 45th Cottage Phase 1				8,800,000		8,800,000
LeClaire Court/ City/State				2,787,560		2,787,560
Logan Square - TOD				3,000,000		3,000,000
Due diligence (survey, title, environmental)				750,000		750,000
Harold Ickes Phase 1A				11,990,375		11,990,375
Harold Ickes Phase 1B				8,990,375		8,990,375
Oakwood Shores IIB (TWO)				1,000,000		1,000,000
Cabrini Site 3 - Oak & Larrabee				3,200,000		3,200,000
Parkside III				14,484,000		14,484,000
For Sale Remed.- Oakwood, Taylor, Roosevelt Sq. Lakefront				1,000,000		1,000,000
Roosevelt Square II For Sale				100,000		100,000
Ravenwood Senior Living				15,000,000		15,000,000
Concord at Sheridan					7,600,000	7,600,000
4630 S.Ashland				1,000,000		1,000,000
Oso Apartments				5,010,000		5,010,000
Sullivan Station For Sale				200,000		200,000
Taylor A1 For Sale				200,000		200,000
Sheffield Development				8,000,000	-	8,000,000
Wicker Park				6,500,000	-	6,500,000
Lydia Pucinska				500,000	-	500,000
Mixed Income Developments	-	-	-	93,262,310	7,600,000	100,862,310
Total Redevelopment/Acquisition Budget	-	-	-	93,262,310	7,600,000	100,862,310
CAPITAL MAINTENANCE /CONSTRUCTION PROJECTS						
Family						
Altgeld	-			14,000,000	-	14,000,000
Pope Apartments				10,000,000	-	10,000,000
Capital Maintenance Scattered Sites	-			3,000,000	-	3,000,000
Dearborn Homes	-			5,000,000	-	5,000,000
Architect & Engineering	-			9,000,000	-	9,000,000
Family Developments	-	-	-	41,000,000	-	41,000,000
Category 2 - Senior Developments	-	-	-	1,650,000	-	1,650,000
CCD Total Capital Budget	-	-	-	42,650,000	-	42,650,000
RAD Properties Capital	-	-	-	86,870,000	-	86,870,000
Debt Service	-	-	-	18,335,128	2,197,800	20,532,928
Subtotal Capital Budget (exclude administrative)	-	-	-	241,117,438	9,797,800	250,915,238
CAPITAL ADMINISTRATIVE						
ODM Administrative	-	-	-	-	2,954,482	2,954,482
CCD Administrative	-	-	-	-	7,239,451	7,239,451
Other Capital Requirements	-	-	-	-	10,193,933	10,193,933
TOTAL CAPITAL BUDGET	0	0	0	241,117,438	19,991,733	261,109,171

CAPITAL IMPROVEMENT PROGRAM

CHA 2019 Capital Expenditures by Task and Program are shown below and on the next page. The Capital Budget for FY2019 is \$261.1 million consisting of \$250.9 million in program costs as shown plus \$10.2 million in administrative expenses. The tables below and on the next page show the allocation of funds for the FY2019 Capital Budget:

Task	2015 Actual	2016 Actual	2017 Actual	2018 Budget	2019 Budget	2018% Change
Building Improvement	\$147,423,689	\$186,301,302	\$105,724,218	\$362,571,380	\$241,915,238	-33.3%
Construction Mgmt	6,622,227	7,336,442	543,253	-	-	- 100.0%
Architectural & Eng Fees	10,826,811	5,148,362	5,512,253	2,700,000	9,000,000	233.3%
Contingency	-	-	-	-	-	-
Total	\$164,872,727	\$198,786,106	\$111,779,724	\$365,271,380	\$250,915,238	-31.3%

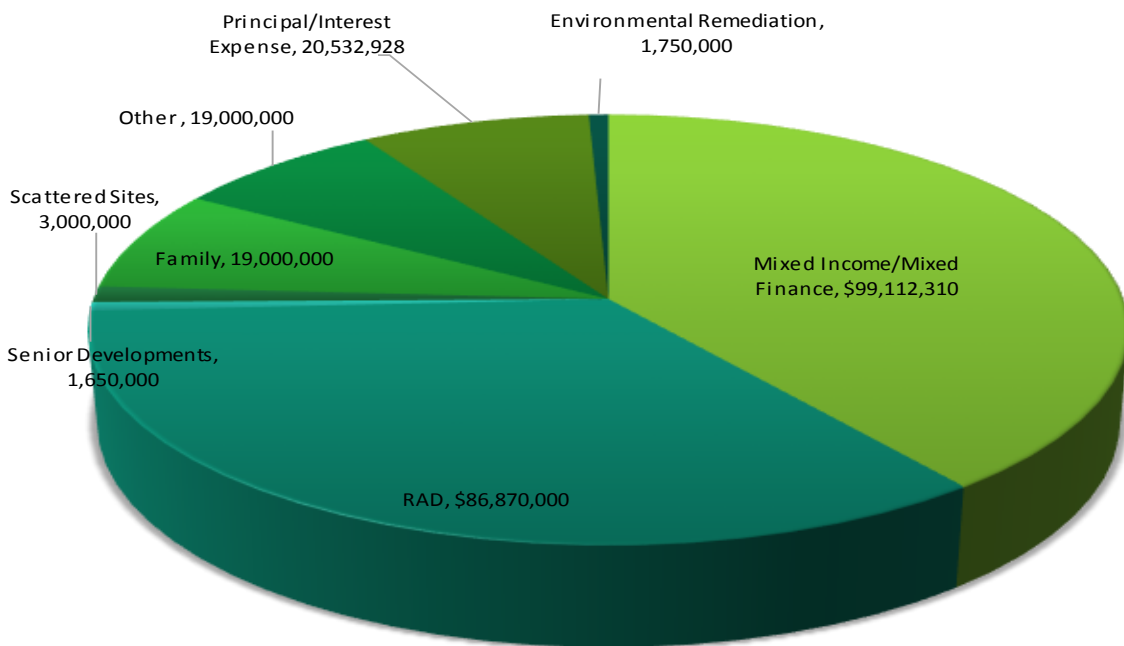
Capital Budget 2019



CAPITAL IMPROVEMENT PROGRAM

Program	2019 Budget	%
Mixed Income/Mixed Finance	\$99,112,310	39.5%
RAD	\$86,870,000	34.6%
Senior Developments	1,650,000	0.7%
Scattered Sites	3,000,000	1.2%
Family	19,000,000	7.6%
Other	19,000,000	7.6%
Principal/Interest Expense	20,532,928	8.2%
Environmental Remediation	1,750,000	0.7%
Total	\$250,915,238	100.0%

2019 CAPITAL EXPENDITURES BY PROGRAM



CAPITAL IMPROVEMENT PROGRAM

CAPITAL BUDGET PROCESS

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

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

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

B. CCD, ODM and RAD develop budget requests by forecasting their budget needs for FY2019 through FY2023; these are submitted to OBM.

C. Office of Budget and Management (OBM) develops and update its capital model to contain funding scenarios through FY2023. This model reflects estimated expenditures based on planned and future construction activities as submitted by CCD, ODM and RAD.

Funding requests for capital projects to be carried out in FY2019 are then incorporated into the Comprehensive Budget. As part of the budget process, OBM identifies planned expenditures and compares them to available funding for FY2019. To ensure that sufficient funding is available to carry out capital activities, CHA incorporates any prior year's capital fund carryover to the FY2019 revenue portion.

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

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

F. In October the Capital Budget Summary is incorporated into a draft of the FY2019 Comprehensive Budget Document.

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

CAPITAL IMPROVEMENT PROGRAM

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

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

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

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

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

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

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

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

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

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

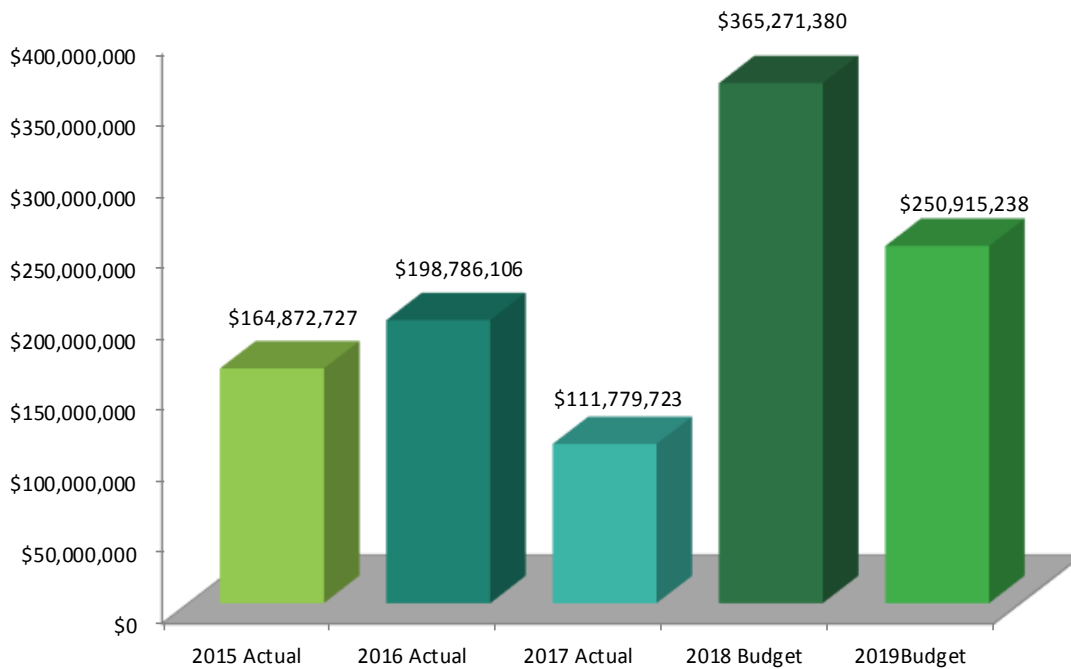
Non-Recurring Capital Improvement Project/Items: These costs are defined as a "major, nonrecurring expenditure to expand or improve a government's physical assets, including facilities and infrastructure that are not consumed within a year but rather have a multi-year life." In addition, equipment items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

CAPITAL IMPROVEMENT PROGRAM

CAPITAL EXPENDITURES BY CATEGORY FY2015 - FY2019

Category	2015 Actual	2016 Actual	2017 Actual	2018 Budget	2019 Budget
Mixed Income/Mixed Finance	\$48,019,842	\$80,123,712	\$48,170,422	\$163,087,672	\$99,112,310
Real Estate Acquisition Program	471,206	2,494,555	4,681,496	1,000,000	0
RAD	-	14,924	25,130,933	98,669,373	86,870,000
Senior Developments	59,686,238	59,831,480	8,370,717	9,350,000	1,650,000
Scattered Sites	6,562,380	6,905,200	3,825,273	5,000,000	3,000,000
Family Developments	43,968,859	41,218,049	13,554,148	44,127,122	19,000,000
Other	807,571	1,970,559	1,436,586	14,753,030	19,000,000
Principal/Interest Expense	1,062,893	1,368,508	1,429,890	28,784,183	20,532,928
Environmental Remediation	4,293,738	4,859,119	5,180,258	500,000	1,750,000
Total	\$164,872,727	\$198,786,106	\$111,779,723	\$365,271,380	\$250,915,238

Total Capital Expenditures



CAPITAL IMPROVEMENT PROGRAM

General Housing Authority Operating Information

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

Housing Stock Information

The following table summarizes planned new public housing units in FY2019.

Planned New Public Housing Units to be Added During FY2019

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

Overview of New Public Housing Units in FY2019

Taylor Street Library and Apartments

As part of the Roosevelt Square mixed-income development, CHA and its development partner closed and started construction in FY2018 on a new mixed-use development at 1340 W. Taylor Street. The development plans include a first-floor public library with approximately 73 new housing units above for 37 public housing, 29 affordable and 7 market rate families. Of the 37 public housing units projected for delivery in FY2019, 2 will be fully accessible and 6 will be adaptable.

Real Estate Acquisition Program Unit Delivery in FY2019:

Under the Real Estate Acquisition Program (REAP), CHA seeks offsite acquisitions of public housing units using traditional real estate acquisition processes primarily in CHA-designated Opportunity Areas. Public housing units acquired through this program will be counted toward the overall unit delivery progress once they become available for occupancy. CHA projects 25 new public housing units through REAP in FY2019.

CAPITAL IMPROVEMENT PROGRAM

Long Term Plan for Offline Units Status

As of Q2 2018, CHA has 969 public housing units across several categories that are currently offline and unavailable for occupancy for HUD-approved reasons. In coordination with HUD, CHA continues to prioritize reducing the number of offline units and making additional units available for occupancy as soon as possible. CHA also provides quarterly status updates directly to HUD and publicly through CHA's website. The following is a summary and status of CHA's long-term strategies to address offline units by category as of Q2 2018.

Units Pending Redevelopment

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

Frances Cabrini Rowhouses – 438 offline units: In FY2015, CHA finalized a Development Zone Plan (DZP) for the remaining portions of Cabrini-Green with the assistance of the City of Chicago's Department of Planning and Development, Chicago Park District, Chicago Department of Transportation, Chicago Public Schools, and the Near North Working Group. The DZP excluded the Frances Cabrini Rowhouses from its target area.

Under the FY2017 CHA MTW Annual Plan, CHA proposed to demolish the Frances Cabrini Rowhouses and commenced the Environment Assessment (EA) and environmental studies of the site. CHA completed initial EA research that highlighted the Rowhouses' eligibility for designation as a historic property. Consequently, in FY2018 CHA will work with the Illinois Housing Preservation Agency (IHPA) and the Chicago Department of Facilities and Fleet Management (2FM) and other stakeholders to determine CHA's redevelopment activities at the property in compliance with an existing Memorandum of Agreement and Court Order regarding development of this site.

CHA has started discussion with the residents of adjacent properties about RAD conversions. In FY2019, CHA intends to choose a development partner for the site.

Lathrop Homes – 323 offline units: CHA remains committed to deliver 400 family units on-site at Lathrop Homes through a combination of historically preserved housing, new housing, retail and other amenities in a mixed-income community. CHA and its development partner initiated construction on Lathrop Phase 1A in October 2017. A total of approximately 200 housing units will be completely rehabilitated in FY2018, including 91 for CHA residents. The remaining units, including 60 for CHA residents, are expected to be completed in FY2019. CHA is working to create off-site units in accordance with the Lathrop Homes Agreed Court Order.

Additional Planned Redevelopment Activity in FY2019

4630 S. Ashland: In FY2018, CHA entered into a purchase and sale agreement for the property subject to HUD approval. CHA plans to participate in the real estate transaction for a mixed-use development at 4630 S. Ashland in the New City community area. This development is expected to deliver approximately 60 new housing units, including approximately 30 for CHA families.

CAPITAL IMPROVEMENT PROGRAM

Altgeld Gardens-Murray Homes Community Facility: In FY2018, CHA continued predevelopment work toward construction of a new community facility at the Altgeld Gardens and Murray Homes public housing developments. The new center will include a state licensed child care program, community and library spaces.

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

Concord at Sheridan: The development team began construction in October 2017 on a new mixed-income, mixed-use development at 6418 N. Sheridan in Rogers Park, adjacent to the CHA senior property, Caroline Hedger Apartments. This RAD project-based voucher subsidized development includes approximately 30,000 square feet of first-floor retail, including a Target department store and 111 new housing units— 65 for CHA and 46 market rate units. Of the 65 CHA units, 4 will be fully accessible and 10 will be adaptable. 22 of the CHA units will be completed in FY2018. The remaining 43 will be available in FY2019.

Diversey Manor : In October 2017, the development team commenced construction on Diversey Manor Apartments at 5525 W. Diversey Avenue in Belmont Cragin. This RAD project-based voucher subsidized development will offer 98 new rental apartments--45 CHA units and 53 affordable units. Of the 45 CHA units, 3 will be fully accessible and 7 will be adaptable. The units are expected to be delivered in FY2019.

Harold Ickes Homes: CHA selected a development team to redevelop the former Ickes site as a mixed-income, mixed-use development, including CHA family units and other residential, commercial, institutional, and recreational components to provide a minimum of 200 units for CHA families. Phase I is expected to deliver approximately 200 total new rental apartments consisting of 68 CHA, 18 affordable and 114 market rate units. Of the 68 CHA units, 4 will be fully accessible and 10 will be adaptable.

Henry Horner Superblock: Redevelopment of the Horner Superblock is transforming the existing public housing property into a mixed-income development with 200 total rental units, including 95 RAD PBV subsidized for public housing eligible families, 50 for affordable and 55 for market rate residents. Rehabilitation began in FY2016 and unit completion is expected in FY2018. The remaining 106 public housing units will be replaced through off-site acquisition or redevelopment. CHA continues its efforts to create off-site housing in accordance with the Horner Agreed Order and has identified all units needed.

John Pennycuff Memorial Apartments: In December 2017, the development team closed on financing for John Pennycuff Memorial Apartments at 2037 N. Milwaukee Avenue. This RAD PBV subsidized development will create 88 new rental apartments for 47 CHA and 41 affordable families in the Logan Square community. Of the 47 CHA units projected for delivery in FY2019, 3 will be fully accessible and 8 will be adaptable.

CAPITAL IMPROVEMENT PROGRAM

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

Lathrop Homes Phase IB: Lathrop's developer plans to close and start construction in FY2019 on the second phase of Lathrop Homes redevelopment to provide approximately 217 total new housing units, including 77 CHA, 48 affordable and 92 market rate units.

Lawndale Complex/Ogden Courts: In FY2017, CHA selected a development team for the remaining undeveloped land formerly known as Lawndale Complex and Ogden Courts. In FY2019, the development team plans to work together to advance plans for a new mixed-use, mixed-income development at the Lawndale Complex redevelopment site by commencing construction on a new commercial building.

LeClaire Courts: In FY2018, CHA issued an RFP for the LeClaire Court site seeking one or more developers to advance plans for a new mixed-use, mixed-income development at the former LeClaire Courts site. CHA contemplates multiple closings in FY2019 – FY2021.

Logan Square TOD project: In FY2019, CHA plans to participate with the development team to close and start construction on a new mixed-income development at 2630 N. Emmett Street in Logan Square. This RAD project-based voucher subsidized development will provide approximately 100 total new housing units including 41 for CHA and 59 affordable families. Of the 41 CHA units projected for delivery in FY2019, 2 will be fully accessible and 6 will be adaptable.

Oakwood Shores/Former Madden Wells – Phase IC For Sale: In FY2019, CHA plans to convey land for the Oakwood Shores Phase IC for sale development as part of the Madden Park, Ida B. Wells, Darrow Homes revitalization activities. The new homeownership units will be dispersed across the Oakwood Shores revitalization site.

Oakwood Shores Phase 534 Pershing: CHA continues to work with the rental developer to close and commence construction on a new rental phase as the residential component of the Quad Communities Arts & Recreation Center development. This phase of development is part of the CHA revitalization effort at the former Ida B. Wells Homes, Darrow Homes, Wells Extension and Madden Park Homes sites. This phase will create approximately 60 new mixed-income housing units, including approximately 20 CHA units. Of the 20 CHA units, 2 will be fully accessible and 4 will be adaptable.

Oso Apartments: In FY2018, the development team plans to close and start construction on Oso Apartments, 3441 W. Montrose, in the Albany Park community. This RAD project-based voucher subsidized development is planned to create approximately 50 new rental apartments including 32 CHA units and 18 affordable units. Of the 32 CHA units, 2 will be fully accessible and 5 will be adaptable.

CAPITAL IMPROVEMENT PROGRAM

Park Boulevard/Former Stateway Gardens: CHA plans to convey land for the next phase of Park Boulevard as part of the Stateway Gardens revitalization activities. CHA's development partner plans to commence construction on new for sale housing in FY2019. During the same time period, CHA plans to participate with the developer in a real estate transaction to create new rental housing units. Further, CHA is working with the City of Chicago on a plan to swap equal land in order to spur commercial and/or mixed-use development to further redevelopment goals for both the former Stateway Gardens and Robert Taylor sites.

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

Pullman Community Center: CHA is partnering with the Chicago Park District and the Chicago Neighborhood Initiative in the creation of a new recreation facility. The new Pullman Community Center will provide recreational services to CHA families in the Roseland neighborhood and surrounding Southside area. The center is expected to be completed in FY2019.

Robert Taylor Homes: In FY2019, CHA plans to dispose of land formerly part of the Robert Taylor Homes for a new development that may include mixed-use, commercial and/or other uses. Additionally, CHA plans to convey land for the Legends South for sale development as part of the Robert Taylor Homes revitalization activities. The new homeownership units will be dispersed across the Robert Taylor revitalization site.

Roosevelt Square/Former ABLA Homes: CHA completed master planning activities in FY2015 and adopted the FY2015 Roosevelt Square Framework Plan for the remaining undeveloped land at the former ABLA Homes site. CHA and its development partner, Related Midwest, plan to create 50 new for-sale units contemplated as part of the HOPE VI Revitalization Program. The developer commenced construction on the Taylor Street Apartments mixed-use building in Q4 2017. Furthermore, CHA conveyed property to the National Public Housing Museum to create a new museum to SOS Villages to develop a new community center.

Ravenswood Senior Living Apartments: In FY2019, CHA's developer plans to close and start construction on Ravenswood Senior Living Apartments at 4501 N. Winchester. This RAD project-based voucher subsidized development will create approximately 74 new CHA senior housing units. All units are projected for delivery in FY2019. Of the 74 total CHA units, 4 will be fully accessible and 12 will be adaptable.

Washington Park 45th & Cottage Grove – Phase I: CHA's developer closed and started construction in FY2018 on the first phase at 45th & Cottage Grove (part of Washington Park). This development is expected to create approximately 84 new rental apartments for 21 public housing, 38 affordable and 25 market rate families. Of the 21 public housing units, 2 will be fully accessible and 4 will be adaptable.

CAPITAL IMPROVEMENT PROGRAM

Westhaven Phase IID Rental/Former Henry Horner: CHA's developer was planning for the next Westhaven rental development to close and start construction in FY2018 but the development was not allocated Illinois Housing Development Authority (IHDA) low-income housing tax credits (LIHTCs). The developer will apply again for FY2019. This development plans to provide approximately 89 total new rental apartments including 35 for public housing residents in fulfillment of the Henry Horner HOPE VI CHA unit delivery requirements.

JUDGE FISHER ROOF AND FAÇADE REPAIRS



CAPITAL IMPROVEMENT PROGRAM

Public Housing 5-Year Capital Improvement Spending Plan

Uses	2019	2020	2021	2022	2023
Development					
Cabrini Site 1	\$ 750	\$ 750	\$ 6,516	\$ 6,748	\$ 17,500
Westhaven IID Rental			4,000	8,000	
Westhaven IID remediation			500	750	
45th & Cottage - Phase I	8,800				
Lathrop Phase IB		19,300	18,200		
LeClaire (DCEO grant)	2,787				
Logan Square - TOD	3,000	9,000			
Due diligence (survey, title, environmental)	750	750	500	500	1,640
Ickes - Phase IA	11,240				
Ickes - Phase IA remediation	750	750			
Ickes - Phase IB	8,240	3,000			
Ickes - Phase IB remediation	750	750			
Oakwood Shores IIB (TWO)	1,000	6,200			
Cabrini Site 3 - Oak & Larrabee	3,200	5,000	6,200		
Parkside III	13,484	4,200			
Parkside III remediation	1,000	500			
For Sale Remed.- Oakwood, Taylor, Roosevelt Sq. Lakefront	1,000	800	500		10,400
Roosevelt Square II For Sale	100				
Ravenwood Senior Living	12,419				
Ravenwood Senior Living	2,581				
6418 N. Sheridan	7,600				
Pennycuff Apartments					
4630 S. Ashland	1,000	5,500	7,000		
Oso Apartments	5,010				
Sullivan Station For Sale	200				
Taylor A1 For Sale	200				
Sheffield Development	8,000	7,000			
Wicker Park	6,500	6,000			
Lydia Pucinska	500	6,000	6,000		
Total Development Uses	\$ 100,861	\$ 75,500	\$ 49,416	\$ 15,998	\$ 29,540
Capital Construction Division					
Altgeld	\$ 14,000	\$ -	\$ -	\$ -	
Chicago Youth Center					4,100
Carver Field House					6,700
Gautreaux Child Care Center					5,000
Major Capital Maintance & Systems	3,000				
Elevator Modernization	1,650	1,740	3,500		
Dearborn	5,000				
Trumbull					11,655
Pope Apartments	10,000				
Architect & Engineering	9,000	3,500	1,000	1,500	3,000
Total Capital Construction Uses	\$ 42,650	\$ 5,240	\$ 4,500	\$ 1,500	\$ 30,455
Total RAD	\$ 86,870	\$ 58,425	\$ 72,508	\$ 4,780	\$ -
Other					
Debt Service	20,533	28,944	28,919	28,921	28,923
Grand Total Uses	\$ 250,915	\$ 168,109	\$ 155,343	\$ 51,199	\$ 88,918

CAPITAL IMPROVEMENT PROGRAM

WORK IN PROGRESS

BRITTON BUDD CLAY TILE ROOF REPLACEMENT



POPE SCHOOL PHASE 1 AUDITORIUM CEILING REPAIR PREPARATION



CAPITAL IMPROVEMENT PROGRAM

WORK IN PROGRESS

ALTGELD DEMO—VIEW OF PARTIALLY DEMOLISHED BUILDING



1000 N. SEDGWICK (BY THE HAND CLUB) - ELEVATOR PIT CONSTRUCTION



CAPITAL IMPROVEMENT PROGRAM

WORK IN PROGRESS

1000 N. SEDGWICK (BY THE HAND CLUB) - POURING SIDEWALK



ALTGELD DEMO—BULLDOZERS

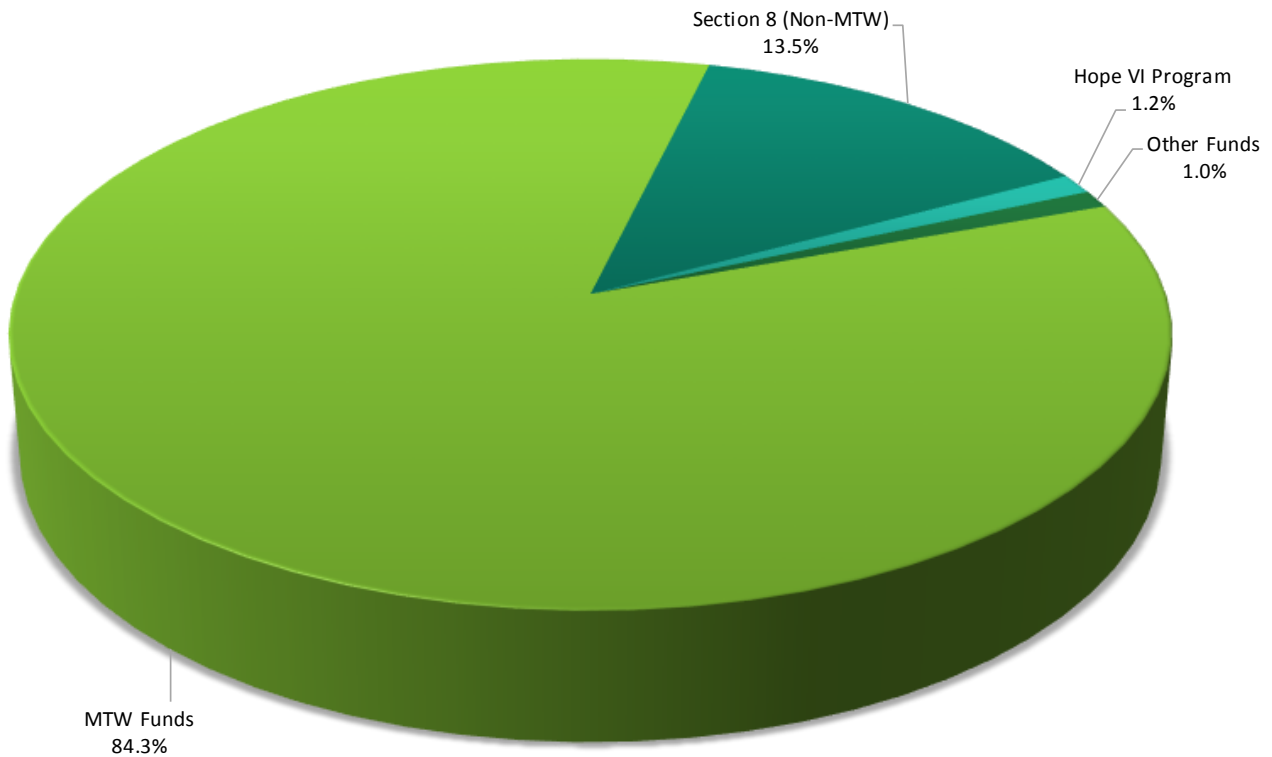


FUND EQUITY

At December 31, 2018, the CHA is projected to have an increase in fund balance of \$14.7 million, which represents a 0.7% increase from the FY2017 balance. The increase is a result of projected MTW and Section 8 (Non-MTW) revenues for year-end 2018 to exceed projected MTW and Section 8 (Non-MTW) expenditures; this increase in fund balances will be allocated to future years through CHA's Plan Forward: Communities that Work which is the Authority's long-term capital improvement plan. The CHA use these funds to meet unanticipated needs. The Authority balanced the FY2019 Budget by using MTW Fund, Section 8 (Non-MTW), Hope VI and Other Funds funding sources. The increase in fund balance for FY2018 was determined by projecting revenue and operating expenditures for each fund using June 2018 year-to-date actual financial data and straight-line projections.

Fund	Beginning Net Asset (Equity) 12/31/2017	2018 Projected			Projected Net Asset (Equity) 12/31/2018	2019 Budget		Projected Net Assets (Equity) 12/31/2019
		Revenue	Expenditures	Change in Net Asset		Revenues	Expenditures	
Enterprise Funds								
MTW Funds	\$1,828,003,580	\$489,060,456	(\$459,194,603)	\$29,865,853	\$1,857,869,433	\$841,150,061	(\$841,150,061)	\$1,857,869,433
Section 8 (Non-MTW)	295,888,187	8,882,890	(8,292,878)	590,012	296,478,199	19,345,758	(\$19,345,758)	296,478,199
City/State	-	-	-	-	-	-	-	-
Hope VI Program	24,666,550	1,576,876	(633,632)	943,244	25,609,794	400,000	(400,000)	25,609,794
Other Funds	39,338,052	11,080,860	(27,798,546)	(16,717,686)	22,620,366	242,781,239	(242,781,239)	22,620,366
Total Enterprise Fund	\$2,187,896,369	\$510,601,082	(\$495,919,659)	\$14,681,423	\$2,202,577,792	\$1,103,677,058	(\$1,103,677,058)	\$2,202,577,792

Projected Net Assets (Equity) 12/31/2019



FUND EQUITY

COMBINING SCHEDULE OF PROGRAM NET POSITION ACCOUNTS
PROPRIETARY FUND TYPE - ENTERPRISE FUND
 December 31, 2017

	Low Rent Housing Program	Rental Assistance Demonstration Program	Business Activities Program	Housing Choice Voucher (Section 8) program	Other Grant Programs	Eliminations	Total 2017
Assets:							
Current Asset:							
Cash and Cash Equivalents, Unrestricted	\$ 58,535,814	\$ 8,871,247	\$ 895,743	\$ 1,297,335	\$ 10,401,650	\$ -	\$ 80,001,789
Cash and Cash Equivalents, Restricted	8,370,803	11,100,610	-	-	2,987,926	-	22,459,339
Investments at Fair Value, Unrestricted	138,834,282	-	-	-	5,765,905	-	144,600,187
Tenant Accounts Receivables, Net of Allowance	2,496,352	201,623	31,699	-	-	-	2,729,674
Intergovernmental Receivable (HUD and Other)	16,112,095	1,460	-	29,955,655	303,757	-	46,372,967
Miscellaneous Receivable	10,004,920	12,163,854	47,719	145,350	766,335	(17,540,089)	5,588,089
Interest Receivable, Current Portion	423,742	148,401	2,819,183	99	37,353	(2,807,509)	621,269
Notes and Mortgages Receivable, Current Portion	-	-	2,056,077	-	-	(2,056,077)	-
Prepaid Expenses	3,191,045	384,547	5,484	123,656	266,667	-	3,971,399
Advances to Resident and Private Managers	39,000	-	-	-	133,750	-	172,750
Due From Other Programs	-	9,029,492	-	-	33,046,166	(42,075,658)	-
Total Current Assets	\$238,008,053	\$41,901,234	\$5,855,905	\$31,522,095	\$53,709,509	(\$64,479,333)	\$306,517,463
Noncurrent Assets:							
Cash and Cash Equivalents, Restricted	36,910,946	-	-	841,556	-	-	37,752,502
Investments at Fair Value, Restricted	22,759,994	61,364,263	-	-	-	-	84,124,257
Pension Benefit Asset, Restricted	3,550,703	-	-	2,367,136	-	-	5,917,839
Notes and Mortgages Receivable	492,590,319	-	83,290,543	-	3,198,871	(85,599,440)	493,480,293
Interest Receivable	28,641	27,370	-	-	-	-	56,011
Other Noncurrent Assets	3,033,824	-	3,767,770	-	7,311,111	(3,015,770)	11,096,935
Capital Assets not Depreciated:							
Land	256,465,480	-	2,228,180	-	7,899,634	-	266,593,294
Construction in Progress	56,943,670	43,125,707	2,200	-	51,041	(3,270,357)	96,852,261
Capital Assets Net of Accumulated Depreciation:							
Structures and Capital Leases	727,532,427	132,172,024	20,691,851	-	214,052	(1,071,969)	879,538,385
Equipment	5,075,535	16,167	-	-	-	-	5,091,702
Total Noncurrent Assets	\$1,604,891,539	\$236,705,531	\$109,980,544	\$3,208,692	\$18,674,709	(\$92,957,536)	\$1,880,503,479
Total Assets	\$1,842,899,592	\$278,606,765	\$115,836,449	\$34,730,787	\$72,384,218	(\$157,436,869)	\$2,187,020,942
DEFERRED INFLOWS OF RESOURCES:							
Deferred Amount on Pension	525,256	-	-	350,171	-	-	875,427

FUND EQUITY

COMBINING SCHEDULE OF PROGRAM NET POSITION ACCOUNTS PROPRIETARY FUND TYPE - ENTERPRISE FUND

December 31, 2017

LIABILITIES:	Rental		Housing Choice		Other Grant Programs	Eliminations	Total 2017
	Low Rent Housing Program	Assistance Demonstration Program	Business Activities Program	Voucher (Section 8) Program			
Current Liabilities:							
Accounts Payable	\$ 38,335,874	\$ 4,517,999	\$ 16,963	\$ 2,661,706	\$ 250	\$ (14,794,182)	\$ 30,738,610
Intergovernmental Payable (HUD)	-	-	-	625,881	-	-	625,881
Accrued Wages & Payroll Taxes	1,517,216	-	-	-	-	-	1,517,216
Accrued Compensated Absences	1,336,568	3,891	-	379,588	1,187	-	1,721,234
Accrued Interest Payable	59,643,055	7,736,161	193,719	11,072,666	171,933	(2,807,509)	76,010,025
Accrued Liabilities	2,524,381	384,864	2,564	-	-	-	2,911,809
Tenant Security Deposits	8,268,563	136,414	10,303	6,870	3,212,456	(3,270,357)	8,364,249
Unearned Revenue	1,942,769	-	-	-	-	-	1,942,769
Insurance Reserves, Current Portion	2,292,931	-	-	-	-	(232,589)	2,060,342
Capital Lease Obligations, Current Portion	-	-	-	-	-	-	-
Current Maturities, Long Term Debt, and Current Portion of Net Unamortized Bond Premium	1,325,000	5,326,433	20,000,000	-	3,000,000	(5,326,433)	24,325,000
Other Current Liabilities	12,013,156	286,804	(6,105)	22,861	22,604	524,450	12,863,770
Due to Other Programs	20,754,121	-	10,125,173	11,196,364	-	(42,075,658)	-
Total Current Liabilities	\$149,953,634	\$18,392,566	\$30,342,617	\$25,965,936	\$6,408,430	(\$67,982,278)	\$163,080,905
Noncurrent Liabilities:							
Family Self-Sufficiency Liability	531,498	-	-	908,624	-	-	1,440,122
Insurance Reserves, Net of Current Portion	12,905,148	21,530	-	-	-	-	12,926,678
Net Pension Liability	1,851,271	-	-	-	-	-	1,851,271
Capital Lease Obligations, Net of Current Portion	153,154,111	-	-	-	-	451,025	153,605,136
Long-Term Debt, Net of Current Maturities and Current Portion of Net Unamortized Bond Premium	14,570,000	85,599,440	-	-	-	(85,599,440)	14,570,000
Other Noncurrent Liabilities	41,331,302	74,314	3,301,990	525,579	167,775	(7,766,182)	37,634,778
Total Noncurrent Liabilities	224,343,330	85,695,284	3,301,990	1,434,203	167,775	(92,914,597)	222,027,985
Total Liabilities	\$374,296,964	\$104,087,850	\$33,644,607	\$27,400,139	\$6,576,205	(\$160,896,875)	\$385,108,890
DEFERRED INFLOWS OF RESOURCES:							
Deferred Amount on Pension	2,690,847	-	-	1,793,898	-	-	4,484,745
NET POSITION:							
Invested in Capital Asset, Net of Related Debt	874,675,070	84,388,025	2,922,231	-	5,164,727	86,365,111	1,053,515,164
Restricted for:							
Demolition Grants	7,105,432	-	-	-	-	-	7,105,432
Unrestricted	586,507,806	90,130,890	79,269,611	5,886,921	60,643,286	(82,905,105)	739,533,409
Total Net Position	1,468,288,308	\$174,518,915	\$82,191,842	\$5,886,921	\$65,808,013	\$3,460,006	\$1,800,154,005

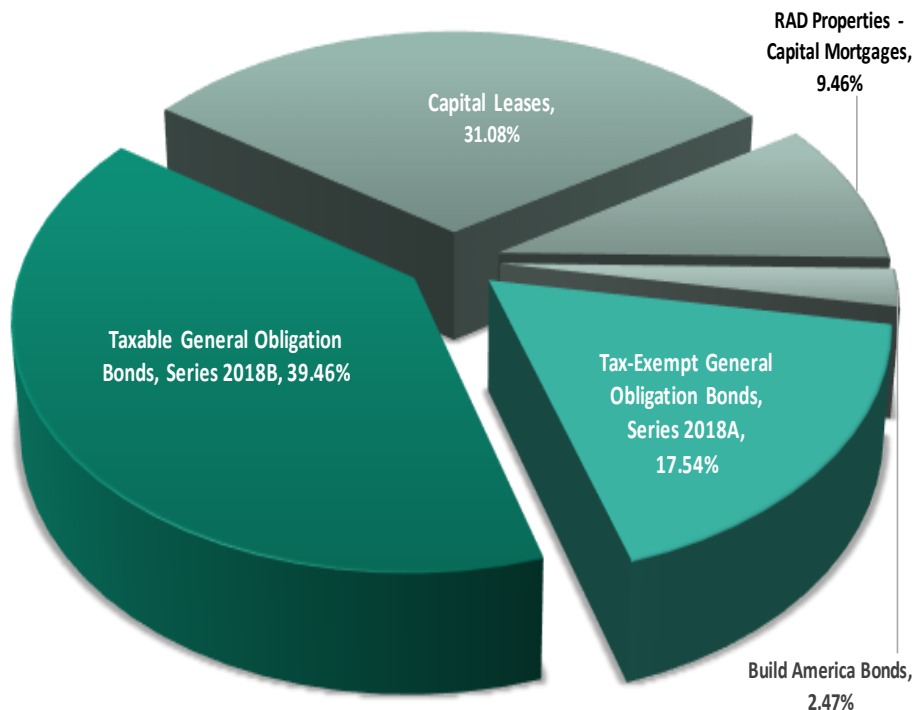
LONG-TERM LIABILITY SUMMARY

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

The U.S. Department of Housing and Urban Development (HUD) is the primary source for operating and capital improvement funding, which secures the Authority’s debt for payment through the MTW Fund. The Chicago Housing Authority (CHA) continues to pursue alternative methods by which to finance capital improvements to its current housing stock. The CHA has obtained HUD approval to explore various financing options; it has no legal debt limit and no legal debt margin. Based on current projected amortization schedules, long-term liability balances as of December 31, 2018, are estimated as follows:

LONG-TERM LIABILITY SUMMARY

Source	Amount
Tax-Exempt General Obligation Bonds, Series 2018A	\$ 100,000,000
Taxable General Obligation Bonds, Series 2018B	225,000,000
Capital Leases	177,205,968
RAD Properties - Capital Mortgages	53,941,696
Build America Bonds	14,070,000
Total	\$ 570,217,664



CHA maintains an issuer credit rating (ICR) from Standard and Poor’s (S&P) of AA– with a stable outlook as of August 17, 2018. FitchRatings likewise gave the CHA an AA– rating with a stable outlook on both the agency’s Tax-Exempt and Taxable General Obligation Bonds series 2018AB issues on September 5, 2018. For FY2019, the Authority’s budget includes amounts for both principal and interest payments on long term debt. Particulars of each debt instrument are described in the following narratives.

LONG-TERM LIABILITY SUMMARY

Tax-Exempt General Obligation Bonds, Series 2018A

In FY2018, the CHA issued Tax-Exempt General Obligation Bonds, Series 2018A in the amount of \$100.0 million to finance projects within their capital 5-year plan. Ratings on the bonds from both S&P and FitchRatings is AA- with a “stable” outlook as of August 17 and September 5, 2018 respectively. Debt service requirements related to the bonds, for FY2019 through FY2037, will be paid from the MTW Fund as follows:

TAX-EXEMPT BONDS, SERIES 2018A

Year	Principal	Interest	Total
2019	-	5,000,000	5,000,000
2020	3,550,000	5,000,000	8,550,000
2021	3,730,000	4,822,500	8,552,500
2022	3,920,000	4,636,000	8,556,000
2023	4,115,000	4,440,000	8,555,000
2024-2028	23,870,000	18,900,500	42,770,500
2029-2033	30,475,000	12,305,000	42,780,000
2034-2037	30,340,000	3,885,000	34,225,000
TOTAL	\$ 100,000,000	\$ 58,989,000	\$ 158,989,000

Taxable General Obligation Bonds, Series 2018B

In FY2018, the CHA issued Taxable General Obligation Bonds, Series 2018B in the amount of \$225.0 million to finance projects within their capital 5-year plan. Ratings on the bonds from both S&P and FitchRatings is AA- with a “stable” outlook as of August 17 and September 5, 2018 respectively. Debt service requirements related to the bonds, for FY2019 through FY2037, will be paid from the MTW Fund as follows:

TAXABLE BONDS, SERIES 2018B

Year	Principal	Interest	Total
2019	-	9,127,006	9,127,006
2020	8,950,000	9,127,006	18,077,006
2021	9,235,000	8,842,844	18,077,844
2022	9,540,000	8,535,872	18,075,872
2023	9,865,000	8,209,222	18,074,222
2024-2028	55,105,000	35,268,991	90,373,991
2029-2033	67,260,000	23,109,408	90,369,408
2034-2037	65,045,000	7,242,750	72,287,750
TOTAL	\$ 225,000,000	\$ 109,463,099	\$ 334,463,099

LONG-TERM LIABILITY SUMMARY

Capital Leases

The Authority has entered into 56 long-term agreements with third-party developers for the lease of designated public housing units in mixed-income developments. These lease agreements qualify as “Capital Leases” for accounting purposes and have been recorded in the MTW Fund at the present value of its future minimum lease payments as of the inception date. The present value of minimum lease payments as of December 31, 2018, is \$177.2 million.

CAPITAL LEASES

Year Ending	Amount
2019	\$ 12,640,724
2020	12,640,724
2021	12,640,724
2022	12,640,724
2023	12,640,724
Thereafter	317,553,777
Total minimum lease payments	\$ 380,757,398
Less: amount representing interest	(203,551,430)
<i>Present value of minimum lease payments</i>	<i>\$ 177,205,968</i>

RAD Properties - Capital Mortgages

In FY2018, the CHA entered into multiple capital refinance related mortgage deals in the amount of \$54.0 million to finance projects within their capital 5-year plan. Debt service requirements related to the mortgages, for FY2019 through FY2054, will be paid from the MTW Fund as follows:

RAD PROPERTIES - CAPITAL MORTGAGES

Year Ending	Amount
2019	\$ 3,054,025
2020	4,129,360
2021	4,129,360
2022	4,129,360
2023	4,129,360
Thereafter	79,501,311
Total mortgage payments	\$ 99,072,776
Less: amount representing interest	(45,131,080)
<i>Principal Loan Balance</i>	<i>\$ 53,941,696</i>

In FY2019, CHA may enter into additional capital refinance related mortgages in the amount of \$24.0 million, which would result in an additional \$1.2M in debt service for FY2019.

LONG-TERM LIABILITY SUMMARY

Taxable Revenue Bonds, Series 2010

In FY2010, the CHA issued Taxable Revenue Bonds, Series 2010 in the amount of \$25.0 million to finance certain capital costs for energy savings and efficiency improvements. Ratings for the bonds are: S&P's AA- with a "stable" outlook as of August 17, 2018. Debt service requirements related to the bonds, for FY2019 through FY2028, will be paid from the MTW Fund as follows:

BUILD AMERICA BONDS

Year	Principal	Interest	Total
2019	1,365,000	832,800	2,197,800
2020	1,215,000	761,684	1,976,684
2021	1,255,000	696,560	1,951,560
2022	1,300,000	627,409	1,927,409
2023	1,350,000	553,179	1,903,179
2024-2028	7,585,000	1,475,105	9,060,105
TOTAL	\$ 14,070,000	\$ 4,946,736	\$ 19,016,736

FINANCIAL POLICIES & PROCEDURES

INTRODUCTION

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

INTERNAL CONTROLS

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

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

BUDGET POLICY

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

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

- Budget Preparation
- Budgetary Control and Monitoring
- Financial Management

Budget Preparation

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

FINANCIAL POLICIES & PROCEDURES

Budget Preparation (cont'd)

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

Capital Budget Preparation

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

Grant Budget Preparation

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

FINANCIAL POLICIES & PROCEDURES

Budget Control and Monitoring

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

OBM is responsible for the following:

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

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

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

Purchase Requisitions/Contract Modifications

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

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

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

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

FINANCIAL POLICIES & PROCEDURES

Year-end Close Procedures (Open Purchase Orders)

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

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

Check Requests

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

Job Requisition

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

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

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

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

A. Justification

The following budget updates require Board approval:

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

B. Timing

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

C. Transfer Policy

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

FINANCIAL POLICIES & PROCEDURES

D. Restrictions

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

E. Forecasting Budget Update Process

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

Financial Management

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

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

COLLECTION/DEPOSITORY POLICY

Miscellaneous Receipts

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

FINANCIAL POLICIES & PROCEDURES

INVESTMENT POLICY

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

Responsibilities

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

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

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

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

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

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

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

Investment Objectives

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

Permitted Investments

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

FINANCIAL POLICIES & PROCEDURES

Prohibited Transactions

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

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

Investment Guidelines

Fund Specific

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

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

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

Liquidity Portfolio

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

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

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

Core Portfolio

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

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

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

FINANCIAL POLICIES & PROCEDURES

Investment Guidelines

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

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

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

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

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

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

General

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

Authorized Financial Dealers and Institutions

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

FINANCIAL POLICIES & PROCEDURES

Investment Advisory Services

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

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

Performance Evaluation

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

Performance Requirements

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

Investment Committee

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

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

FINANCIAL POLICIES & PROCEDURES

Ethics and Conflicts of Interest

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

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

Prudence

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

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

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

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

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

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

FINANCIAL POLICIES & PROCEDURES

Risk Control

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

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

Internal Control

Cash management and funding guidelines:

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

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

Accountability

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

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

FINANCIAL POLICIES & PROCEDURES

AUDIT POLICY

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

DEBT POLICY

Purpose and Goals

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

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

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

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

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

FINANCIAL POLICIES & PROCEDURES

Authorization

A. Authority and Purposes of the Issuance of Debt

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

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

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

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

B. Types of Debt Authorized to Be Issued

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

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

FINANCIAL POLICIES & PROCEDURES

C. State Law

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

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

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

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

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

Structure and Use

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

A. Sale of Securities

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

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

B. Credit Enhancements

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

C. Impact on Operating Budget

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

FINANCIAL POLICIES & PROCEDURES

D. Debt Issued to Finance Operating Costs

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

Related Issues

A. Reporting of Debt

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

B. Financial Disclosure

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

C. Review of Financing Proposals

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

D. Establishing Financing Priorities

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

E. Rating Agency Relations

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

F. Investment Community Relations

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

G. Refunding Policy

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

FINANCIAL POLICIES & PROCEDURES

H. Investment of Borrowed Proceeds

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

I. Authorized Purchasers

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

DEPRECIATION OF CAPITAL ASSETS

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

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

FINANCIAL POLICIES & PROCEDURES

CHA Investment Policy—APPENDIX B Approved Securities

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

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

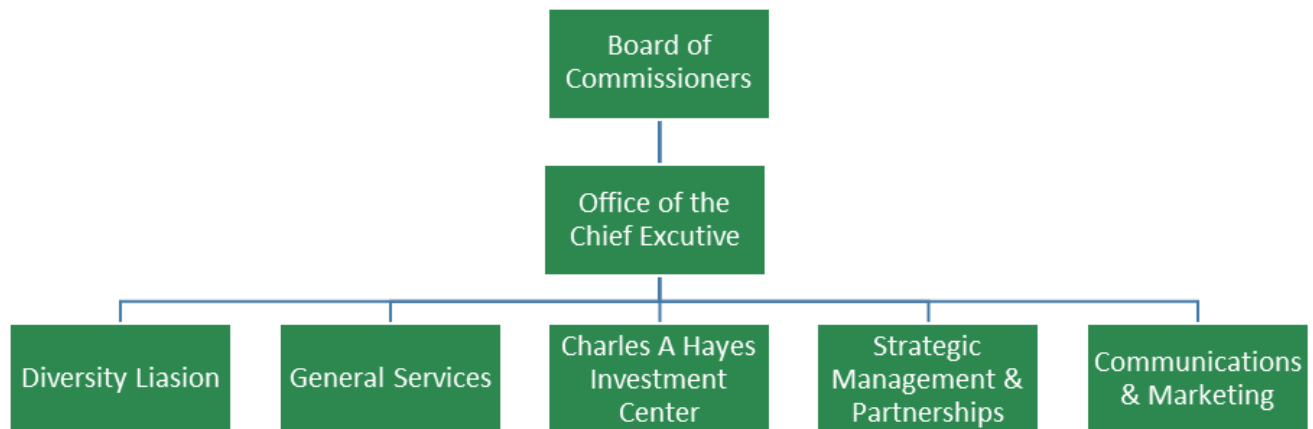
- Mortgage backed Securities and CMOs issued by GNMA, FHLMC & FNMA
- SBA (Asset Based Product is Guaranteed by Lender)
- HUD Project Notes
- Title 11 Merchant Marine
- Housing (HUD) Government Sponsored Enterprises (GSE)

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

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

EXECUTIVE OFFICES DIVISION

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



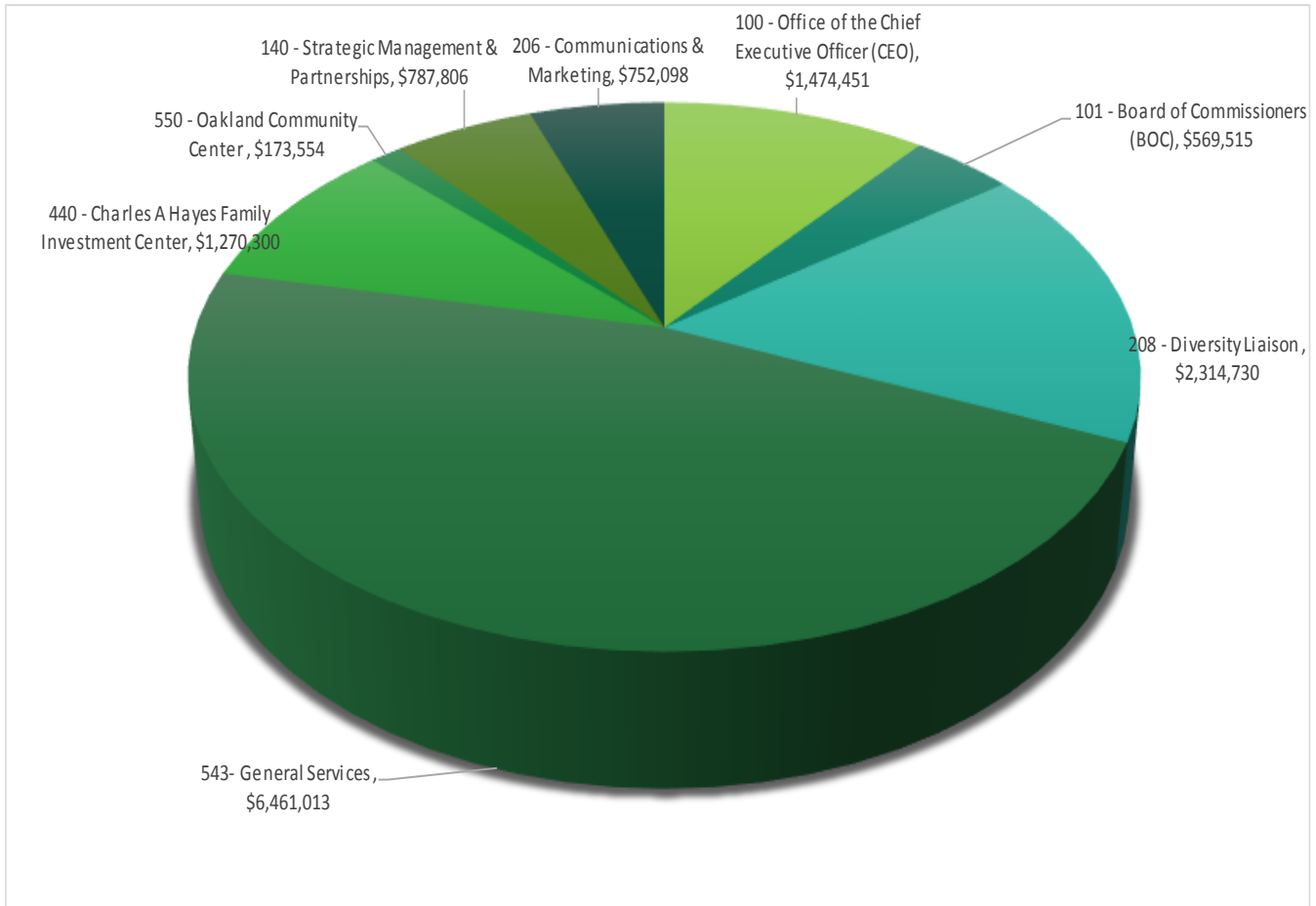
CHICAGO HOUSING AUTHORITY CEO

INSIDE EXECUTIVE OFFICES

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2019 Budget
- Total Full-Time Equivalents
- Salary Schedule

EXECUTIVE OFFICES DIVISION

EXPENDITURES BY COST CENTER



EXECUTIVE OFFICES DIVISION

TOTAL EXPENDITURE BY COST CENTER

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
100 - Office of the Chief Executive Officer (CEO)	\$904,619	\$1,049,514	\$1,493,438	\$1,474,451	-1.27%
101 - Board of Commissioners (BOC)	\$411,637	\$496,794	\$557,481	\$569,515	2.16%
208 - Diversity Liaison	\$1,151,605	\$1,538,138	\$2,390,785	\$2,314,730	-3.18%
543- General Services	\$6,083,247	\$6,120,066	\$6,691,499	\$6,461,013	-3.44%
440 - Charles A Hayes Family Investment Center	\$859,659	\$1,231,564	\$1,283,041	\$1,270,300	-0.99%
550 - Oakland Community Center	\$203,298	\$171,236	\$182,688	\$173,554	-5.00%
140 - Strategic Management & Partnerships	\$897,424	\$733,764	\$800,815	\$787,806	-1.62%
206 - Communications & Marketing	\$570,061	\$664,870	\$756,771	\$752,098	-0.62%
Executive Offices	\$11,081,549	\$12,005,945	\$14,156,518	\$13,803,467	-2.49%

BUDGET YEAR COMPARISON

100-Office of the Chief Executive Officer

The personnel budget increased by \$25,172 or 2.17% due to 2% Pay For Performance. The non-personnel budget decreased by \$44,160 or 13.15% mostly due to a reduction in consultant fees.

101-Board of Commissioners

The personnel budget for BOC remained relatively unchanged, the non-personnel budget increased \$11,695 or 39.34% due to increases in travel and training for board members.

208- Diversity Liaison

The personnel budget increased by \$23,947 or 2.94% due to 1 additional FTE. The non-personnel budget decreased by \$100,001 or 6.34% primarily due to a reduction in contract costs.

543- General Services

The personnel budget increased by \$131,314 or 12.86%, this is primarily due to the addition of 2 FTEs. The non-personnel budget decreased by \$361,800 or -6.38%, which is primarily due to expense reductions across several lines.

440- Charles A Hayes Family Investment Center

The personnel budget increased \$21,072 or 3.47% this is primarily due to a 2% Pay For Performance increase and salary adjustments. The non-personnel budget decreased \$33,813 or 5% this is primarily due expense reductions across several lines.

550- Oakland Community Center

The non-personnel decreased by \$9,134 or 5.00%, this was primarily due to reductions in contract maintenance.

140-Strategic Management & Partnerships

The personnel budget increased by \$6,999 or 1.07%, this primarily due to Pay For Performance. The non-personnel budget decreased by \$20,008 or 13.73% this is mostly due to reductions in printing and advertising costs.

206-Communications & Marketing

The personnel budget increased by \$45,370 or 8.19%, this is primarily due to a 2% Pay For Performance increase and a position reclassification. The non-personnel budget decreased by \$50,043 or 24.69% due to expense reductions across several lines.

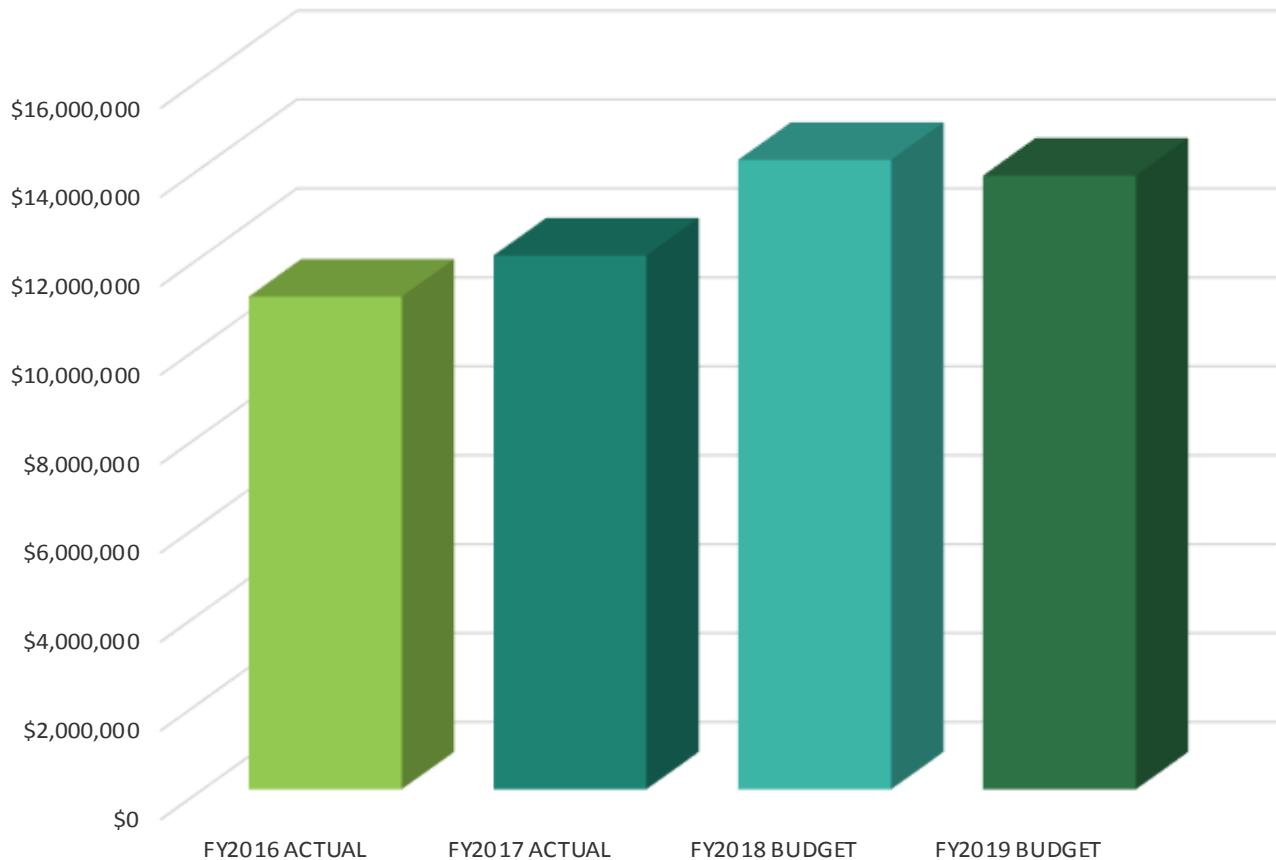
EXECUTIVE OFFICES DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	
	REVENUE	REVENUE	REVENUE	REVENUE	% OF CHANGE
MTW Fund	\$11,081,549	\$12,005,945	\$14,156,518	\$13,803,467	-2.49%
Grand Total	\$11,081,549	\$12,005,945	\$14,156,518	\$13,803,467	-2.49%

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	
	EXPENDITURES	EXPENDITURES	EXPENDITURES	EXPENDITURES	% OF CHANGE
Non-Personnel	\$7,111,968	\$7,454,912	\$8,820,727	\$8,213,463	-6.88%
Personnel	\$3,969,581	\$4,551,033	\$5,335,791	\$5,590,004	4.76%
Grand Total	\$11,081,549	\$12,005,945	\$14,156,518	\$13,803,467	-2.49%

EXPENDITURES BY FISCAL YEAR



EXECUTIVE OFFICES DIVISION

DIVISION SUMMARY

Mission

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

2018 Accomplishments

The Executive Office continued to oversee the agency's progress toward the goal of delivering an additional 25,000 housing units, with the remaining units to meet this goal in progress or under construction and unit delivery in FY2019 expected to meet or exceed this goal. These development efforts include housing in communities in Chicago that traditionally have not been home to CHA housing, such as Logan Square, Humboldt Park, Irving Park, Rogers Park, Ravenswood and North Lawndale, as well as redevelopment at the sites of former CHA developments, including Cabrini, Lathrop, Horner, Ickes and ABLA/Roosevelt Square. The Executive Office also led CHA in maintaining 90% voucher utilization and public housing occupancy rates, while effectively managing capital construction and development spending.

2019 Goals

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

EXECUTIVE OFFICES DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTIONS

FY2019
BUDGET

The Office of the Chief Executive Officer (100)

The Chief Executive Officer oversees the general functions of the Chicago Housing Authority (CHA) and determines the management priorities of the Authority. This Office is also responsible for ensuring leadership to meet public and administrative requirements. The CEO is charged with enforcement of all policies established by the Board of Commissioners and for overall management, direction and accountability of the Authority. **\$1,474,451**

Board of Commissioners (101)

The Board of Commissioners represents the governing body responsible for fiscal oversight and policy administration for the Chicago Housing Authority. **\$569,515**

Strategic Management & Partnerships (140)

The Strategic Management & Partnerships Department serves as a centralized unit in the Executive Office to manage key stakeholder relationships and outreach/correspondence as well as coordinate agency-wide community engagement activities. In addition, the department manages agency-wide internal processes and initiatives which require Executive Office coordination and oversight. The department's key functions include: **\$787,806**

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

Diversity Liaison (208)

The Diversity Liaison engages the broader community (*e.g. Asians, Hispanics, Caucasians, immigrants, seniors, disabled, Lesbian, Gay, Bisexual and Transgender (LGBT), Veterans, ex-offenders,*) to ensure that the interests of this diverse group is fairly represented at the Chicago Housing Authority. **\$2,314,730**

EXECUTIVE OFFICES DIVISION

COST CENTER DESCRIPTIONS

**FY2019
BUDGET**

Communications & Marketing (206)

\$752,098

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

Additional key functions include:

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

General Services (543)

\$6,461,013

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

Charles A Hayes Investment Center (440)

Continue to improve the relationships between the Chicago Housing Authority residents, employees, FIC occupants and the community by providing collaboration opportunities in order to maximize relationships to expand additional services. **\$1,270,300**

Oakland Community Center (550)

CHA's non-residential facility located within an approximately 94 acre CHA site the previously included over 3,200 public housing units that provides programming for the nearly 500 young people at Oakwood Shores. **\$173,554**

EXECUTIVE OFFICES DIVISION

TOTAL REVENUE

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
100 - Office of the Chief Executive Officer (CEO)					
MTW Fund	\$904,619	\$1,049,514	\$1,493,438	\$1,474,451	-1.27%
100 - Office of the Chief Executive Officer (CEO) Total	\$904,619	\$1,049,514	\$1,493,438	\$1,474,451	-1.27%
101 - Board of Commissioners (BOC)					
MTW Fund	\$411,637	\$496,794	\$557,481	\$569,515	2.16%
101 - Board of Commissioners (BOC) Total	\$411,637	\$496,794	\$557,481	\$569,515	2.16%
208 - Diversity Liasion					
MTW Fund	\$1,151,605	\$1,538,138	\$2,390,785	\$2,314,730	-3.18%
208 - Diversity Liasion	\$1,151,605	\$1,538,138	\$2,390,785	\$2,314,730	-3.18%
543 - General Services					
MTW Fund	\$6,083,247	\$6,120,066	\$6,691,499	\$6,461,013	-3.44%
543 - General Services	\$6,083,247	\$6,120,066	\$6,691,499	\$6,461,013	-3.44%
440 - Charles A. Hayes Family Investment Center					
MTW Fund	\$859,659	\$1,231,564	\$1,283,041	\$1,270,300	-0.99%
440 - Charles A. Hayes Family Investment Center	\$859,659	\$1,231,564	\$1,283,041	\$1,270,300	-0.99%
550 - Oakland Community Center					
MTW Fund	\$203,298	\$171,236	\$182,688	\$173,554	-5.00%
550 - Oakland Community Center	\$203,298	\$171,236	\$182,688	\$173,554	-5.00%
140 - Strategic Management & Partnerships					
MTW Fund	\$897,424	\$733,764	\$800,815	\$787,806	-1.62%
140 - Strategic Management & Partnerships Total	\$897,424	\$733,764	\$800,815	\$787,806	-1.62%
206 - Communications & Marketing					
MTW Fund	\$570,061	\$664,870	\$756,771	\$752,098	-0.62%
206 - Communications & Marketing Total	\$570,061	\$664,870	\$756,771	\$752,098	-0.62%
Grand Total	\$11,081,549	\$12,005,945	\$14,156,518	\$13,803,467	-2.49%

EXECUTIVE OFFICES DIVISION

TOTAL EXPENDITURES

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
100 - Office of the Chief Executive Officer (CEO)					
Non-Personnel	\$218,251	\$156,176	\$335,750	\$291,590	-13.15%
Personnel	\$686,368	\$893,338	\$1,157,688	\$1,182,861	2.17%
100 - Office of the Chief Executive Officer (CEO) Total	\$904,619	\$1,049,514	\$1,493,438	\$1,474,451	1.27%
101 - Board of Commissioners (BOC)					
Non-Personnel	\$11,935	\$11,674	\$29,730	\$41,425	39.34%
Personnel	\$399,702	\$485,120	\$527,751	\$528,090	0.06%
101 - Board of Commissioners (BOC) Total	\$411,637	\$496,794	\$557,481	\$569,515	2.16%
208 - Diversity Liasion					
Non-Personnel	\$794,832	\$1,105,258	\$1,577,237	\$1,477,236	-6.34%
Personnel	\$356,774	\$432,879	\$813,548	\$837,494	2.94%
208 - Diversity Liasion	\$1,151,605	\$1,538,138	\$2,390,785	\$2,314,730	-3.18%
543 - General Services					
Non-Personnel	\$5,259,215	\$5,172,608	\$5,670,660	\$5,308,860	-6.38%
Personnel	\$824,032	\$947,458	\$1,020,839	\$1,152,153	12.86%
543 - General Services	\$6,083,247	\$6,120,066	\$6,691,499	\$6,461,013	-3.44%
440 - Charles A Hayes Family Investment Center					
Non-Personnel	\$407,974	\$677,584	\$676,256	\$642,443	-5.00%
Personnel	\$451,685	\$553,980	\$606,785	\$627,857	3.47%
440 - Charles A Hayes Family Investment Center	\$859,659	\$1,231,564	\$1,283,041	\$1,270,300	-0.99%
550 - Oakland Community Center					
Non-Personnel	\$203,298	\$171,236	\$182,688	\$173,554	-5.00%
550 - Oakland Community Center	\$203,298	\$171,236	\$182,688	\$173,554	-5.00%
140 - Strategic Management & Partnerships					
Non-Personnel	\$53,717	\$70,330	\$145,738	\$125,730	-13.73%
Personnel	\$843,707	\$663,435	\$655,077	\$662,076	1.07%
140 - Strategic Management & Partnerships Total	\$897,424	\$733,765	\$800,815	\$787,806	-1.62%
206 - Communications & Marketing					
Non-Personnel	\$162,747	\$90,047	\$202,668	\$152,625	-24.69%
Personnel	\$407,314	\$574,823	\$554,103	\$599,473	8.19%
206 - Communications & Marketing Total	\$570,061	\$664,870	\$756,771	\$752,098	-0.62%
Grand Total	\$11,081,549	\$12,005,945	\$14,156,518	\$13,803,467	-2.49%

EXECUTIVE OFFICES DIVISION

FY2019 BUDGET

100 - Office of the Chief Executive Officer (CEO)

Personnel	\$1,182,861
Sundry	\$252,390
Training	\$9,200
Travel	\$30,000

100 - Office of the Chief Executive Officer (CEO) **\$1,474,451**

101 - Board of Commissioners (BOC)

Personnel	\$528,090
Sundry	\$23,530
Training	\$5,415
Travel	\$12,480

101 - Board of Commissioners (BOC) **\$569,515**

208 - Diversity Liasion

Contracts	\$886,841
Personnel	\$837,494
Sundry	\$526,396
Training	\$53,999
Travel	\$10,000

208- Diversity Liasion **\$2,314,730**

543- General Services

Contacts	\$186,592
Materials	\$4,000
Personnel	\$1,152,153
Sundry	\$5,106,868
Training	\$2,700
Travel	\$8,700

543-General Services **\$6,461,013**

440- Charles A Hayes Family Investment Center

Contracts	\$384,732
Materials	\$55,000
Personnel	\$627,857
Sundry	\$160,314
Training	\$8,849
Utilities	\$33,548

440- Charles A Hayes Family Investment Center **\$1,270,300**

550- Oakland Community Cener

EXECUTIVE OFFICES DIVISION

FY2019 BUDGET

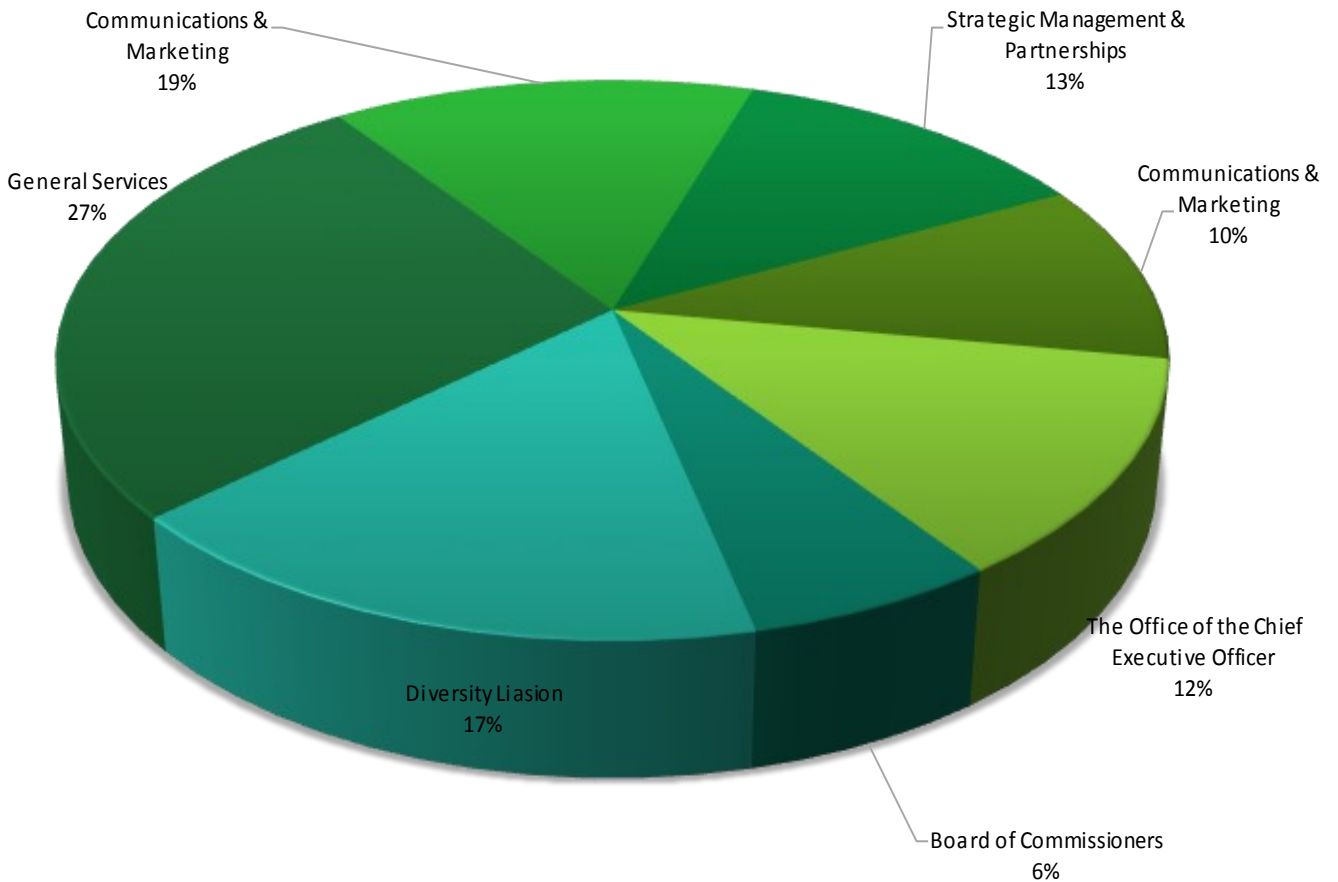
Contracts	\$154,866
Sundry	\$1,000
Utilities	\$17,688
550- Oakland Community Center	\$173,554
<hr/>	
140 - Strategic Management & Partnerships	
Personnel	\$662,076
Sundry	\$120,230
Training	\$3,000
Travel	\$2,500
140 - Strategic Management & Partnerships	\$787,806
<hr/>	
206 - Communications & Marketing	
Personnel	\$599,473
Sundry	\$145,137
Training	\$4,992
Travel	\$2,496
206 - Communications & Marketing	\$752,098
<hr/>	
Executive Offices Total	\$13,803,467

EXECUTIVE OFFICES DIVISION

TOTAL FTE'S

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	% OF CHANGE
The Office of the Chief Executive Officer	5.0	6.0	6.0	6.0	0.0%
Board of Commissioners	3.0	3.0	3.0	3.0	0.0%
Diversity Liasion	5.0	7.0	7.0	8.0	14.3%
General Services	10.0	11.0	11.0	13.0	18.2%
Charles A Hayes Family Investment Center	6.0	7.0	7.0	7.0	0.0%
Strategic Management & Partnerships	9.0	6.0	6.0	6.0	0.0%
Communications & Marketing	4.0	5.0	5.0	5.0	0.0%
Executive Offices Total	42.0	45.0	45.0	48.0	6.7%

FTEs by Cost Center



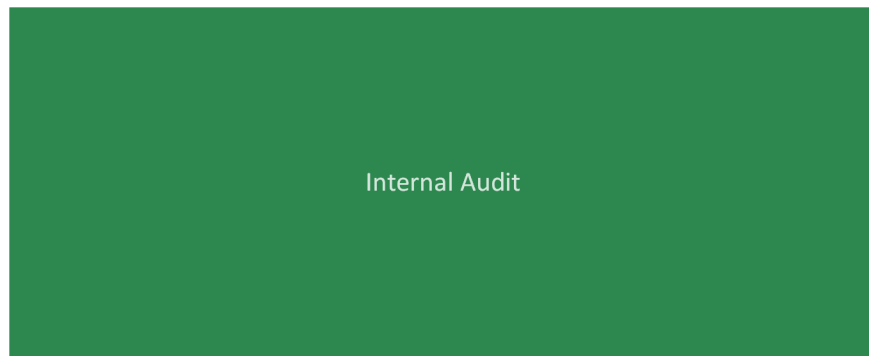
EXECUTIVE OFFICES DIVISION

SALARY SCHEDULE

	POSITION FTE- TOTAL	SALARY TOTAL	PFP TOTAL	BENEFIT TOTAL	POSITION TOTAL
100 - OFFICE OF THE CHIEF EXECUTIVE OFFICER					
CHIEF EXECUTIVE OFFICER	1.0	\$291,500			
COS/COO	1.0	220,000			
EXECUTIVE ADVISOR	1.0	120,000			
SPECIAL EXECUTIVE ASSISTANT	1.0	98,123			
SENIOR COORDINATOR	1.0	71,400			
EXEC ADM ASST II	1.0	51,667			
100 - OFFICE OF THE CHIEF EXECUTIVE OFFICER Total	6.0	\$852,689	\$17,061	\$313,111	\$1,182,861
101 - BOARD OF COMMISSIONERS					
COUNSEL & ADVISOR TO BOC	1.0	\$168,000			
EXECUTIVE ADVISOR, BOC	1.0	130,000			
SPECIAL ASSISTANT	1.0	82,688			
101 - BOARD OF COMMISSIONERS Total	3.0	\$380,688	\$7,614	\$139,789	\$528,090
208- DIVERSITY LIASION					
PROJECT MANAGER I	2.0	\$122,400			
PROJECT COORDINATOR	2.0	117,200			
DIR. GOVERNMENT & COMMUNITY	1.0	115,000			
DIRECTOR DIVERSITY POLICY	1.0	110,250			
PROJECT MANAGER II	1.0	74,880			
BUS DEV LIASION	1.0	64,000			
208 - DIVERSITY LIASION Total	8.0	\$603,730	\$12,075	\$221,689	\$837,494
543- GENERAL SERVICES					
DEPUTY CHIEF FLT	1.0	\$137,000			
FACILITIES COORDINTOR	1.0	81,900			
FACILITIES ANALYST	1.0	81,120			
MANAGER OF FLEET	1.0	71,634			
SENIOR COORDINATOR	1.0	64,476			
FLEET COORDINATOR	1.0	62,733			
AUDIO ENGINEER	1.0	57,325			
MAIL ROOM CLERK	1.0	44,720			
FACILITY MAINTENANACE TECHNICIAN	1.0	48,204			
GENERAL SERVICE COORDINATOR	2.0	95,680			
ADMIN SEC II (LOC 73)	1.0	48,328			
MAIL DIST SEV CLERK	1.0	37,440			
543- GENERAL SERVICES Total	13.0	\$830,559	\$16,612	\$304,982	\$1,152,153
440- CHARLES A HAYES FAMILY INVESTMENT CENTER					
DIRECTOR, FIC	1.0	\$120,000			
SET-UP TECHNICIAN	3.0	115,363			
ASST DIRECTOR, FIC	1.0	87,500			
FACILITIES MGR	1.0	81,785			
ADMIN SEC III (LOC 73)	1.0	47,958			
440- CHARLES A HAYES FAMILY INVESTMENT CENTER Total	7.0	\$452,606	\$9,053	\$166,198	\$627,857
140 - STRATEGIC MANAGEMENT & PARTNERSHIPS					
DIRECTOR, PLANNING & REPORTING	1.0	\$131,341			
SR. POLICY FOIA OFFICER	1.0	88,478			
SR. PLANNING ANALYST GIS	1.0	69,236			
PROJECT MANAGER I	1.0	69,029			
RESEARCH ANALYST & POLICY ANALYST	1.0	61,256			
PLANNING ANALYST I	1.0	57,934			
140 - STRATEGIC MANAGEMENT & PARTNERSHIPS Total	6.0	\$477,274	\$9,545	\$175,256	\$662,075
206 - COMMUNICATIONS & MARKETING					
SR. DIR. COMMUNICATION	1.0	\$137,500			
MANAGER COMMUNICATION & MEDIA RELEASE	1.0	91,936			
SENIOR WEB MASTER/GRAPHIC DESIGNER	1.0	71,541			
VIDEOGRAPHER/PRODUCER	1.0	62,675			
EXECUTIVE ADMIN III	1.0	68,500			
206 - COMMUNICATIONS & MARKETING Total	5.0	\$432,152	\$8,646	\$158,684	\$599,473
Grand Total	48.0	\$4,029,697	\$80,597	\$1,479,710	\$5,590,004

INTERNAL AUDIT DIVISION

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

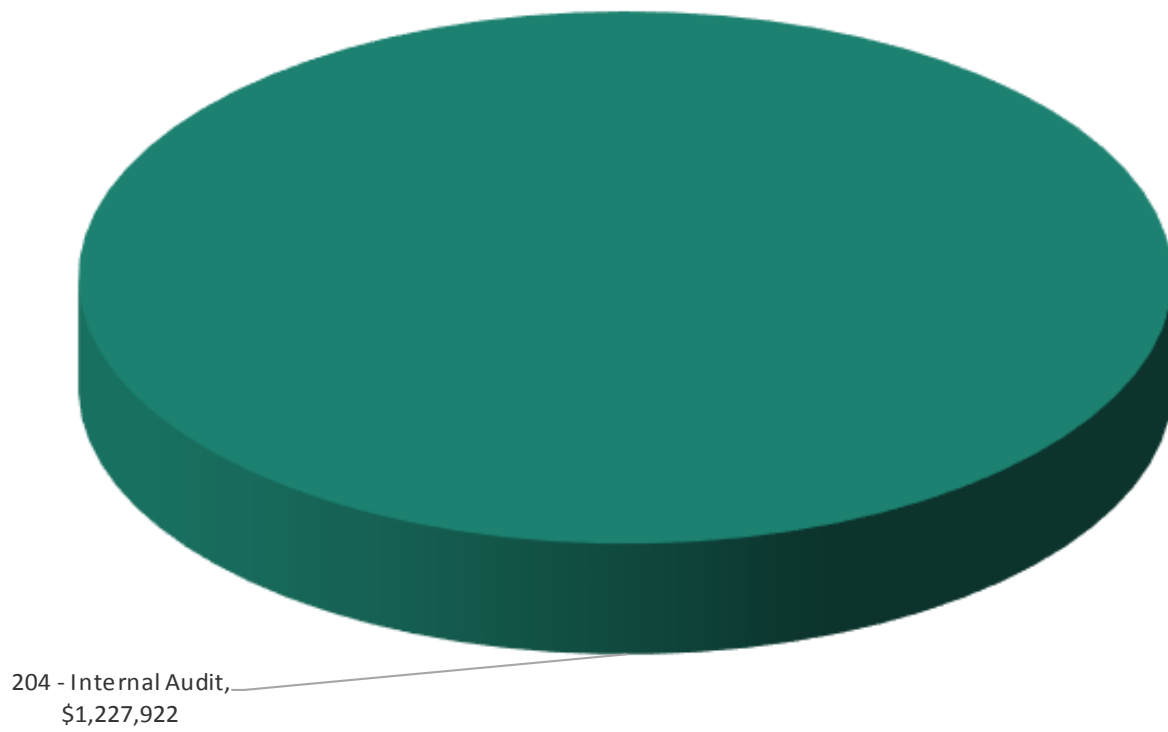


INSIDE INTERNAL AUDIT

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2019 Budget
- Total Full-Time Equivalents
- Salary Schedule

INTERNAL AUDIT DIVISION

EXPENDITURES BY COST CENTER



INTERNAL AUDIT DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
Internal Audit					
204 - Internal Audit	\$868,674	\$1,262,900	\$1,296,189	\$1,227,922	-5.27%
Internal Audit	\$868,674	\$1,262,900	\$1,296,189	\$1,227,922	-5.27%

BUDGET YEAR COMPARISON

204-Internal Audit

The personnel budget stayed relatively flat. The non-personnel budget decreased by \$68,745 or 6.66% due to CHA-wide expense reductions.

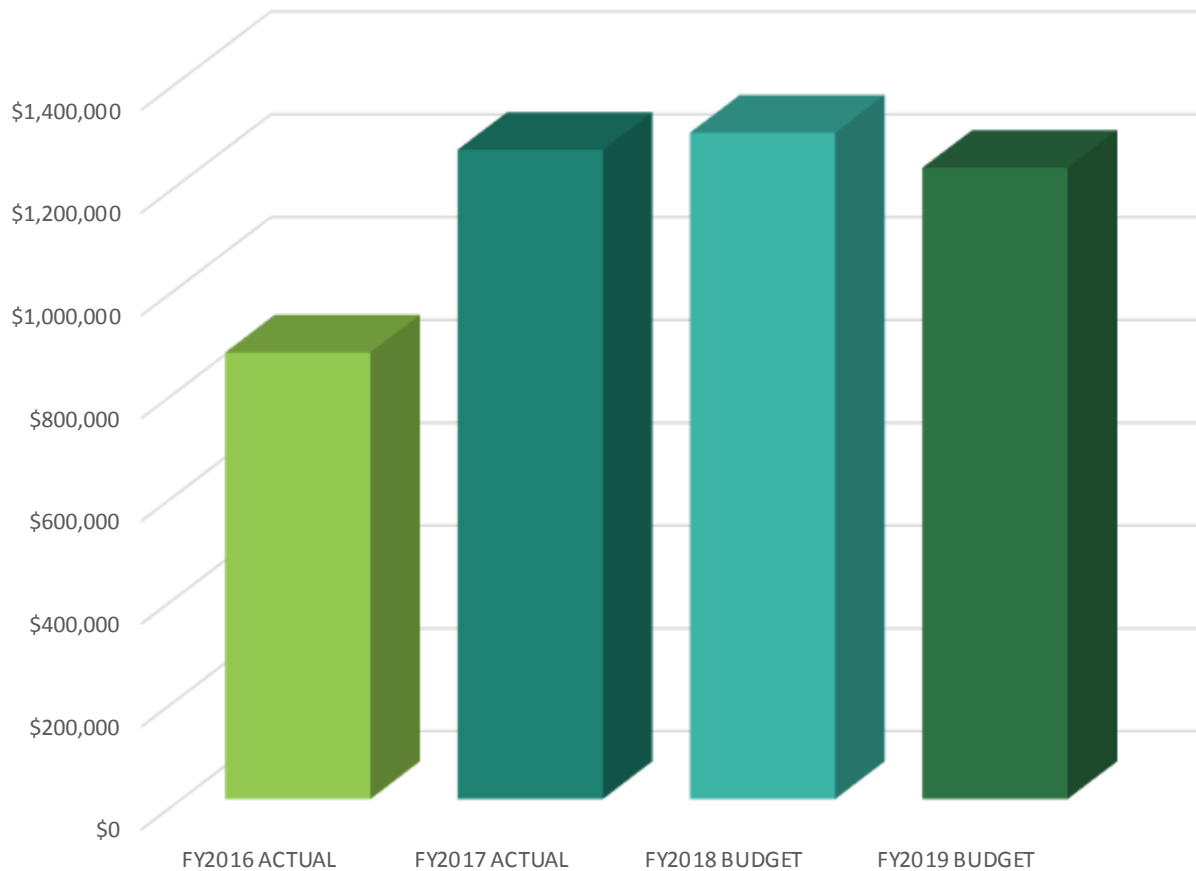
INTERNAL AUDIT DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
MTW Fund	\$868,674	\$1,262,900	\$1,296,189	\$1,227,922	-5.27%
Grand Total	\$868,674	\$1,262,900	\$1,296,189	\$1,227,922	-5.27%

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$661,457	\$1,008,873	\$1,032,980	\$964,235	-6.66%
Personnel	\$207,217	\$254,026	\$263,209	\$263,687	0.18%
Grand Total	\$868,674	\$1,262,900	\$1,296,189	\$1,227,922	-5.27%

EXPENDITURES BY FISCAL YEAR



INTERNAL AUDIT DIVISION

DIVISION SUMMARY

Mission

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

2018 Accomplishments

- Prepared and implemented training program to audit and issue reports under Government Auditing Standards in beginning 2019.
- As of September 2018, 52 open audit follow-up observations; down from 98 observations open as of September 2017.
- Procured vendor to perform Quality Assurance Review; began preliminary review procedures.
- Presented Cybersecurity Awareness training for all-staff meeting.
- Delivered the 2017 A-133 Single Audit Report in June 2018 Board Meeting (on-time); only one material weakness, down from three in prior year.

2019 Goals

- Benchmark CHA Audit Committee to better practices in the industry and Audit Charter requirements.
- Benchmark CHA Internal Audit Department to better practices in the industry by performing external assessment.
- Complete and Pass External Quality Assurance Review for compliance with institute of Internal Audit Standards.
- Issue Single Audit by June 2019, reduce number and severity of findings.
- Prepare and present a minimum of 2 speaking engagements on Internal Audit.

INTERNAL AUDIT DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTIONS

**FY2019
BUDGET**

Internal Audit (204)

The Internal Audit Department is responsible for performing audits on processes and procedures of the Authority. It also ensures that internal controls are in place to safeguard the assets of the Authority and monitors the effectiveness of policies, practices and procedures. **\$1,227,922**

INTERNAL AUDIT DIVISION

TOTAL REVENUE

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
204 - Internal Audit					
MTW Fund	\$868,674	\$1,262,900	\$1,296,189	\$1,227,922	-5.27%
204 - Internal Audit Total	\$868,674	\$1,262,900	\$1,296,189	\$1,227,922	-5.27%
Grand Total	\$868,674	\$1,262,900	\$1,296,189	\$1,227,922	-5.27%

INTERNAL AUDIT DIVISION

TOTAL EXPENDITURES

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
204 - Internal Audit					
Non-Personnel	\$661,457	\$1,008,873	\$1,032,980	\$964,235	-6.66%
Personnel	\$207,217	\$254,026	\$263,209	\$263,687	0.18%
204 - Internal Audit Total	\$868,674	\$1,262,900	\$1,296,189	\$1,227,922	-5.27%
Grand Total	\$868,674	\$1,262,900	\$1,296,189	\$1,227,922	-5.27%

INTERNAL AUDIT DIVISION

FY2019 BUDGET

204 - Internal Audit

Accounting & Audit	\$955,000
Personnel	\$263,687
Sundry	\$3,148
Travel	\$6,087

204 - Internal Audit **\$1,227,922**

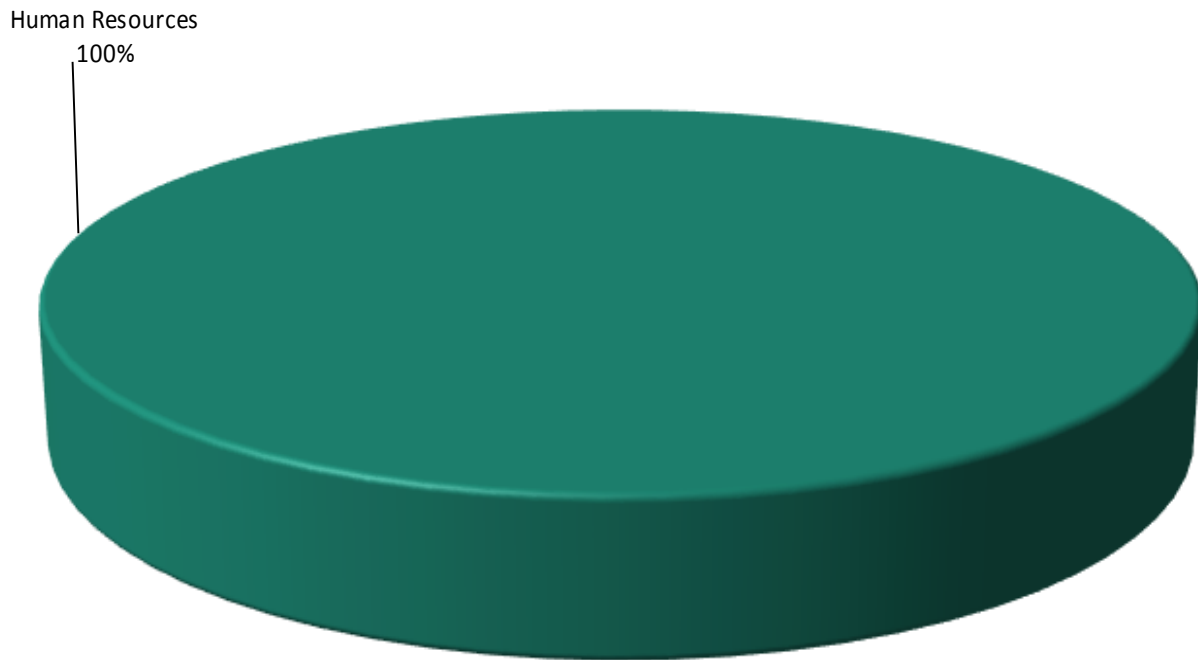
Internal Audit Total **\$1,227,922**

INTERNAL AUDIT DIVISION

TOTAL FTE'S

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	% OF CHANGE
Internal Audit	1.0	2.0	2.0	2.0	0.0%
Internal Audit Total	1.0	2.0	2.0	2.0	0.0%

FTEs by Cost Center



INTERNAL AUDIT DIVISION

SALARY SCHEDULE

	POSITION FTE-TOTAL	SALARY TOTAL	PFP TOTAL	BENEFIT TOTAL	POSITION TOTAL
204 - INTERNAL AUDIT					
DIR, INTERNAL AUDIT	1.0	115,000			
SR. INTERNAL AUDITOR	1.0	75,085			
204 - INTERNAL AUDIT Total	2.0	\$190,085	\$3,802	\$69,799	\$263,687

LEGAL SERVICES DIVISION

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

Office of General Counsel



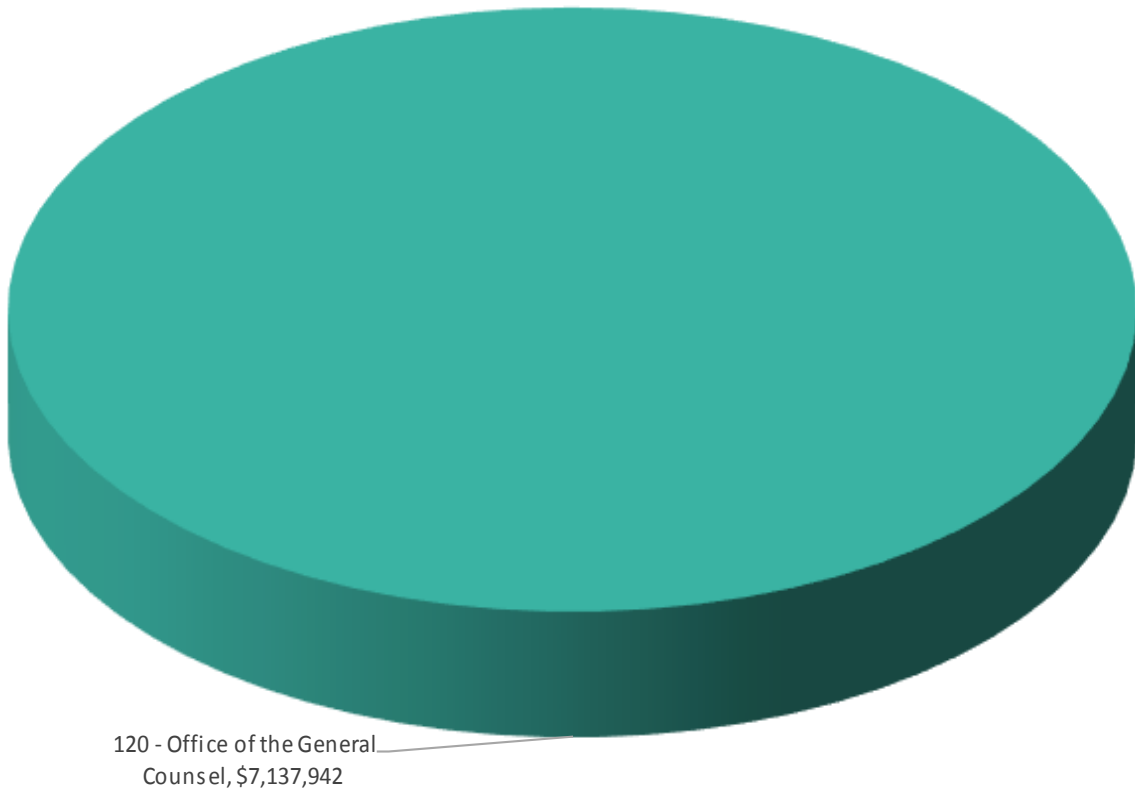
CHICAGO HOUSING AUTHORITY FAMILY SELF SUFFICIENCY PROGRAM RECIPIENT

INSIDE LEGAL

- Expenditures by Cost Center
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- FY2019 Budget
- Total Full-Time Equivalents
- Salary Schedule

LEGAL SERVICES DIVISION

EXPENDITURES BY COST CENTER



LEGAL SERVICES DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
Legal Services					
120 - Office of the General Counsel	\$6,473,560	\$6,948,120	\$7,752,367	\$7,137,942	-7.93%
Legal Services	\$6,473,560	\$6,948,120	\$7,752,367	\$7,137,942	-7.93%

BUDGET YEAR COMPARISON

120-General Counsel

The personnel budget decreased by \$213,378 or -4.17% due to the transfer of 2 FTE's to HCV. The non-personnel budget decreased by \$401,047 or 15.22% due to a reduction in BPI legal fees and CHA-wide expense reductions.

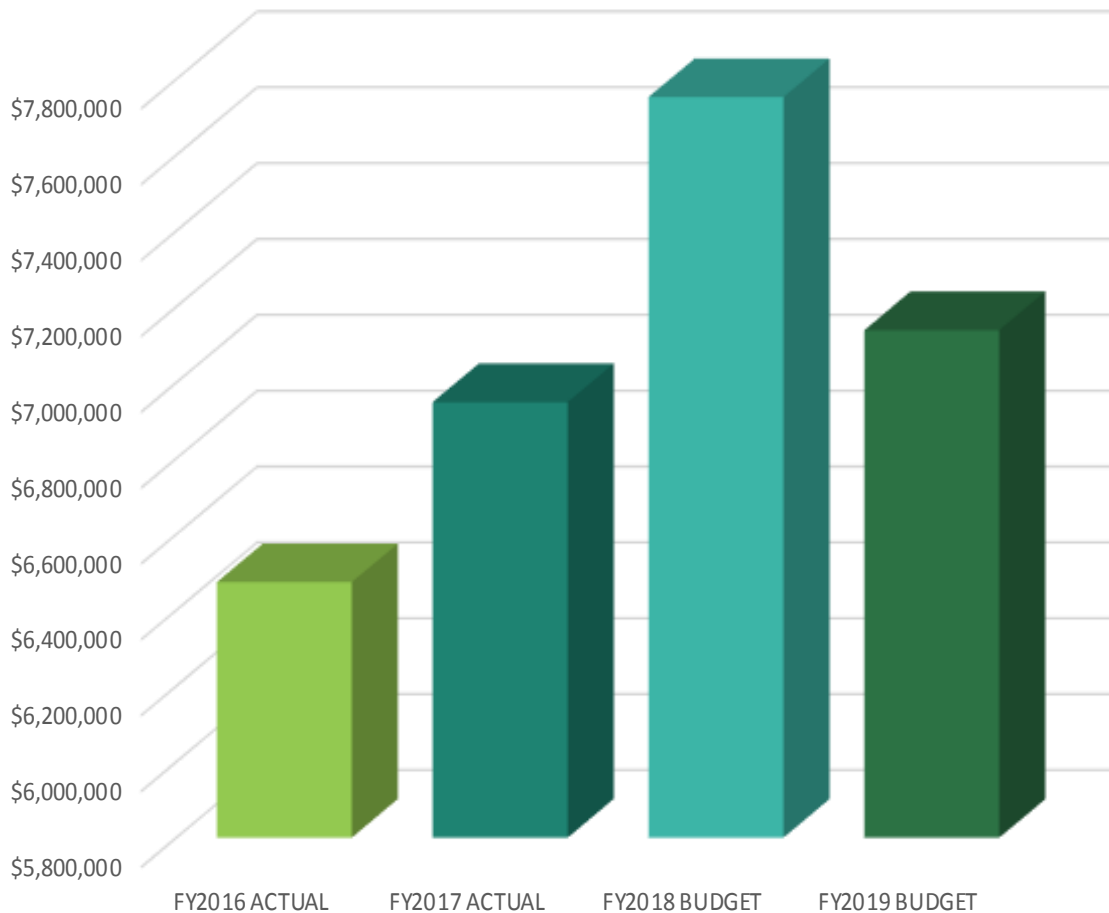
LEGAL SERVICES DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
MTW Fund	\$5,752,698	\$6,948,120	\$7,752,367	\$7,137,942	-7.93%
Other Funding	\$720,863	\$0	\$0	\$0	0.00%
Grand Total	\$6,473,561	\$6,948,120	\$7,752,367	\$7,137,942	-7.93%

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$2,597,482	\$2,377,270	\$2,634,319	\$2,233,272	-15.22%
Personnel	\$3,876,078	\$4,570,850	\$5,118,048	\$4,904,670	-4.17%
Grand Total	\$6,473,561	\$6,948,120	\$7,752,367	\$7,137,942	-7.93%

EXPENDITURES BY FISCAL YEAR



LEGAL SERVICES DIVISION

DIVISION SUMMARY

Mission

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

2018 Accomplishments

- Provided dedicated support for Affirmatively Furthering Fair Housing
- Presented updated and revised Debarment Policy to Board for approval
- Presented new Social Security Number Protection Policy to Board for approval
- Continued development of in-house expertise in strategic litigation
- Designed new office space

2019 Goals

- Implement Social Security Number Protection policy and Authority wide training
- Develop Authority wide personal/private information protection policy
- Develop an on-line sexual harassment training and testing
- Move EEO/Ethics functions in-house
- In cooperation with client departments, complete a review of the property manager insurance program
- Provide HUD procurement training for Law Department staff
- Reduce Housing Choice Voucher administrative hearings by diverting *de minimis* violations

LEGAL SERVICES DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTION

**FY2019
BUDGET**

General Counsel (120)

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

\$7,137,942

LEGAL SERVICES DIVISION

TOTAL REVENUE

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
120 - Office of the General Counsel					
MTW Fund	\$5,752,698	\$6,948,120	\$7,752,367	\$7,137,942	-7.93%
Other Funding	\$720,863	\$0	\$0	\$0	0.00%
120 - Office of the General Counsel Total	\$6,473,561	\$6,948,120	\$7,752,367	\$7,137,942	-7.93%
Grand Total	\$6,473,561	\$6,948,120	\$7,752,367	\$7,137,942	-7.93%

LEGAL SERVICES DIVISION

TOTAL EXPENDITURES

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
120 - Office of the General Counsel					
Non-Personnel	\$2,597,482	\$2,377,270	\$2,634,319	\$2,233,272	-15.22%
Personnel	\$3,876,078	\$4,570,850	\$5,118,048	\$4,904,670	-4.17%
120 - Office of the General Counsel Total	\$6,473,560	\$6,948,120	\$7,752,367	\$7,137,942	-7.93%
Grand Total	\$6,473,560	\$6,948,120	\$7,752,367	\$7,137,942	-7.93%

LEGAL SERVICES DIVISION

FY2019 BUDGET

120 - Office of the General Counsel

Legal Expense	\$1,267,000
Personnel	\$4,904,670
Sundry	\$953,255
Training	\$7,759
Travel	\$5,258

120 - Office of the General Counsel **\$7,137,942**

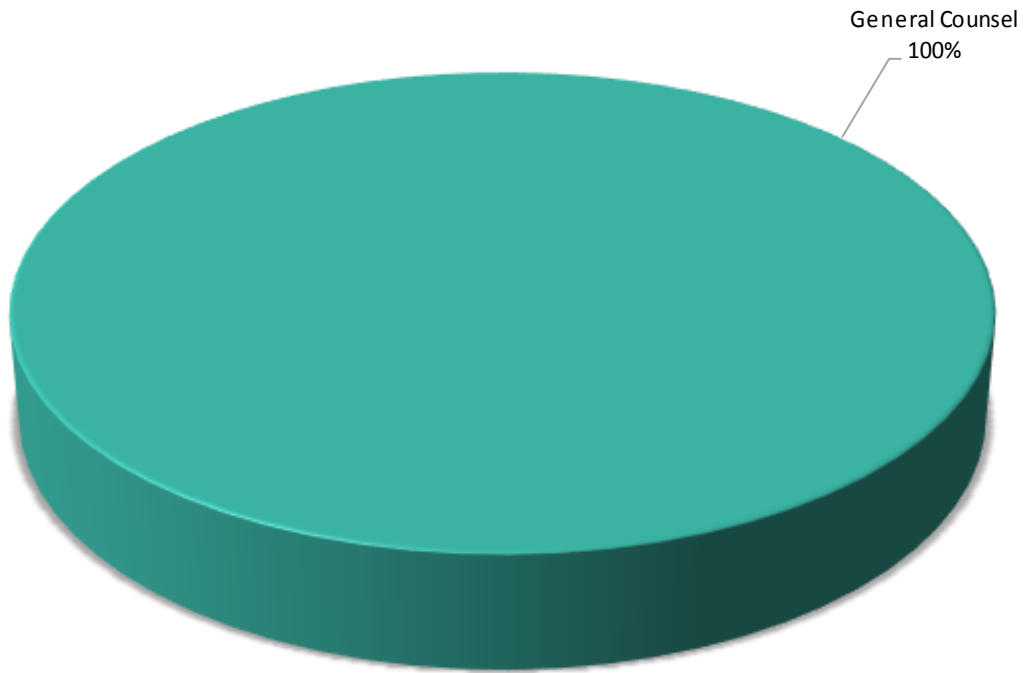
Legal Services Total **\$7,137,942**

LEGAL SERVICES DIVISION

TOTAL FTE'S

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	% OF CHANGE
General Counsel	33.5	36.5	36.5	34.5	-5.5%
Legal Services Total	33.5	36.5	36.5	34.5	-5.5%

FTEs by Cost Center



LEGAL SERVICES DIVISION

SALARY SCHEDULE

	POSITION				
	FTE-TOTAL	SALARY TOTAL	PFP TOTAL	BENEFITS TOTAL	POSITION TOTAL
120 - GENERAL COUNSEL					
SR. ASST GEN COUNSEL	12.0	\$1,378,513			
DEPUTY GEN COUNSEL	4.0	554,000			
PARALEGAL	4.0	272,520			
AST GENERAL COUNSEL I	3.0	242,735			
CHIEF LEGAL OFFICER	1.0	185,000			
DEPUTY CHIEF LEGAL OFFICER	1.0	165,000			
STAFF COUNSEL	2.0	146,161			
SUPERVISOR HEARING OFFICER	1.0	125,000			
SR. ASST GC, SUPERVISOR	1.0	119,000			
LEGAL COORDINATOR	1.0	69,117			
EXEC ADMIN ASST III	1.0	68,465			
LEGAL SEC II	1.0	62,353			
DOCKET CLERK II	1.0	57,201			
HEARINGS COORDINATOR	1.0	52,003			
LEGAL COORDINATOR	0.5	38,594			
120 - GENERAL COUNSEL TOTAL	34.5	\$3,535,661	\$70,713	\$1,298,295	\$4,904,670
Grand Total	34.5	\$3,535,661	\$70,713	\$1,298,295	\$4,904,670

INSPECTOR GENERAL DIVISION

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

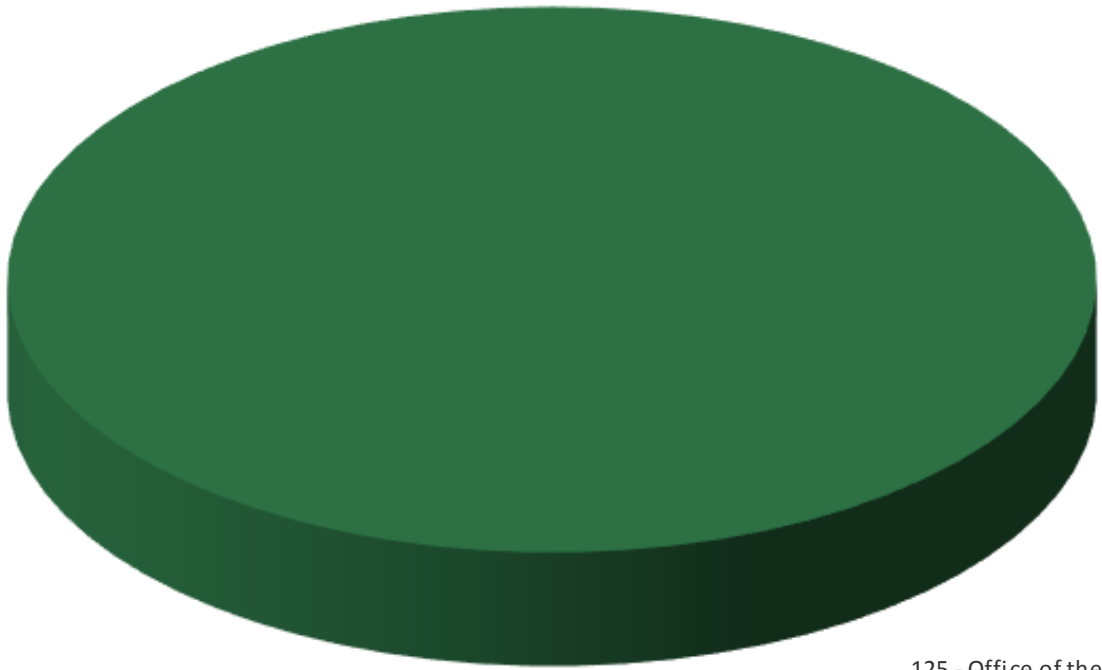


INSIDE INSPECTOR GENERAL

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2019 Budget
- Total Full-Time Equivalents
- Salary Schedule

INSPECTOR GENERAL DIVISION

EXPENDITURES BY COST CENTER



125 - Office of the
Inspector General,
\$1,455,376

INSPECTOR GENERAL DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
Office of the Inspector General					
125 - Office of the Inspector General	\$914,180	\$1,005,523	\$1,374,939	\$1,455,376	5.85%
Office of the Inspector General	\$914,180	\$1,005,523	\$1,374,939	\$1,455,376	5.85%

BUDGET YEAR COMPARISON

125-Office of Inspector General

The personnel budget increased by \$114,837 or 11.12% due to the increase of 1 FTE and Pay for Performance. The non-personnel budget decreased \$34,400 or 10.05% due to CHA-wide expense reduction.

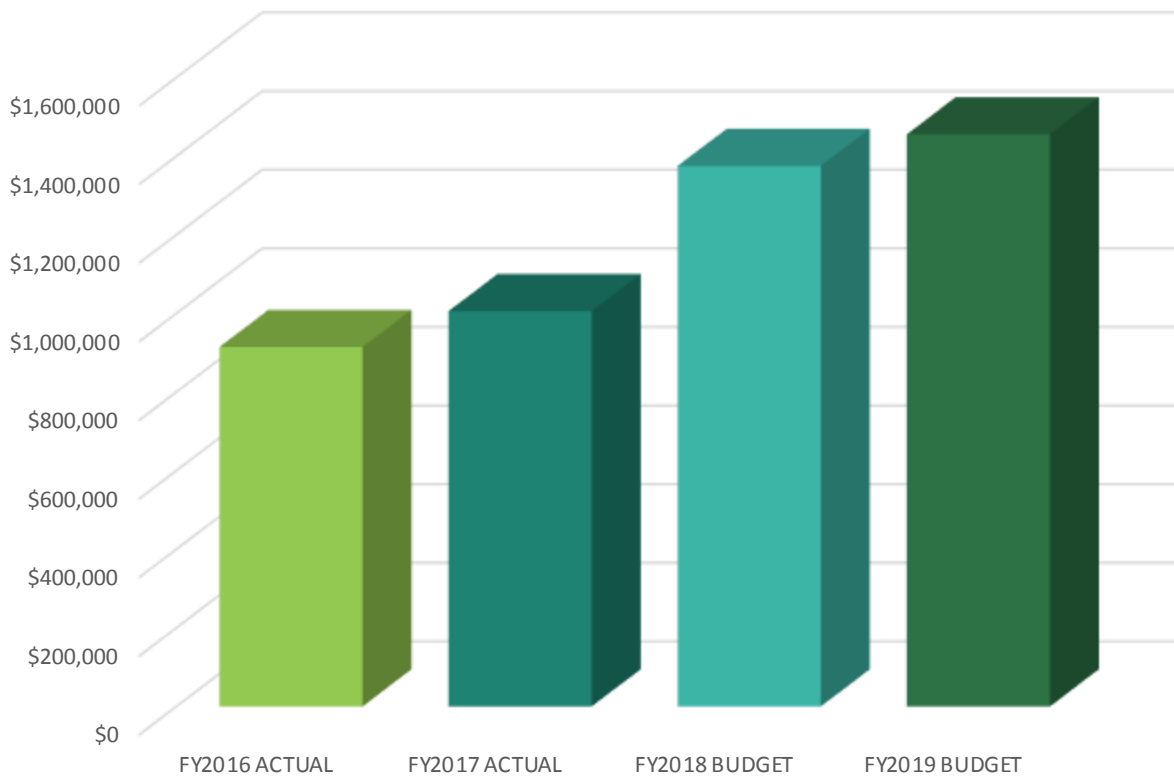
INSPECTOR GENERAL DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	
	REVENUE	REVENUE	REVENUE	REVENUE	% OF CHANGE
MTW Fund	\$914,180	\$1,005,523	\$1,374,939	\$1,455,376	5.85%
Grand Total	\$914,180	\$1,005,523	\$1,374,939	\$1,455,376	5.85%

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	
	EXPENDITURES	EXPENDITURES	EXPENDITURES	EXPENDITURES	% OF CHANGE
Non-Personnel	\$55,169	\$86,744	\$342,218	\$307,818	-10.05%
Personnel	\$859,011	\$918,779	\$1,032,721	\$1,147,558	11.12%
Grand Total	\$914,180	\$1,005,523	\$1,374,939	\$1,455,376	5.85%

EXPENDITURES BY FISCAL YEAR



INSPECTOR GENERAL DIVISION

DIVISION SUMMARY

Mission

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

2018 Accomplishments

- Provided evidentiary and investigative support to various CHA departments for 241 matters.
- The OIG investigated and obtained 2 criminal indictments and 2 convictions, for a combined total loss of approximately \$360,991. One conviction resulted in a 4-month sentence in the Illinois Department of Corrections and 18 months of felony probation. The individual was also ordered to pay full restitution to the CHA prior to the conclusion of probation.
- The OIG closed 3 administrative investigations. One investigation of a CHA security vendor resulted in recommendations of appropriate action, up to and including termination of their contract.
- The HCV department terminated 5 individuals in 2018 based on the OIG's recommendations for violating the Family Obligations Policy, for a combined total loss amount of \$334,366.
- The OIG completed 3 audits to date. CHA management concurred with the OIG's recommendations.
- The OIG continues to conduct a quarterly analysis to identify any potential registered sex offenders housed by CHA. In 2018, the analysis has resulted in 1 termination from the Public Housing program, for a total loss amount of \$10,193.
- The OIG conducted due diligence for the Resident Services Department regarding Health Care Partnerships on 37 occasions to ensure activities provided by health partners are in the best interests of the CHA and its residents.
- OIG Advisories have resulted in CHA policy improvements in 2018. The HCV Department no longer allows property owners to provide a P.O. Box as their sole address. CHA also adopted a Social Security Number Protection Policy and plans to conduct training on the new policy pursuant to the Illinois Identity Protection Act.
- The OIG conducted Fraud Awareness Training sessions for approximately 600 CHA staff.
- The OIG received 7 informational presentations and hands-on training sessions conducted by CHA business units in a continued effort to enhance knowledge on new CHA programs and initiatives.

INSPECTOR GENERAL DIVISION

DIVISION SUMMARY

2019 Goals

- Advise and inform the Audit Committee of the Board in a timely manner of concerns and issues impacting the CHA that is within the OIG's jurisdiction.
- Advise and inform CHA Management on OIG findings and recommendations to root out fraud, waste, misconduct and abuse of public funds.
- Publish more OIG Advisories to CHA management pertaining to relevant and emergent issues that may impact operations.
- Maintain OIG compliance with the "Green Book" standards (Association of Inspector General).
- Continue Fraud Awareness Training for employees and contractors/vendors.
- Continue to provide evidentiary and investigative support for HCV Department for ITT hearings.
- Increase the utilization of data analysis activities and maximize resources and knowledge sharing through OIG initiatives designed to support a more efficient and compliant operational environment.
- Pursue criminal investigations and seek restitution and or forfeiture where appropriate.
- Participate in an external peer review to be conducted by the Association of Inspectors General (AIG), an independent third party peer review team.
- Pursue criminal investigations and seek restitution and/or forfeiture where appropriate.
- Provide fraud awareness trainings to new vendors, contractors and employees.
- Expand the use of analysts and analytics to identify and detect fraud, waste and abuse.
- Advance the use of technology in OIG operations to promote efficiency.
- Maintain OIG staff training and expertise in audits and fraud investigations.

INSPECTOR GENERAL DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTIONS

**FY2019
BUDGET**

Office of Inspector General (125)

The OIG receives, registers and investigates complaints and information from any source, and cooperates with the Authority's Ethics Officer who may receive such complaints, pertaining to waste, fraud, and abuse within the Authority's contractors, subcontractors, consultants or vendors. The OIG investigates allegations of fraud or collusion involving Authority contracts and/or contractors, subcontractors, consultants, or vendors as well as the misuse, embezzlement or theft of Authority resources, conflicts of interest, bribery or misconduct involving Authority personnel, or other unethically or illegal activities involving Authority property, officers, employees, Board members, agents, contractor, subcontractors, consultants or vendors. **\$ 1,455,376**

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

The Inspector General is also authorized by the Board, pursuant to the authority vested in it under the Act, to issue subpoenas to compel the attendance of witnesses for purposes of examination and the production of documents and other items for inspection and/or duplication when requested by the Inspector General.

INSPECTOR GENERAL DIVISION

TOTAL REVENUE

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	
	REVENUE	REVENUE	REVENUE	REVENUE	% OF CHANGE
125 - Office of the Inspector General					
MTW Fund	\$914,180	\$1,005,523	\$1,374,939	\$1,455,376	5.85%
125 - Office of the Inspector General Total	\$914,180	\$1,005,523	\$1,374,939	\$1,455,376	5.85%
Grand Total	\$914,180	\$1,005,523	\$1,374,939	\$1,455,376	5.85%

INSPECTOR GENERAL DIVISION

TOTAL EXPENDITURES

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
125 - Office of the Inspector General					
Non-Personnel	\$55,169	\$86,744	\$342,218	\$307,818	-10.05%
Personnel	\$859,011	\$918,778	\$1,032,721	\$1,147,558	11.12%
125 - Office of the Inspector General Total	\$914,180	\$1,005,523	\$1,374,939	\$1,455,376	5.85%
Grand Total	\$914,180	\$1,005,523	\$1,374,939	\$1,455,376	5.85%

INSPECTOR GENERAL DIVISION

FY2019 BUDGET

125 - Office of the Inspector General

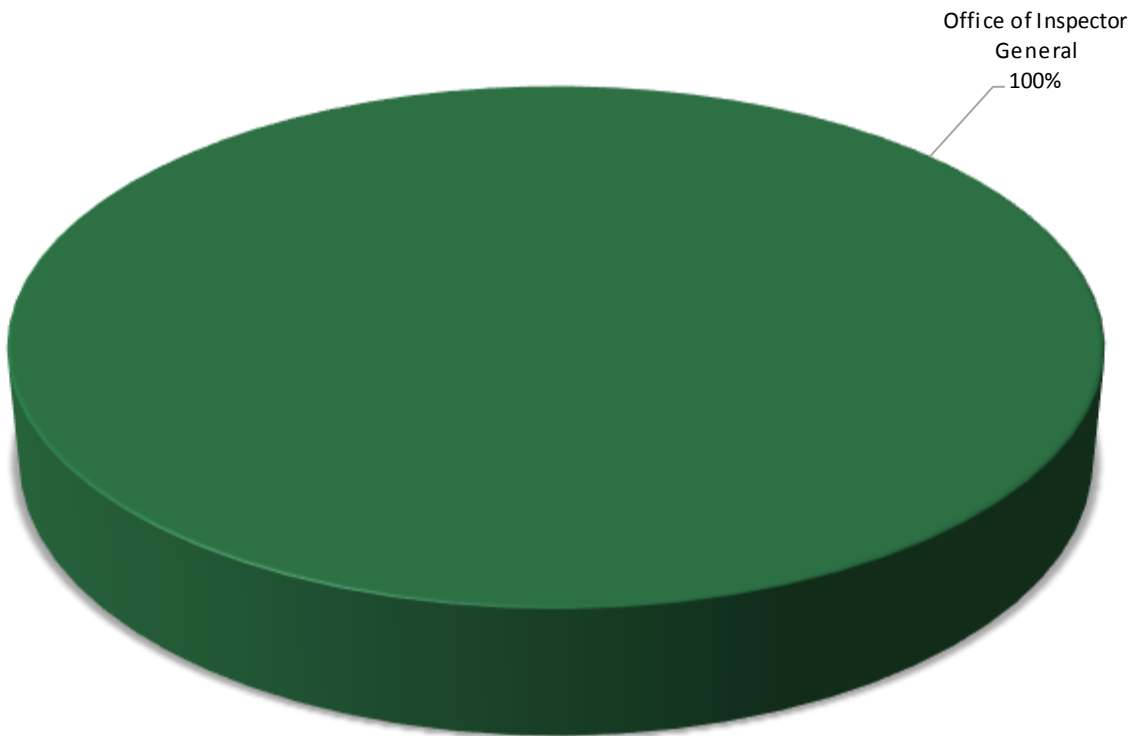
Accounting & Audit	\$10,000
Materials	\$4,000
Personnel	\$1,147,558
Sundry	\$267,818
Training	\$10,000
Travel	\$16,000
125 - Office of the Inspector General	\$1,455,376
Office of the Inspector General Total	\$1,455,376

INSPECTOR GENERAL DIVISION

TOTAL FTE'S

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	% OF CHANGE
Inspector General	7.0	8.0	8.0	9.0	12.5%
Inspector General Total	7.0	8.0	8.0	9.0	12.5%

FTEs by Cost Center



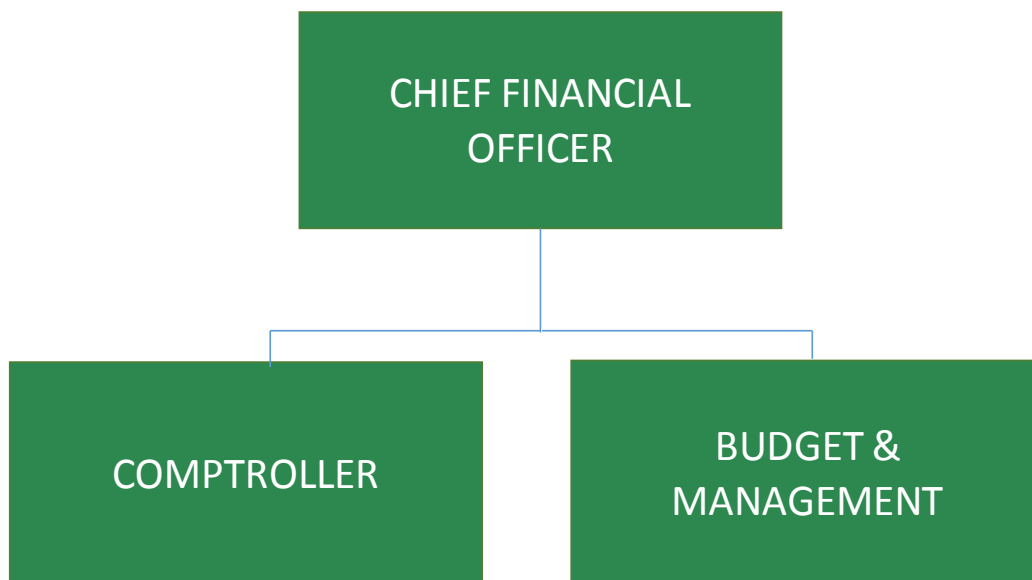
INSPECTOR GENERAL DIVISION

SALARY SCHEDULE

	POSITION				
	FTE-TOTAL	SALARY TOTAL	PFP TOTAL	BENEFITS TOTAL	POSITION TOTAL
125 - OFFICE OF INSPECTOR GENERAL					
INSPECTOR GENERAL	1.0	\$172,000			
SR AUDITOR	2.0	176,534			
DEPUTY INSPECTOR	1.0	130,000			
SR INVESTIGATOR	1.0	91,242			
INVESTIGATOR	2.0	143,913			
OPERATIONS ANALYST	1.0	53,560			
ANALYST AUDITOR	1.0	60,000			
125 - OFFICE OF INSPECTOR GENERAL	9.0	\$827,249	\$16,544	\$303,765	\$1,147,558
Grand Total	9.0	\$827,249	\$16,544	\$303,765	\$1,147,558

FINANCE DIVISION

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



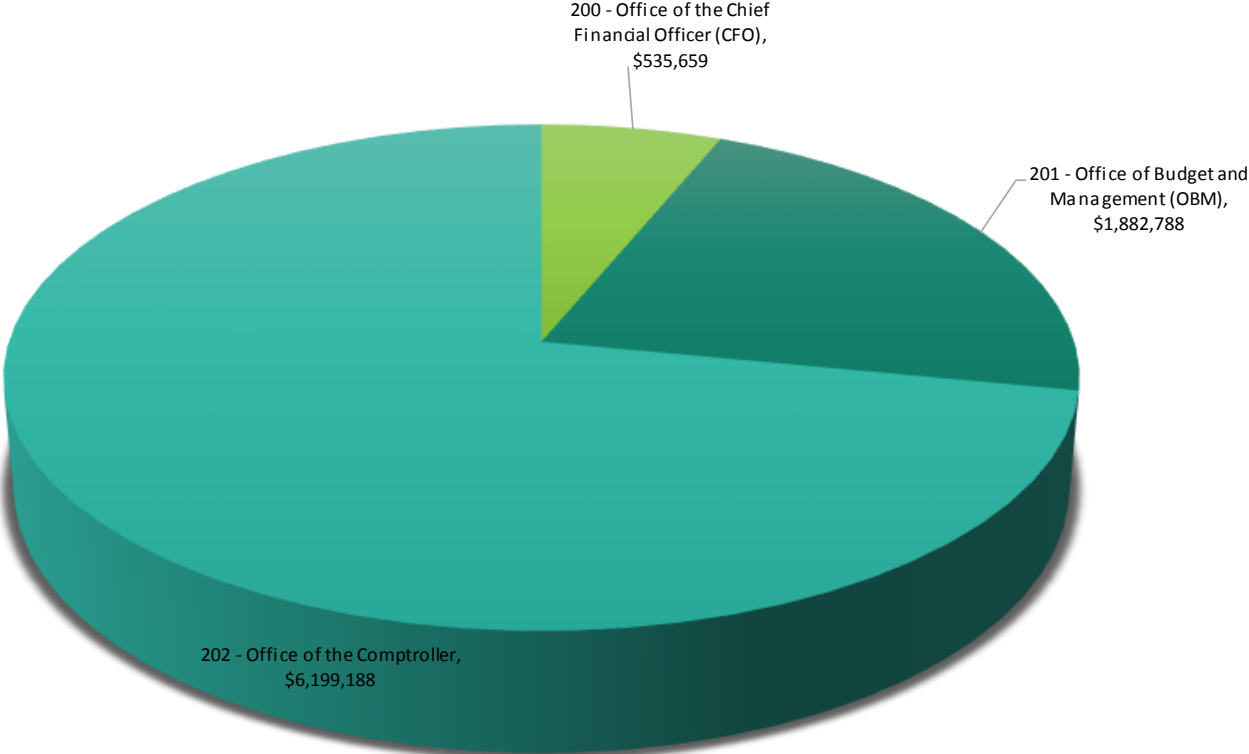
CHICAGO HOUSING AUTHORITY RESIDENTS AT SENIOR DAY OF SERVICE

INSIDE FINANCE

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2019 Budget
- Total Full-Time Equivalents
- Salary Schedule

FINANCE DIVISION

EXPENDITURES BY COST CENTER



FINANCE DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
200 - Office of the Chief Financial Officer (CFO)	\$327,533	\$415,648	\$856,324	\$535,659	-37.45%
201 - Office of Budget and Management (OBM)	\$738,332	\$1,695,439	\$1,875,133	\$1,882,788	0.41%
202 - Office of the Comptroller	\$3,997,114	\$5,507,650	\$6,010,849	\$6,199,188	3.13%
Finance	\$5,062,979	\$7,618,738	\$8,742,306	\$8,617,635	-1.43%

BUDGET YEAR COMPARISON

200-Office of the Chief Financial Officer

The personnel budget decreased by \$3,415 or 1% due to Pay for Performance. The non-personnel budget decreased by \$324,079 or 63.20% due to CHA-wide budget cuts.

201-Office of Budget & Management

Budget remained relatively unchanged.

202-Office of the Comptroller

The personnel budget increased by \$221,418 or 6.8%, due to Pay for Performance and 2.5 additional FTEs. The non-personnel budget decreased due to CHA wide budget cuts.

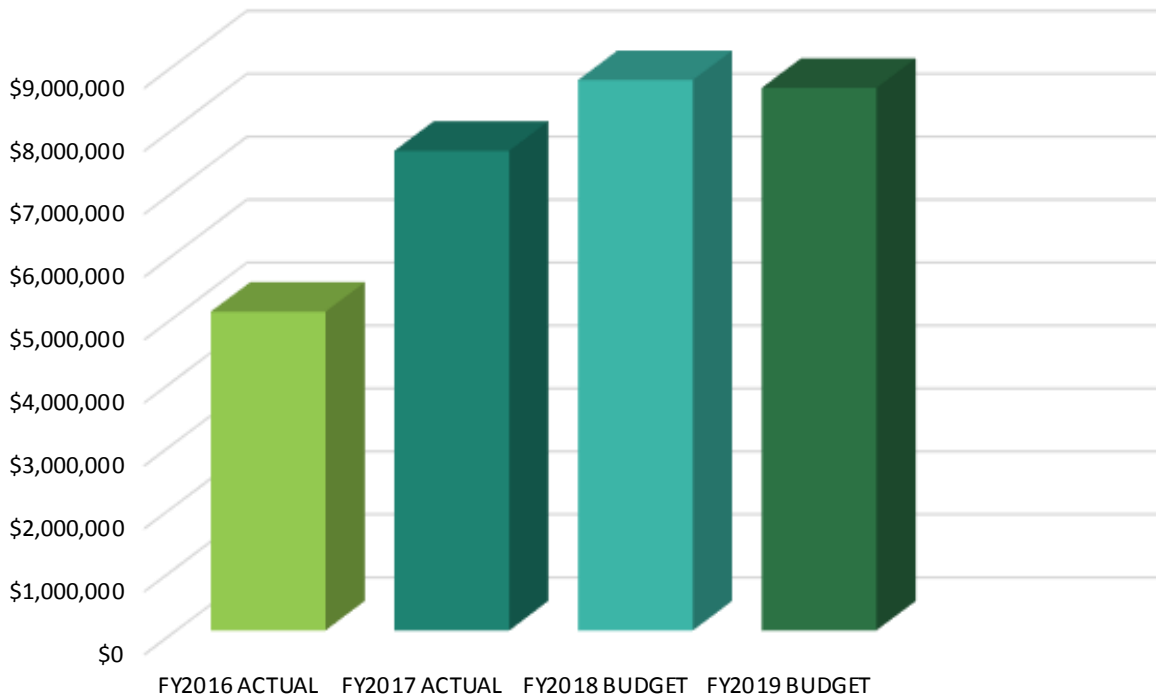
FINANCE DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
MTW Funding	\$5,062,979	\$7,618,738	\$8,742,306	\$8,617,635	-1.43%
Grand Total	\$5,062,979	\$7,618,738	\$8,742,306	\$8,617,635	-1.43%

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$602,864	\$1,491,080	\$2,187,255	\$1,745,965	-20.18%
Personnel	\$4,460,115	\$6,127,657	\$6,555,051	\$6,871,670	4.83%
Grand Total	\$5,062,979	\$7,618,738	\$8,742,306	\$8,617,635	-1.43%

EXPENDITURES BY FISCAL YEAR



FINANCE DIVISION

DIVISION SUMMARY

Mission

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

2018 Accomplishments: Office of the Comptroller

- Completed \$325 million bond issuance
- Closed CHA General Ledger, completed audit and published CAFR on April 5, 2018
- Received GFOA Certificate of Excellence in Financial Reporting for the Twentieth consecutive year.
- Compiled financial information and developed key revenue projections and analysis for bond financing and offering statement.
- Developed weekly reports for JOC payments and invoices in process.
- Completed physical inventory of capitalized equipment.
- Established accounting and fund structure for 2018 bond issuance.
- Continued to support RAD conversions.
- Created Job Order Costing (JOC) activity codes to track JOC transactions more accurately and improve efficiency.
- Implemented DOW and Peoples Gas invoices OCR scanning (csv file creation) process to streamline invoice processing and eliminate manual data entry.
- Continued supporting PPM-related Accounts Payable activities driven by centralized procurement.
- Created a monthly reporting of Employee Travels submitted to the Board in compliance with Local Government Expense Control Act.
- Complied with HUD reporting requirements for Voucher Management System (VMS) and Operating data request for RAD.
- Supported implementing Lawson upgrade to Ming.le.V10.
- Provided assistance with system upgrades of Yardi.
- Completed Employee Expense Review Audit with low risks findings.

FINANCE DIVISION

DIVISION SUMMARY

2018 Accomplishments: Office of Budget & Management

- Completed CHA's 2019 budget of \$1.1B on schedule
- Completed over 40 vendor financial reviews as part of the procurement process
- Received GFOA's Distinguished Budget Award for the 18th consecutive year
- Compiled 5-year capital plan in support of the \$325 million bond issuance
- Continued to look for ways to support user departments regarding their financial needs
- Established additional controls and transparency to facilitate RAD escrow tracking

2018 Accomplishments: Risk Management

- Utilized risk management database to maintain portfolio information for insurance underwriting purposes
- Conducted specialized training for staff in coordination with portfolio management and procurement departments
- Utilizing Sharepoint in broader capacity and collaborative projects

FINANCE DIVISION

DIVISION SUMMARY

2019 Goals: Office of the Comptroller

- Close books, complete audit and publish CAFR by March 31, 2020.
- Support property management company transitions based on new contracts.
- Meet all HUD and statutory reporting due dates (FDS, VMS, IRS, State, City, Single Audit filing, Unclaimed property, LIHTC investment partner, etc.)
- Implement accounting and reporting structure to support third-party financing effort by RAD properties.
- Continue to support effective processing of PPM-related accounts payable activities driven by centralized procurement.
- Continue to support JOC tier one advance disbursements, collections tracking and reporting.
- Continue implementing accounting structure to support bond activities.
- Develop and/or update procedures for Mixed Finance properties (Public Housing and RAD).
- Continue to assist Property Managers in RAD conversions.

2019 Goals: Office of Budget & Management

- Streamline the processes for the E-Builder construction management system as it relates to invoices, change-order management, and scheduling
- Create project-based reporting out of E-Builder
- Create 5-year plan for EPIC reporting in accordance with HUD
- Track capital spending as it relates to the 5-year capital plan

2019 Goals: Risk Management

- Develop risk management strategy in support of portfolio management and upcoming Property Manager's RFP
- Revise procedure manual to reflect changes in risk strategy, implement with PM group
- Explore database options to improve risk management analytic capabilities
- Utilize new safety personnel to push risk management-related metrics

FINANCE DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTIONS

**FY2019
BUDGET**

Office of the Chief Financial Officer (200)

The Office of the Chief Financial Officer is responsible for ensuring the financial stability of the Chicago Housing Authority. The Chief Financial Officer is charged with enforcement of all financial policies established by the Chief Executive Officer and the Board of Commissioners. To perform this task, the Chief Financial Officer develops procedures to ensure compliance with federal, state and local governmental regulations. This department is also responsible for oversight of the following departments: Office of Budget and Management, Comptroller's Office, Treasury Department, Information Technology, Procurement and Contracts, Human Resources and Training, and Grant Administration. **\$535,659**

Office of Budget and Management (201)

The Office of Budget and Management (OBM) is responsible for coordinating the development, presentation, execution and control of the annual comprehensive budget. OBM manages the fiscal resources of the Chicago Housing Authority and provides Executive Management, staff and outside entities with timely budget and financial information for decision-making. **\$1,882,788**

Office of the Comptroller (202)

The Comptroller's Office is responsible for the maintenance of accounting records, capturing the Authority's financial, operating and capital activity based on Generally Accepted Accounting Principles (GAAP). Additionally, the group is responsible for internal and external financial reporting. The operating areas within the group include General Accounting, Financial Reporting, Accounts Payable, Payroll, Property Accounting, Housing Choice Voucher Finance, and Risk Management. **\$6,199,188**

FINANCE DIVISION

TOTAL REVENUE

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
200 - Office of the Chief Financial Officer (CFO)					
MTW Fund	\$327,533	\$415,648	\$856,324	\$535,659	-37.45%
200 - Office of the Chief Financial Officer (CFO) Total	\$327,533	\$415,648	\$856,324	\$535,659	-37.45%
201 - Office of Budget and Management (OBM)					
MTW Fund	\$738,332	\$1,695,439	\$1,875,133	\$1,882,788	0.41%
201 - Office of Budget and Management (OBM) Total	\$738,332	\$1,695,439	\$1,875,133	\$1,882,788	0.41%
202 - Office of the Comptroller					
MTW Fund	\$3,997,114	\$5,507,650	\$6,010,849	\$6,199,188	3.13%
202 - Office of the Comptroller Total	\$3,997,114	\$5,507,650	\$6,010,849	\$6,199,188	3.13%
Grand Total	\$5,062,979	\$7,618,738	\$8,742,306	\$8,617,635	-1.43%

FINANCE DIVISION

TOTAL EXPENDITURES

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
200 - Office of the Chief Financial Officer (CFO)					
Non-Personnel	\$10,485	\$60,617	\$512,806	\$188,727	-63.20%
Personnel	\$317,048	\$355,031	\$343,518	\$346,932	0.99%
200 - Office of the Chief Financial Officer (CFO) Total	\$327,533	\$415,648	\$856,324	\$535,659	-37.45%
201 - Office of Budget and Management (OBM)					
Non-Personnel	\$32,315	\$36,893	\$63,171	\$58,749	-7.00%
Personnel	\$706,017	\$1,658,546	\$1,811,962	\$1,824,039	0.67%
201 - Office of Budget and Management (OBM) Total	\$738,332	\$1,695,439	\$1,875,133	\$1,882,788	0.41%
202 - Office of the Comptroller					
Non-Personnel	\$560,064	\$1,393,570	\$1,611,278	\$1,498,489	-7.00%
Personnel	\$3,437,050	\$4,114,080	\$4,399,571	\$4,700,699	6.84%
202 - Office of the Comptroller Total	\$3,997,114	\$5,507,650	\$6,010,849	\$6,199,188	3.13%
Grand Total	\$5,062,979	\$7,618,738	\$8,742,306	\$8,617,635	-1.43%

FINANCE DIVISION

FY2019 BUDGET

200 - Office of the Chief Financial Officer (CFO)

Personnel	\$346,932
Sundry	\$182,207
Training	\$1,600
Travel	\$4,920

200 - Office of the Chief Financial Officer (CFO) **\$535,659**

201 - Office of Budget and Management (OBM)

Personnel	\$1,824,039
Sundry	\$35,249
Training	\$23,500

201 - Office of Budget and Management (OBM) **\$1,882,788**

202 - Office of the Comptroller

Accounting & Audit	\$465,308
General Expense	\$924,000
Personnel	\$4,700,699
Sundry	\$70,474
Training	\$22,645
Travel	\$16,062

202 - Office of the Comptroller **\$6,199,188**

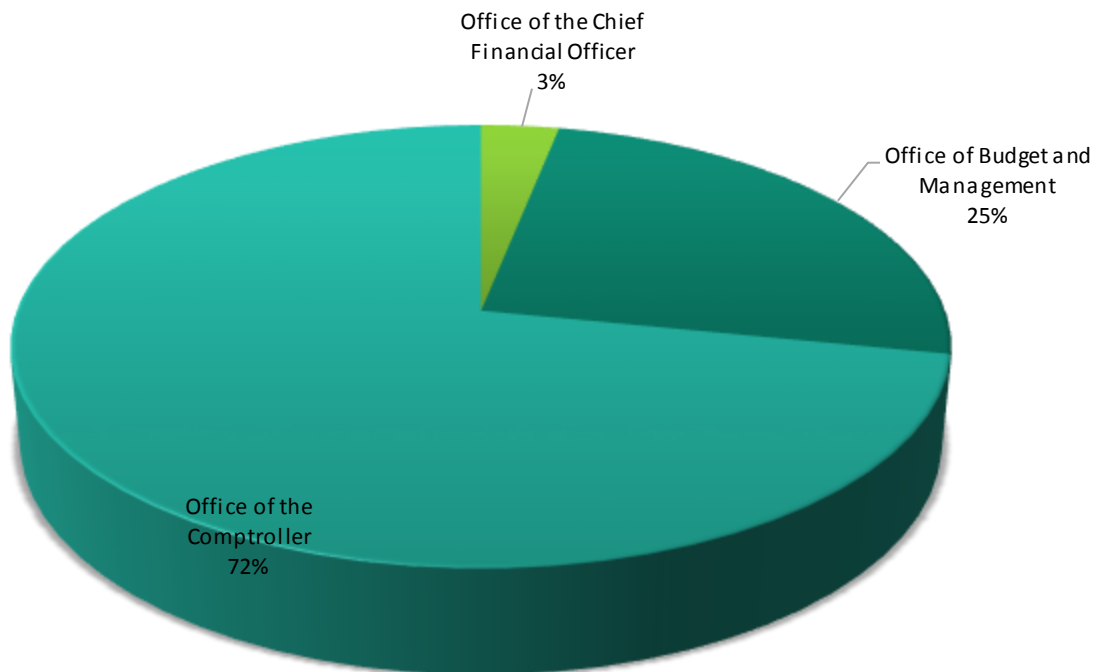
Finance Total **\$8,617,635**

FINANCE DIVISION

TOTAL FTE'S

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	% OF CHANGE
Office of the Chief Financial Officer	2.0	2.0	2.0	2.0	0.0%
Office of Budget and Management	8.0	16.0	16.0	16.0	0.0%
Office of the Comptroller	41.5	43.5	43.5	46.0	5.7%
Finance Total	51.5	61.5	61.5	64.0	4.1%

FTEs by Cost Center



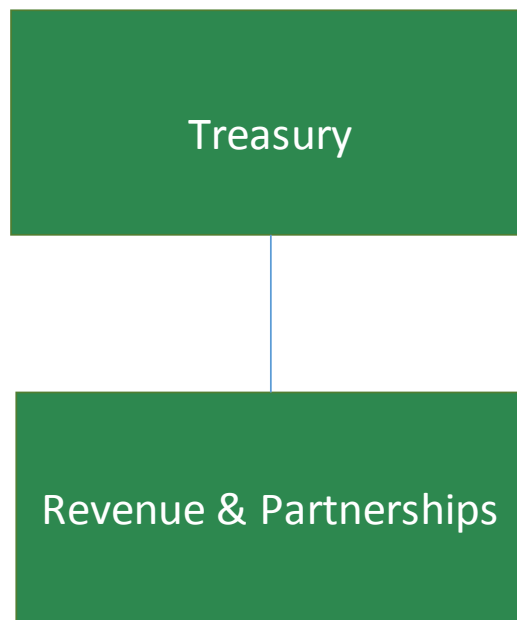
FINANCE DIVISION

SALARY SCHEDULE

	POSITION	FTE-TOTAL	SALARY TOTAL	PFP TOTAL	BENEFITS TOTAL	POSITION TOTAL
201- OFFICE BUDGET MANAGEMENT (OBM)						
	FINANCIAL ANALYST	4.0	\$312,987			
	SR BUDGET ANALYST	3.0	253,181			
	MGR, FINANCIAL	2.0	181,717			
	SIR.DIR., BUDGET MGMT	1.0	130,000			
	DIR, CAP BUDG & CONTRL	1.0	105,000			
	BUDGET ANALYST	2.0	102,590			
	MGR, CAPITAL BUDGET	1.0	101,554			
	MGR, FINANCE	1.0	75,920			
	ADMIN SEC I (LOC 73)	1.0	51,967			
201- OFFICE BUDGET MANAGEMENT (OBM)		16.0	\$1,314,916	\$26,290	\$482,834	\$1,824,039
200- OFFICE OF THE CHIEF FINANCIAL OFFICER (CFO)						
	CHIEF FINANCIAL OFFICER	1.0	\$180,000			
	EXCU ADM ASST III	1.0	70,106			
200- OFFICE OF THE CHIEF FINANCIAL OFFICER (CFO)		2.0	\$250,106	\$4,992	\$91,834	\$346,932
202- OFFICE OF THE COMPTROLLER						
	SR ACCOUNTANT	6.0	\$443,213			
	SR. ACCOUNTING PPTY MGMT	4.0	288,669			
	FINANCIAL ANALYST	3.0	237,146			
	DIR, ASST COMPTROLLER	2.0	230,900			
	MGR, ACCOUNTING	2.0	174,661			
	AP BOOKKEEPER	3.0	170,334			
	DEPUTY CFO	1.0	150,000			
	ACCOUNTING ASSISTANT	3.0	123,489			
	DIR, RISK MGMT	1.0	119,000			
	ACCOUNTANT RECEIVABLES	2.0	101,198			
	MGR, FINANCIAL RPTG	1.0	101,000			
	ACCOUNTANT AP	1.0	98,440			
	MGR, GEN ACCOUNTING	1.0	96,408			
	MANAGER, HCV	1.0	91,494			
	MGR, PROPTY ACCOUNTING	1.0	91,494			
	PAYROLL MANAGER	1.0	91,052			
	HCV ACCOUNTING SUPERVISOR	1.0	85,638			
	FINANCIAL REPORTING	1.0	78,216			
	SR PAYROLL ASSISTANT	1.0	75,747			
	HCV SR ACCOUNTANT	1.0	71,126			
	RISK ANALYST	1.0	71,089			
	EXEC ADMIN ASST III	1.0	67,178			
	ACCOUNTS PAYABLE SPECIALIST	1.0	60,031			
	PAYROLL SPECIALIST	1.0	60,008			
	ACCOUNTANT FIN	1.0	55,000			
	HCV ACCOUNTANT	1.0	53,430			
	ACCOUNTS PAYABLE SPECIALIST I - HCV	1.0	52,654			
	ACCOUNTS PAYABLE SPECIALIST I - AP	1.0	50,000			
202- OFFICE OF THE COMPTROLLER		45.0	\$3,388,614	\$67,772	\$1,244,313	\$4,700,699
Grand Total		63.0	\$4,953,636	\$99,055	\$1,818,981	\$6,871,670

INVESTMENT DIVISION

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

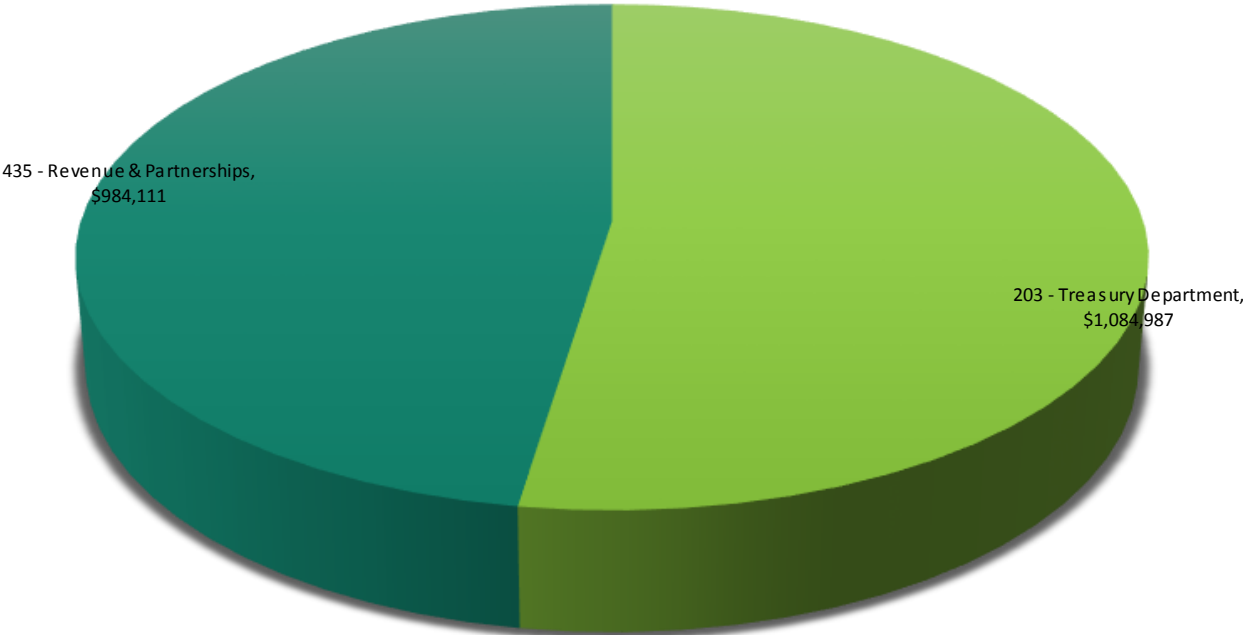


INSIDE INVESTMENT

- Expenditures by Cost Center
- Total Revenue & Expenditures
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- Cost Center Descriptions
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- Total Full-Time Equivalents
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INVESTMENT DIVISION

EXPENDITURES BY COST CENTER



INVESTMENT DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	
	EXPENDITURES	EXPENDITURES	EXPENDITURES	EXPENDITURES	% OF CHANGE
203 - Treasury Department	\$789,560	\$849,771	\$1,222,798	\$1,084,987	-11.27%
435 - Revenue & Partnerships	\$984,015	\$889,598	\$940,836	\$984,111	4.60%
Investment Total	\$1,773,575	\$1,739,369	\$2,163,634	\$2,069,098	-4.37%

BUDGET YEAR COMPARISON

203-Treasury Department

The personnel budget decreased by \$58,749 or 8.4% due to transfer and reclassification of the Treasury Analyst Position to Revenue Analyst in CC435. The non-personnel budget decreased due to CHA-wide expense reductions.

435- Revenue & Partnerships

The personnel budget increased by \$72,407 or 14.4% due to the increase of 1 FTE from CC203—Revenue Analyst. The non-personnel budget decreased due to CHA-wide budget cuts.

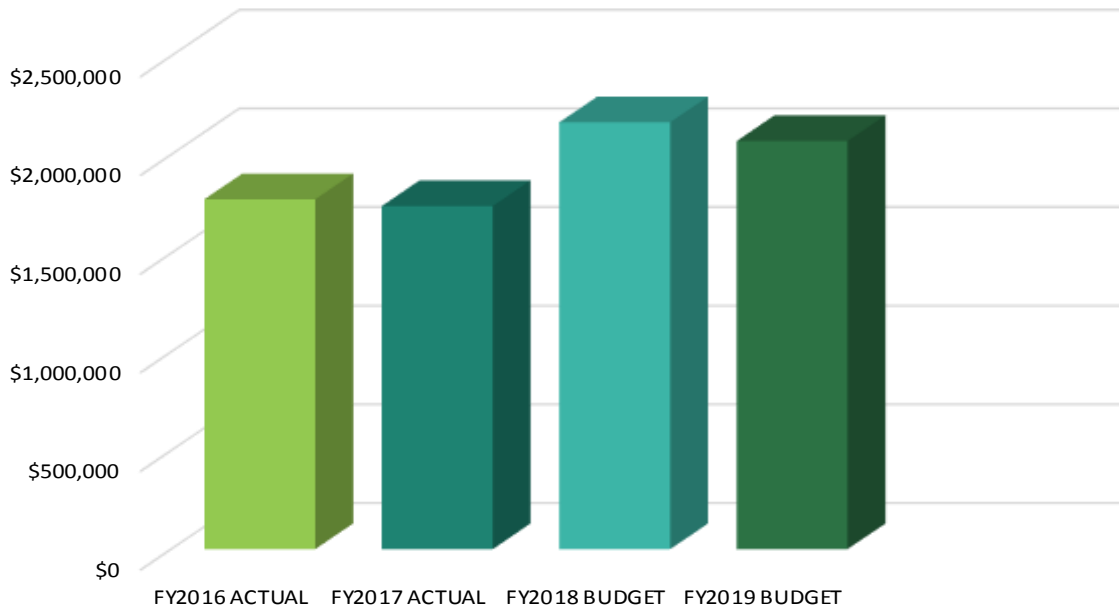
INVESTMENT DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
MTW Funding	\$1,772,718	\$1,737,126	\$2,160,999	\$2,069,098	-4.25%
Other Funding	\$857	\$2,243	\$2,635	\$0	-100.00%
Grand Total	\$1,773,575	\$1,739,369	\$2,163,634	\$2,069,098	-4.37%

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$154,862	\$214,085	\$525,556	\$412,446	-27.42%
Personnel	\$1,618,713	\$1,525,284	\$1,638,078	\$1,656,652	1.12%
Grand Total	\$1,773,575	\$1,739,369	\$2,163,634	\$2,069,098	-4.57%

EXPENDITURES BY FISCAL YEAR



INVESTMENT DIVISION

DIVISION SUMMARY

Mission

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

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

2018 Accomplishments

- Reconstituted CHA Staff Investment Committee and conducted required 2018 meetings.
- Performed all investment management/reporting/compliance activities on the CHA primary portfolios, Liquidity, Core, and RAD comprised of \$350 million average balances.
- Generated over \$1 million of interest earnings over budgeted forecast.
- Provided instrumental support in connection with 2018 CHA GO Bond issuance of \$350 million.
- Received AA- and Stable outlook ratings from Standard and Poor's and inaugural Fitch Rating.
- Implemented best in class banking strategic initiatives surrounding Positive Pay, Auto Debit, Remote Deposit and enhanced earnings credits activities.
- Worked strategically with Development, Finance and Property to ensure HUD RAD closing and compliance activities.
- Provided required banking and accounting support to CHA 3rd Party affiliates including CHA LLC and Springboard 2 Success.
- Participated in Cross Training educational initiatives with Development, OIG and Finance.
- Ensured timely and accurate external audits for the CHA as well as the CHA Retirement Plan and Trust.
- Conducted first CPA external audit for the Springboard 2 Success 501 C-3.
- Continued the HUD Grant close-out initiative by submitting documentation covering 6 Capital Grant Funds, 3 Hope 6 Demo, and 2 other HUD Grants totaling over \$170 million.
- Prepared and submitted competitive grants for over \$8 million in partnership with CHA operating units.
- Collaborated with Section 3 Department in credit support activities resulting in approximately \$1 million of lending to Section 3 JOC Vendors.

INVESTMENT DIVISION

2018 Accomplishments (Cont'd)

- Received Board of Commissioners approval to extend and expand Section 3 LOC program through December 31, 2020.
- Relaunched Chicago Housing Consulting Services 501 C-4 NFP, conducting inaugural Board of Directors meeting.
- Developed over \$700,000 in alternative revenue through new initiatives.
- Conducted all required CHA Employees Plan and Trust meetings and operations.
- Hosted numerous CHA initiatives, including Big Brothers and Big Sisters, Chicago Community Trust event, CHA wide training and the 2018 Chicago CLPHA conference.
- Staff participation in leadership forums at both National and Local symposiums.

INVESTMENT DIVISION

DIVISION SUMMARY

2019 Goals

- Perform all requisite Investment activities in compliance with CHA Board Policies through the oversight of the CHA Staff Investment Committee.
- Meet and/or exceed applicable benchmark budgeted investment earnings for 2018.
- Develop best practice policy and guidance in connection with Cash Management, Fund Balance and Debt Management in a cross functional initiative.
- Continue best in class banking portfolio restructuring and migration for PPM Payables, Receivables and Deposits.
- Support RAD conversion closings with liquidity and reserve funding required activities.
- Maintain HUD Grant and LOCCS compliance through collaborative planning, expense management and reporting.
- Continue the legacy HUD Capital Grant closure compliance initiative.
- Develop Grant and alternative revenue options through strategic efforts around CHA affiliates in the 501 C-3, and 501 C-4 space.
- Create new partnerships and programs surrounding CHA Section 3, MBE etc....lending programs.
- Develop enhanced procedures and reporting capabilities across the CHA Employees Retirement Plan and Trust operations.
- Conduct and exercise education and training around Pension Board of Trustees and stakeholder engagement.
- Ensure timely and accurate Financial Statement preparation as applicable for CHA and CHA Pension Audit responsibilities.
- Develop revenue stream and/or equity funding through collaborative recapitalization initiative.
- Ensure staff training and professional growth opportunities for continuous learning.
- Promote Investment opportunities through equity/debt placement for CHCS 501 C-4 Community Development initiatives.
- Maintain and expand program partnerships throughout CHA with local anchor institutions.

INVESTMENT DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTIONS

**FY2019
BUDGET**

Treasury Department (203)

The Treasury Department is responsible for the cash management activities of the Authority. These activities include fiscal oversight in connection with the various Investment, Debt and Grant portfolios. Additionally, Treasury maintains administration and control of electronic banking management for the Authority as well as designated third parties. **\$1,084,987**

Revenue & Partnerships (435)

The Grants Development Department facilitates as an essential and centralized unit and manages the Agency's process for developing and receiving resources. This department provides oversight management; technical assistance; as well as fiscal and programmatic monitoring of grant-funded programs received under the CHA; and, ensures effectiveness, efficiency and compliance with the terms and conditions of grant agreements. **\$984,111**

INVESTMENT DIVISION

TOTAL REVENUE

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
203 - Treasury Department					
MTW Funding	\$789,560	\$849,771	\$1,222,798	\$1,084,987	-11.27%
203 - Treasury Department Total	\$789,560	\$849,771	\$1,222,798	\$1,084,987	-11.27%
435 - Revenue & Partnership					
MTW Funding	\$983,158	\$887,355	\$938,201	\$984,111	4.89%
Other Funding	\$856	\$2,243	\$2,635	\$0	-100.00%
435 - Revenue & Partnerships Total	\$984,015	\$889,598	\$940,836	\$984,111	4.60%
Grand Total	\$1,773,575	\$1,739,369	\$2,163,634	\$2,069,098	-4.37%

INVESTMENT DIVISION

TOTAL EXPENDITURES

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
203 - Treasury Department					
Non-Personnel	\$84,979	\$93,216	\$267,893	\$209,981	-21.62%
Personnel	\$704,581	\$756,555	\$954,905	\$875,006	-8.37%
203 - Treasury Department Total	\$789,560	\$849,771	\$1,222,798	\$1,084,987	-11.27%
435 - Revenue & Partnerships					
Non-Personnel	\$69,883	\$120,869	\$257,663	\$202,465	-21.42%
Personnel	\$914,132	\$768,729	\$683,173	\$781,646	14.41%
435 - Revenue & Partnerships Total	\$984,015	\$889,598	\$940,836	\$984,111	4.60%
Grand Total	\$1,773,575	\$1,739,369	\$2,163,634	\$2,069,098	-4.37%

INVESTMENT DIVISION

FY2019 BUDGET

203 - Treasury Department

Personnel	\$875,006
Sundry	\$198,899
Training	\$5,001
Travel	\$6,081
203 - Treasury Department	\$1,084,987

435 - Revenue & Partnerships

Contracts	\$50,000
Personnel	\$781,646
Sundry	\$137,965
Training	\$8,359
Travel	\$6,141
435 - Revenue & Patnerships	\$984,111

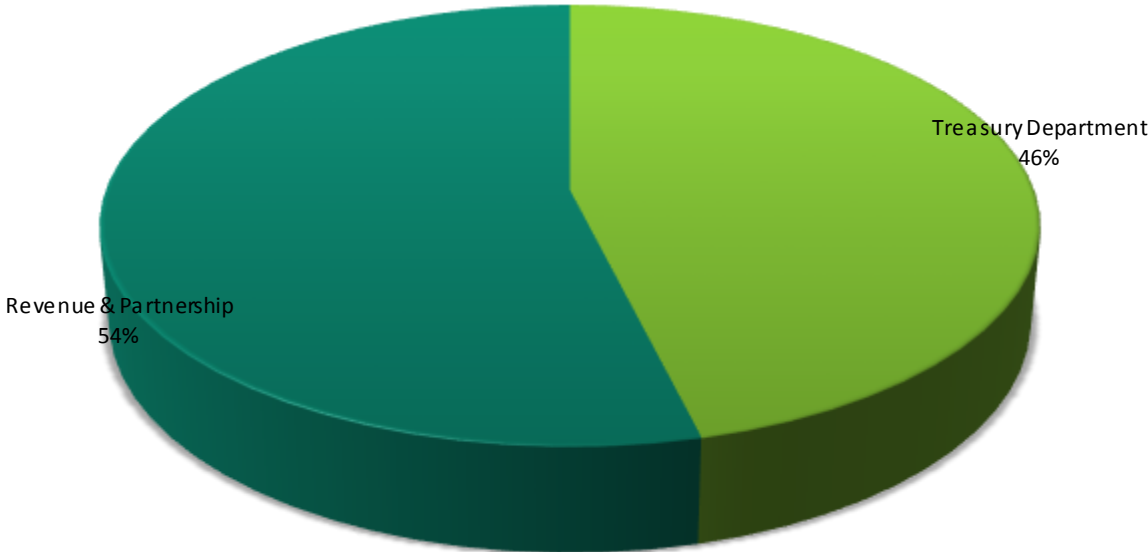
Investment Total	\$2,069,098
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INVESTMENT DIVISION

TOTAL FTE'S

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	% OF CHANGE
Treasury Department	5.0	7.0	7.0	6.0	-14.3%
Revenue & Partnership	7.5	5.0	6.0	7.0	16.7%
Investment Total	12.5	12.0	13.0	13.0	0.0%

FTEs by Cost Center



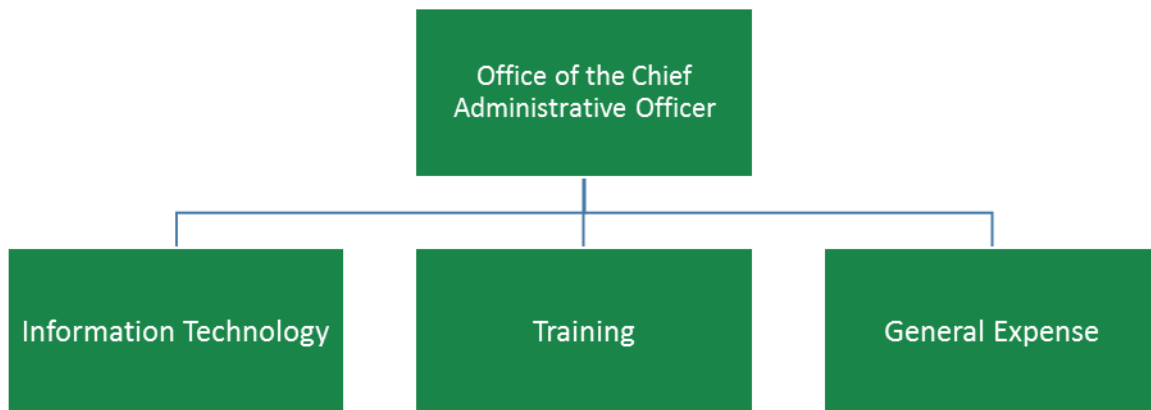
INVESTMENT DIVISION

SALARY SCHEDULE

	POSITION				
	FTE-TOTAL	SALARY TOTAL	PFP TOTAL	BENEFITS TOTAL	POSITION TOTAL
203 - TREASURY					
CHIEF INVESTMENT OFFICER	1.0	\$180,000			
SR. ADVISOR	1.0	108,150			
ASST TREASURER	1.0	106,392			
MGR CAP & REV PORT	1.0	86,320			
INVESTMENT PORTF MGR	1.0	81,120			
TREASURY BNKG ANALYST	1.0	68,790			
203 - TREASURY	6.0	\$630,771	\$12,615	\$231,619	\$875,006
435 - REVENUE & PARTNERSHIPS					
SR. DIRECTOR GRANTS & STRAT	1.0	\$132,000			
DIR. GRANT DEVELOPMENT	1.0	103,428			
MGR, REV & PARTNSHP	1.0	87,452			
REVENUE COMP ANALYST	1.0	74,234			
GRANT DEVELOPER	1.0	61,745			
REVENUE ANALYST	1.0	57,500			
COORDINATOR REV & PART	1.0	47,104			
435 - REVENUE & PARTNERSHIPS	7.0	\$563,463	\$11,269	\$206,914	\$781,646
Grand Total	13.0	\$1,194,234	\$23,885	\$438,533	\$1,656,652

ADMINISTRATION DIVISION

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



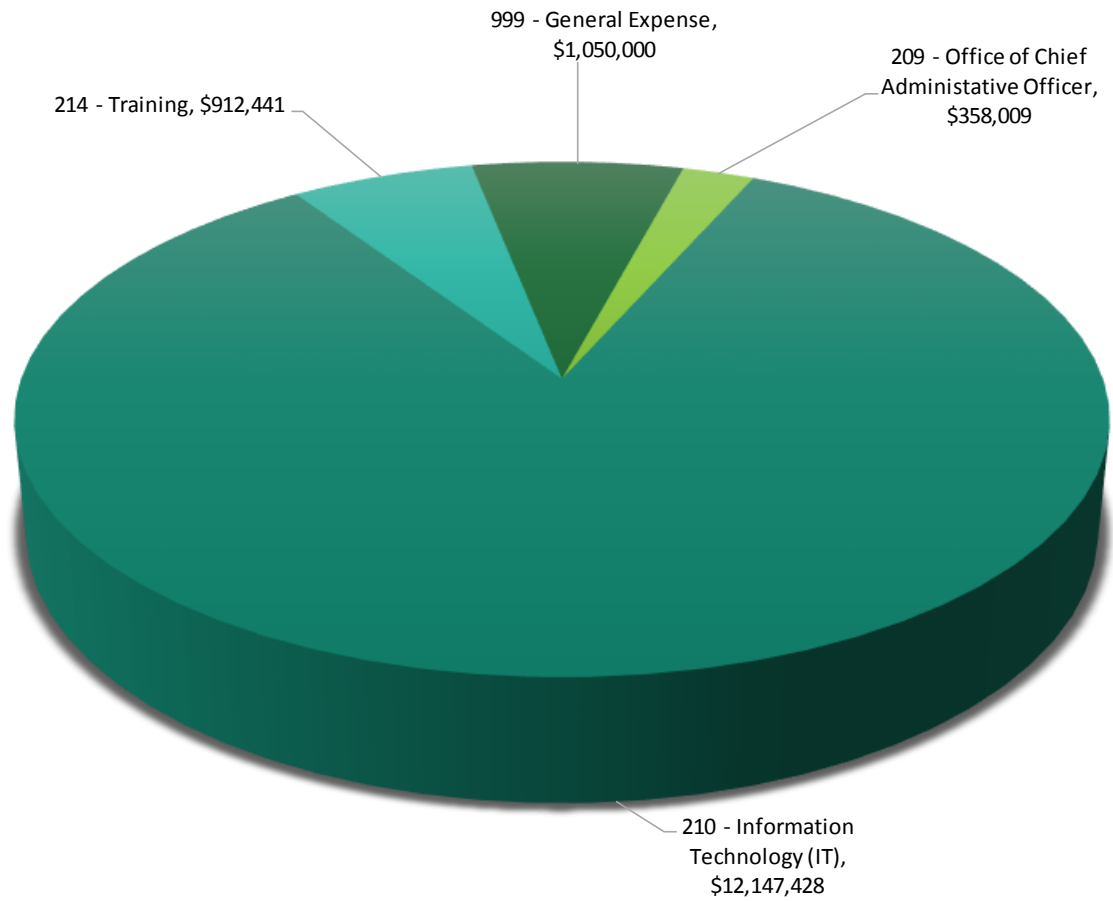
CHICAGO HOUSING AUTHORITY AT THE BUD BILLIKEN PARADE

INSIDE ADMINISTRATION

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2019 Budget
- Total Full-Time Equivalents
- Salary Schedule

ADMINISTRATION DIVISION

EXPENDITURES BY COST CENTER



ADMINISTRATION DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
209 - Office of Chief Administrative	\$209,850	\$279,062	\$357,254	\$358,009	0.21%
210 - Information Technology (IT)	\$10,664,418	\$11,424,123	\$12,824,778	\$12,147,428	-5.28%
214 - Training	\$738,258	\$649,579	\$1,026,246	\$912,441	-11.09%
999 - General Expense	\$864,642	\$975,747	\$1,517,797	\$1,050,000	-30.82%
Administration	\$12,477,168	\$13,328,511	\$15,726,075	\$14,467,878	-8.00%

BUDGET YEAR COMPARISON

209-Office of the Chief Administrative Officer

The Office of the Chief Administrative Officer personnel budget increased by \$1,355 or 0.39% due to Pay for Performance (PFP); the non-personnel budget decreased by \$600 or 9.39% due to CHA-wide spending reductions.

210-Information Technology

The personnel budget increased by 42,650 or 0.94% due to PFP, the non-personnel budget decreased by \$720,000 or 8.69% due to CHA-wide spending reductions.

214-Training

The personnel budget decreased by \$79,805 or 8.76% due to a reduction of 1.0 FTE; the non-personnel budget decreased by \$34,000 or 29.38% largely due to a decrease in Staff Training and CHA-wide spending reductions.

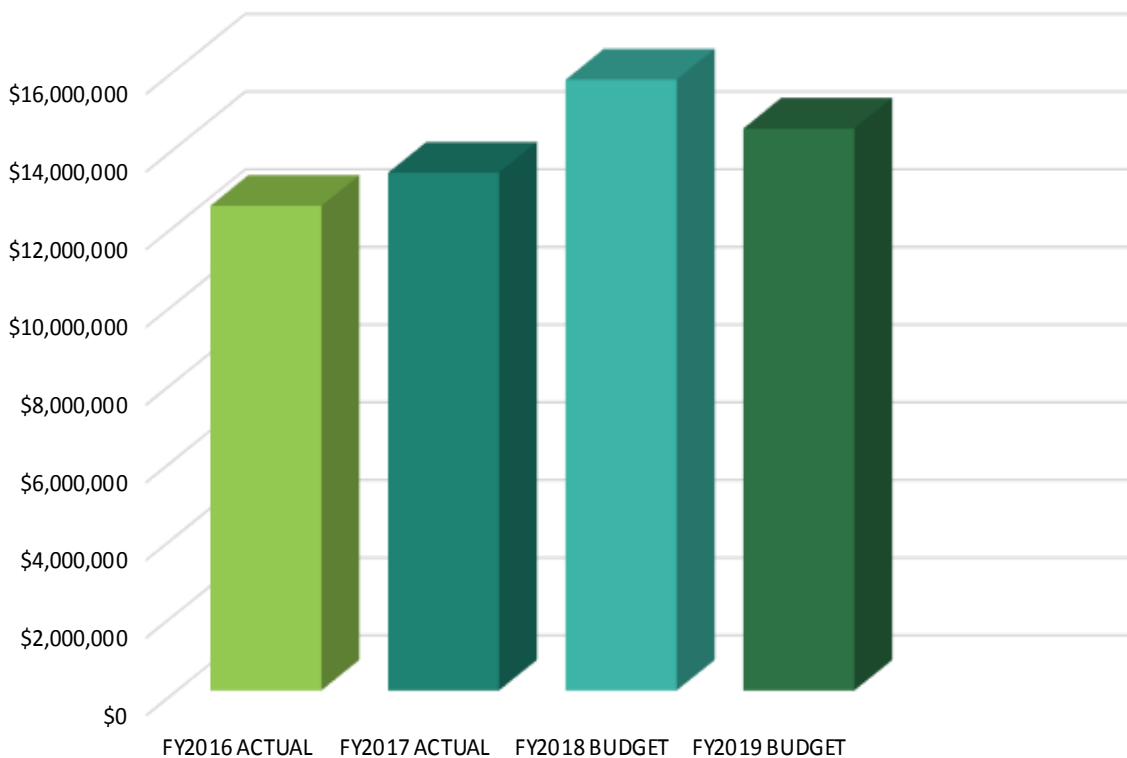
ADMINISTRATION DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
MTW Fund	\$11,839,993	\$12,519,711	\$15,276,075	\$14,467,878	-5.29%
Other Funding	\$637,175	\$808,800	\$450,000	\$0	-100.00%
Grand Total	\$12,477,168	\$13,328,511	\$15,726,075	\$14,467,878	-8.00%

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$7,715,185	\$7,926,942	\$9,929,669	\$8,707,272	-12.31%
Personnel	\$4,761,983	\$5,401,569	\$5,796,406	\$5,760,606	-0.62%
Grand Total	\$12,477,168	\$13,328,511	\$15,726,075	\$14,467,878	-8.00%

EXPENDITURES BY FISCAL YEAR



ADMINISTRATION DIVISION

DIVISION SUMMARY

Mission

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

2018 Accomplishments

- Successfully delivered on-boarding sessions for 33 full-time hires, 5 part-time and 54 summer interns to equip new employees with the tools necessary to succeed in their positions.
- Recruited 54 summer interns of which 95% were CHA residents/HCV participants.
- Conducted intern and supervisor orientation sessions to help both groups gain an understanding of what is expected from them.
- Conducted coaching/development sessions to assist interns in developing new skills and knowledge.
- Created and facilitated monthly staff training sessions with internal and external partners to enhance career development, growth and knowledge.
- Facilitated advanced leadership training for middle managers which focused on motivating and sustaining a highly productive organizational culture.
- Expanded Toastmaster Club membership which provided an opportunity for employees to improve their speaking and leadership skills.
- Used Articulate software to develop and distribute e-Learning modules for system upgrades and other applications.
- Enhanced HR hiring system to provide automated notifications to applicants.
- Established Electronic Data file feed for the city of Chicago's online portal in conjunction with the procurement reform task force initiative.
- Conducted IT Assessment and developed 5-year IT Technology Plan.
- Successfully upgrade Lawson/Infor ERP system from version 9.0 to 10.0.
- Successfully developed and implemented Site-based Waitlist Update application.
- Enhanced Online Financial Statement web application.
- Converted Board of Commissioner's tracking system from Oracle to .Net/MS SQL Server application.
- Successfully migrated Yardi Voyager 60 to the Cloud and upgraded to version 7s.
- Successfully upgraded VoIP Phone System to version 11.6 Cisco Call Manager, CER, Unity and IPCC
- Successfully implemented Take a Flight College Registration project.

ADMINISTRATION DIVISION

2018 Accomplishments

- Created a Resident Transfer Waitlist web application.
- Successfully migrated company website from American Eagle platform to Drupal 8 using Amazon Web Services.
- Upgraded KnowledgeLake scan/OCR software to KL Advance Capture/Capture Server Pro.
- Implemented CA Privileged Access Management system.
- Upgraded SAN switches.
- Upgraded IDF switches and patch wiring.
- Upgraded new network fax solution.
- Implemented 2-Factor Authentication for enhanced network security.
- Conducted security awareness training.
- Implemented New data center Core switches.

ADMINISTRATION DIVISION

2019 Goals

- Conduct a training needs assessment to assist with developing a multi-year training plan.
- Develop annual training calendar to further expand employee skills and knowledge.
- Expand relationships with external training partners, including subject matter experts, to deliver learning sessions which will enhance employee career growth and development.
- Introduce micro-learning resource which will focus on five to fifteen-minute learning videos/PowerPoint presentations and provide ability to offer remote training.
- Implement iFile Phase II to expand use and capabilities by aligning the Authority with one central document repository.
- Enhance system security with new next-generation Intrusion Protection System and Firewalls.
- Implement new HR Performance Management software.
- Continue to upgrade Senior Labs with new personal computers.
- Upgrade to SharePoint 2016 and redesign CHA Intranet homepage.
- Enhance online applicant portal to streamline occupancy process.
- Implement Yardi Resident and Landlord portal to improve customer service to residents.
- Implement new Yardi Inventory control and Fixed Assets modules.
- Obtain and implement a new Budget planning and control module.
- Complete implementation of contract management solution.
- Upgrade operating system to Microsoft Windows 10.

ADMINISTRATION DIVISION

COST CENTER DESCRIPTIONS

**FY2019
BUDGET**

Office of the Chief Administrative Officer (209)

The Office of the Chief Administrative Officer is responsible for ensuring the daily internal support for the Chicago Housing Authority. This department is also responsible for oversight of the following departments: Information Technology, Training, and General Expense.

\$358,009

Information Technology (210)

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

\$12,147,428

Training (214)

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

\$912,441

ADMINISTRATION DIVISION

TOTAL REVENUE

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY201 BUDGET REVENUE	% OF CHANGE
209 - Office of Chief Administrative Officer					
MTW Fund	\$209,850	\$279,062	\$357,254	\$358,009	0.21%
209 - Office of Chief Administrative Officer Total	\$209,850	\$279,062	\$357,254	\$358,009	0.21%
210 - Information Technology (IT)					
MTW Fund	\$10,664,418	\$11,424,123	\$12,824,778	\$12,147,428	-5.28%
210 - Information Technology (IT) Total	\$10,664,418	\$11,424,123	\$12,824,778	\$12,147,428	-5.28%
214 - Training					
MTW Fund	\$738,258	\$649,579	\$1,026,246	\$912,441	-11.09%
214 - Training Total	\$738,258	\$649,579	\$1,026,246	\$912,441	-11.09%
999 - General Expense					
MTW Fund	\$227,467	\$166,948	\$1,067,797	\$1,050,000	-1.67%
Other Funding	\$637,175	\$808,800	\$450,000	\$0	-100.00%
999 - General Expense Total	\$864,642	\$975,748	\$1,517,797	\$1,050,000	-30.82%
Grand Total	\$12,477,168	\$13,328,511	\$15,726,075	\$14,467,878	-8.00%

ADMINISTRATION DIVISION

TOTAL EXPENDITURES

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
209 - Office of Chief Administrative Officer					
Non-Personnel	\$2,570	\$3,296	\$6,390	\$5,790	-9.39%
Personnel	\$207,279	\$275,766	\$350,864	\$352,219	0.39%
209 - Office of Chief Administrative Officer Total	\$209,850	\$279,062	\$357,254	\$358,009	0.21%
210 - Information Technology (IT)					
Non-Personnel	\$7,391,885	\$7,565,447	\$8,289,757	\$7,569,757	-8.69%
Personnel	\$3,272,533	\$3,858,676	\$4,535,021	\$4,577,671	0.94%
210 - Information Technology (IT) Total	\$10,664,418	\$11,424,123	\$12,824,778	\$12,147,428	-5.28%
214 - Training					
Non-Personnel	\$71,398	\$76,116	\$115,725	\$81,725	-29.38%
Personnel	\$666,860	\$573,463	\$910,521	\$830,716	-8.76%
214 - Training Total	\$738,258	\$649,579	\$1,026,246	\$912,441	-11.09%
999 - General Expense					
Non-Personnel	\$249,330	\$282,084	\$1,517,797	\$1,050,000	-18.05%
Personnel	\$615,311	\$693,664	\$0	\$0	1.66%
999 - General Expense Total	\$864,642	\$975,748	\$1,517,797	\$1,050,000	-30.82%
Grand Total	\$12,477,168	\$13,328,511	\$15,726,075	\$14,467,878	-8.00%

ADMINISTRATION DIVISION

FY2019 BUDGET

209 - Office of Chief Administrative Officer

Personnel	\$352,219
Sundry	\$690
Training	\$2,600
Travel	\$2,500
209 - Office of Chief Administrative Officer	\$358,009

210 - Information Technology (IT)

Contracts	\$2,243,235
Equipment	\$1,181,179
Personnel	\$4,577,671
Sundry	\$4,038,066
Training	\$97,216
Travel	\$10,061
210 - Information Technology (IT)	\$12,147,428

214 - Training

Personnel	\$830,716
Sundry	\$29,000
Training	\$52,725
214 - Training	\$912,441

999 - General Expense

General Expense	\$1,000,000
Sundry	\$50,000
999 - General Expense	\$1,050,000

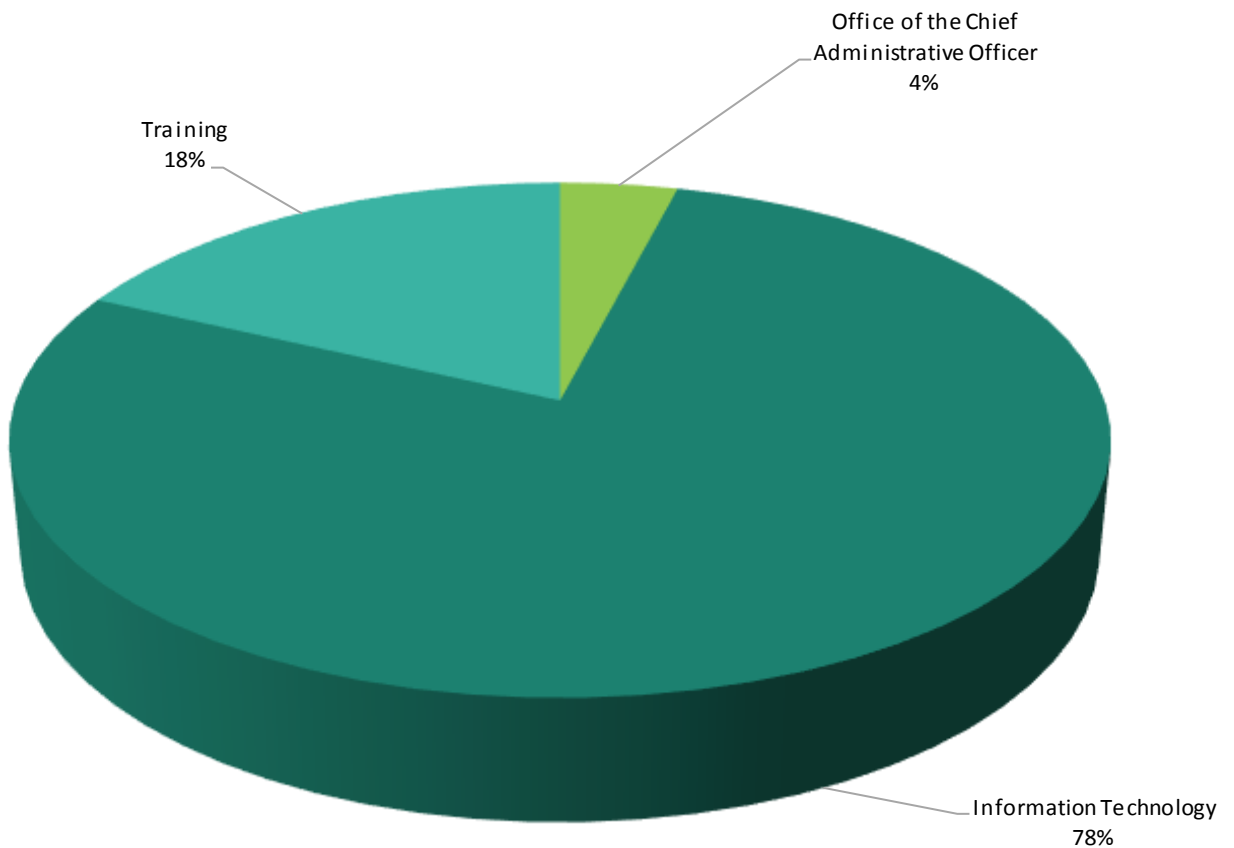
Administration Total	\$14,467,878
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ADMINISTRATION DIVISION

TOTAL FTE'S

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	% OF CHANGE
Office of the Chief Administrative Officer	1.0	2.0	2.0	2.0	0.0%
Information Technology	36.0	39.0	39.0	39.0	0.0%
Training	7.0	10.0	10.0	9.0	-10.0%
Administration Total	44.0	51.0	51.0	50.0	-2.0%

FTEs by Cost Center



ADMINISTRATION DIVISION

SALARY SCHEDULE

	POSITION				
	FTE-TOTAL	SALARY TOTAL	PPF TOTAL	BENEFIT TOTAL	POSITION TOTAL
209 - OFFICE OF THE ADMINISTRATIVE OFFICER					
CHIEF OF ADMINISTRATION	1.0	\$182,000			
EXECUTIVE ADMIN ASST III	1.0	71,899			
209 - OFFICE OF THE ADMINISTRATIVE OFFICER Total	2.0	\$253,899	\$5,078	\$93,242	\$352,219
210 - INFORMATION TECHNOLOGY					
SYSTEMS ENGINEER II	3.0	\$246,751			
TECH SUPT ANLY I	4.0	216,798			
BUSINESS ANALYST	3.0	202,623			
APPLICATION DEV II	2.0	174,113			
TEMP APPS DEVELOPER	1.0	166,400			
DEPUTY CHIEF, IT	1.0	165,000			
IT PROJECT MGR 1	2.0	151,599			
DIRECTOR ITS	1.0	125,000			
TECH SUPT ANLY II	2.0	117,990			
SYSTEMS ENGINEER I	2.0	113,535			
ASST DIRECTOR ITS	1.0	113,000			
MGR, APPLICATION SERVICES	1.0	111,000			
MGR, PMO	1.0	108,000			
APPLICATIONS ARCHITECT	1.0	106,605			
SYSTEM ADMIN III	1.0	103,740			
SYSTEM STORAGE ARCHITECT	1.0	103,740			
DATABASE ADMINSTR II	1.0	103,000			
NETWORK ARCHITECT	1.0	95,481			
MGR, INFORM SECURITY	1.0	94,669			
IT PROJECT MGR 2	1.0	94,373			
APPS TRAINER II	1.0	90,177			
SYSTEMS ANALYST II	1.0	83,554			
DATABASE ADMINSTR I	1.0	78,795			
MGR, TECHNICAL SUPPORT	1.0	78,000			
SYSTEMS ADMIN I	1.0	77,126			
DESKTOP TECHNICIAN	1.0	65,137			
EXEC ADM ASST III	1.0	64,896			
ADMIN SEC I (LOC 73)	1.0	48,801			
210 - INFORMATION TECHNOLOGY Total	39.0	\$3,299,901	\$65,998	\$1,211,772	\$4,577,671

ADMINISTRATION DIVISION

SALARY SCHEDULE

	POSITION				
	FTE-TOTAL	SALARY TOTAL	PFP TOTAL	BENEFIT TOTAL	POSITION TOTAL
214 - TRAINING					
SR. LEARNING & DEV CONSULTANT	1.0	\$92,733			
DIR TRAINING	1.0	137,686			
ADMIN SECRETARY II	4.0	177,217			
APPLICATIONS TRAINER	1.0	66,518			
LEARNING & DEV SPEC	1.0	65,000			
TRAINING COORDINATOR	1.0	59,704			
214 - TRAINING Total	9.0	\$598,859	\$11,977	\$219,880	\$830,716
Grand Total	50.0	\$4,152,660	\$83,053	\$1,524,894	\$5,760,606

PROCUREMENT DIVISION

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

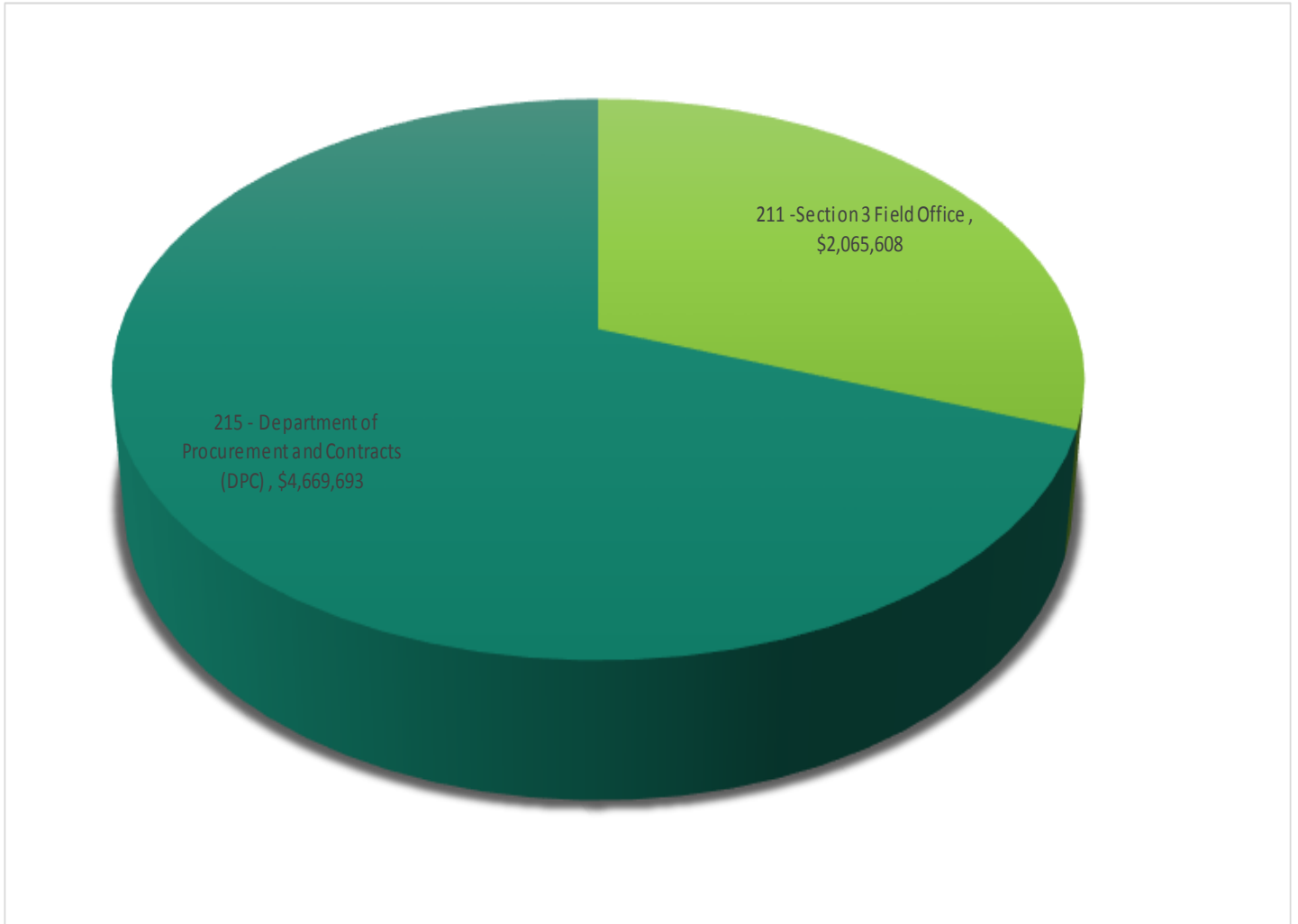


INSIDE PROCUREMENT

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2019 Budget
- Total Full-Time Equivalent
- Salary Schedule

PROCUREMENT DIVISION

EXPENDITURES BY COST CENTER



PROCUREMENT DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
211 -Section 3 Field Office	\$397,825	\$1,703,422	\$2,468,724	\$2,065,608	-16.33%
215 - Department of Procurement and Contracts (DPC)	\$3,455,016	\$3,825,463	\$4,594,490	\$4,669,693	1.64%
Procurement	\$ 3,852,841	\$5,528,885	\$ 7,063,214	\$6,735,301	-4.64%

BUDGET YEAR COMPARISON

211 - Section 3 Field Office

The personnel budget decreased by \$128,117 or -7.32% due to the transfer of 2 FTEs. The non-personnel budget decreased by \$275,000 or -38.22% due to a reduction in contracts and stipends.

215-Department of Procurement and Contracts

The personnel budget increased by \$103,203 or 2.36% due to the addition of 1 FTE and Pay For Performance increase. The non-personnel budget decreased by \$28,000 or -23.58% due to CHA-wide expense reductions.

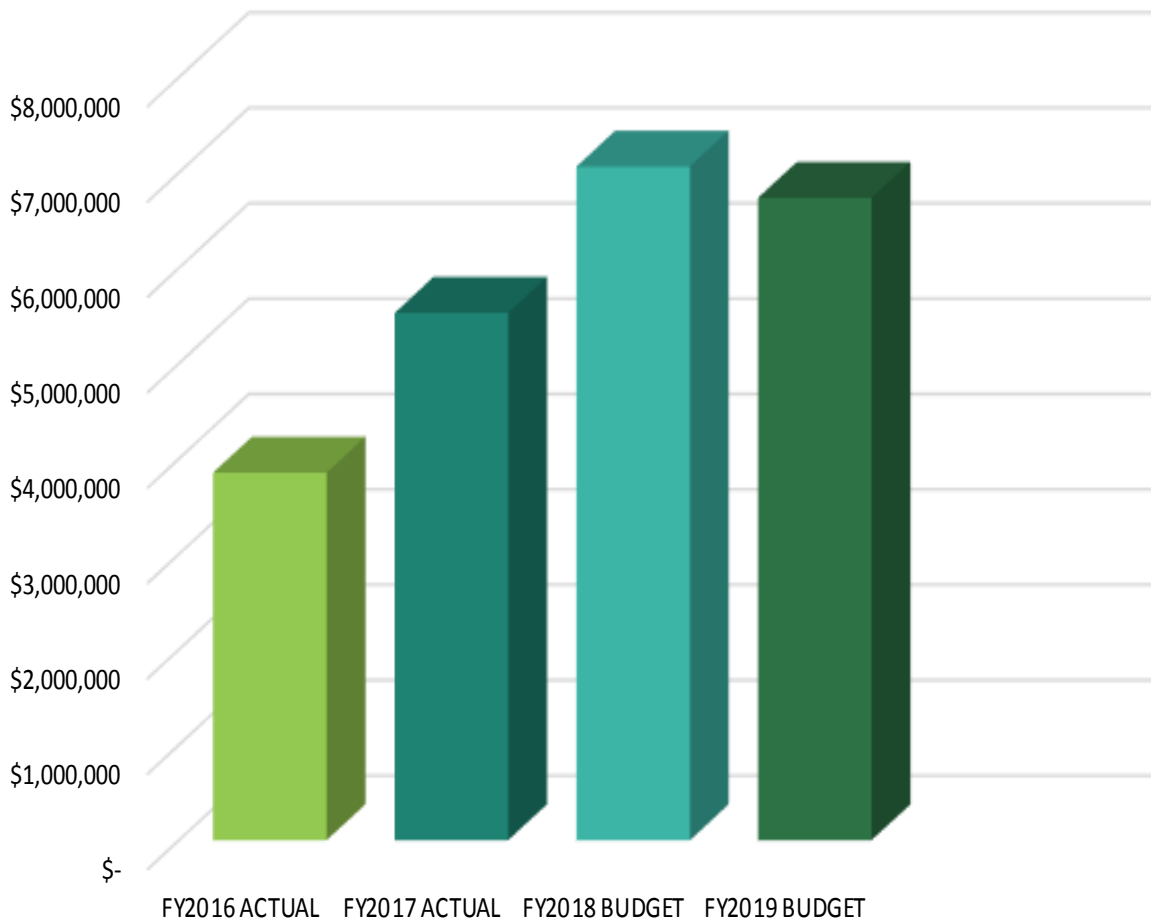
PROCUREMENT DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	
	REVENUE	REVENUE	REVENUE	REVENUE	% OF CHANGE
MTW Fund	\$ 3,852,841	\$ 5,485,933	\$ 6,813,214	\$ 6,635,651	-2.61%
Other Funding	\$ -	\$ 42,952	\$ 250,000	\$ 99,650	-60.14%
Grand Total	\$ 3,852,841	\$ 5,528,885	\$ 7,063,214	\$ 6,735,301	-4.64%

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	
	EXPENDITURES	EXPENDITURES	EXPENDITURES	EXPENDITURES	% OF CHANGE
Non-Personnel	\$ 67,089	\$ 349,511	\$ 838,369	\$ 535,369	-36.14%
Personnel	3,785,752	5,179,375	6,224,845	6,199,932	-0.40%
Grand Total	\$ 3,852,841	\$ 5,528,885	\$ 7,063,214	\$ 6,735,301	-4.64%

EXPENDITURES BY FISCAL YEAR



PROCUREMENT DIVISION

DIVISION SUMMARY

Mission

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

2018 Accomplishments

Process Streamlining

- Implemented Mid-Term Recommendations of the Mayor's Procurement Reform Task Force
- Transitioned PPM procurement processes from Yardi to Lawson financial systems
- Streamlined Section 3 JOC Program procurement and compliance processes

Productivity/Efficiency

- Exceeded Section 3 and MWDBE compliance requirements
- Reduced procurement and compliance processing times
- Increased number of construction and professional development site visits

Training and Professional Development

- Doubled number of staff procurement and compliance certifications
- Increased procurement, compliance and Section 3 Field Office staff trainings
- Implemented monthly, single user department trainings
- Implemented one-on-one procurement trainings
- Increased internal staff promotions

Outreach

- Launched Section 3 Business Entrepreneurship Program
- Launched MWDBE Assistance Program for Section 3 Businesses
- Increased Section 3 JOC contractor trainings
- Increased registrants in both the Section 3 Hiring and Business Concerns modules
- Increased the number of residents and businesses served by the Section 3 Field Office team
- Increased Procurement and Compliance trainings for Section 3 Businesses
- Increased Section 3 trainings and workshops at CHA properties
- Increased Section 3 workshop attendance

PROCUREMENT DIVISION

DIVISION SUMMARY

2019 Goals

Process Streamlining

- Continue alignment and standardization of procurement and contract compliance processes and practices with the City of Chicago and City sister agencies

Productivity/Efficiency

- Reduce procurement and compliance processing times
- Exceed Section 3 and MWDBE compliance requirements

Automation/Technology

- Implement Lawson Contract Management System
- Implement 2018 Section 3 System Enhancements
- Automate IFB and RFP processes
- Automate reporting tools and streamline forms
- Automate Compliance OEO processes and compliance documents

Training and Professional Development

- Increase Section 3 Field Office staff trainings
- Increase monthly, single user department trainings

Outreach

- Hold quarterly Section 3 Symposiums and Section 3 Conference
- Increase applicants in the Section 3 Hiring module and businesses in the Business Concerns module
- Increase the number of residents and businesses served by the Section 3 Field Office team
- Increase Procurement and Compliance Trainings for businesses and residents
- Increase Section 3 Trainings and Workshops

COST CENTER DESCRIPTIONS

FY2019 BUDGET

Section 3 Field Office (211)

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

\$2,065,608

Department of Procurement & Contracts (215)

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

\$4,669,693

PROCUREMENT DIVISION

TOTAL REVENUE

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
211 - Section 3 Field Office					
MTW Fund	\$ 397,825	\$ 1,660,470	\$ 2,218,724	\$ 1,965,958	-11.39%
Other Funding	\$ -	\$ 42,952	\$ 250,000	\$ 99,650	-60.14%
211 - Section 3 Field Office Total	\$ 397,825	\$ 1,703,422	\$ 2,468,724	\$ 2,065,608	-16.33%
215 - Department of Procurement and Contracts (DPC)					
MTW Fund	\$ 3,455,016	\$ 3,825,463	\$ 4,594,490	\$ 4,669,693	1.64%
215 - Department of Procurement and Contracts (DPC) Total	\$ 3,455,016	\$ 3,825,463	\$ 4,594,490	\$ 4,669,693	1.64%
Grand Total	\$ 3,852,841	\$ 5,528,885	\$ 7,063,214	\$ 6,735,301	-4.64%

PROCUREMENT DIVISION

TOTAL EXPENDITURES

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
211 Section 3 Field Office					
Non-Personnel	\$0	\$243,198	\$719,600	\$444,600	-38.22%
Personnel	\$397,825	\$1,460,225	\$1,749,124	\$1,621,008	-7.32%
211 - Section 3 Field Office Total	\$397,825	\$1,703,422	\$2,468,724	\$2,065,608	-16.33%
215 - Department of Procurement and Contracts (DPC)					
Non-Personnel	\$67,089	\$106,313	\$118,769	\$90,769	-23.58%
Personnel	\$3,387,927	\$3,719,150	\$4,475,721	\$4,578,924	2.36%
215 - Department of Procurement and Contracts (DPC) Total	\$3,455,016	\$3,825,463	\$4,594,490	\$4,669,693	1.69%
Grand Total	\$ 3,852,841	\$ 5,528,885	\$ 7,063,214	\$ 6,735,301	-4.64%

PROCUREMENT DIVISION

FY2019 BUDGET

211 - Section 3 Field Office

Contracts	\$266,650
Personnel	\$1,621,008
Sundry	\$150,950
Training	\$17,000
Travel	\$5,000
Utilities	\$5,000

211 - Section 3 Field Office **\$2,065,608**

215 - Department of Procurement and Contracts (DPC)

Personnel	\$4,578,924
Sundry	\$36,035
Training	\$41,758
Travel	\$12,976

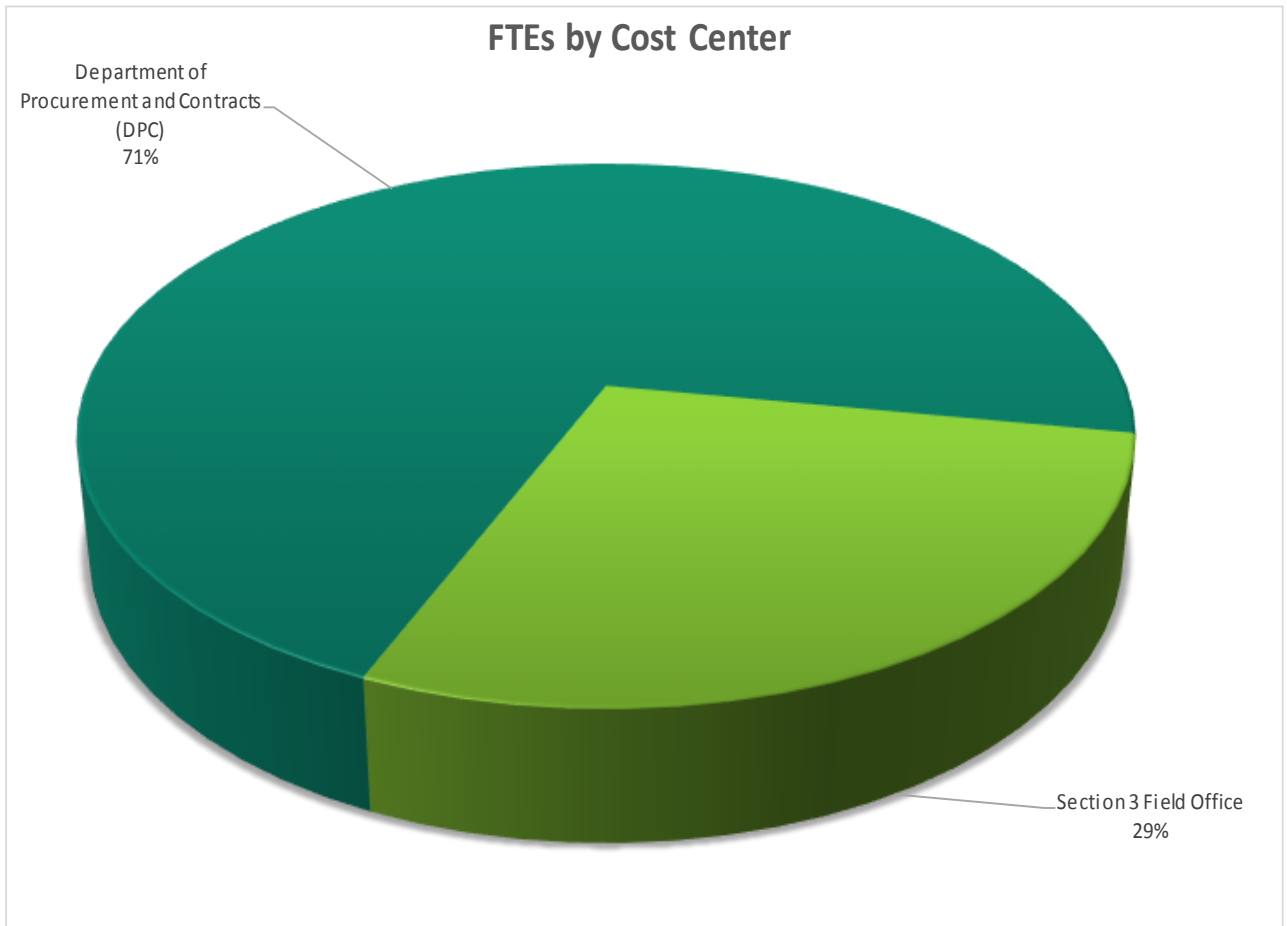
215 - Department of Procurement and Contracts (DPC) **\$4,669,693**

Procurement Total **\$6,735,301**

PROCUREMENT DIVISION

TOTAL FTE'S

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	% OF CHANGE
Section 3 Field Office	0.0	19.0	20.0	18.0	-10.0%
Department of Procurement and Contracts (DPC)	38.0	46.0	44.0	45.0	2.3%
Executive Offices Total	38.0	65.0	64.0	63.0	-1.6%



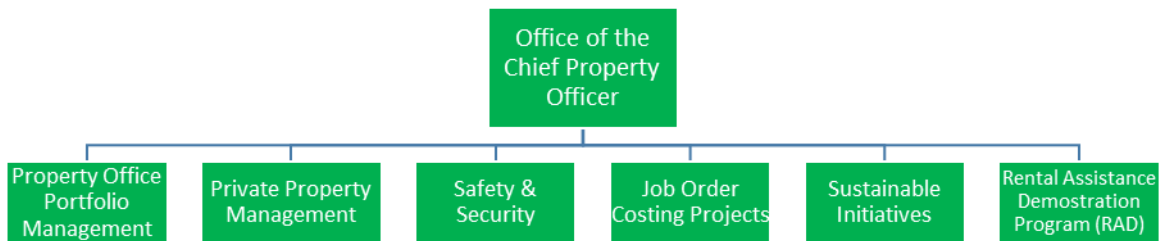
PROCUREMENT DIVISION

SALARY SCHEDULE

	POSITION				
	FTE-TOTAL	SALARY TOTAL	PPF TOTAL	BENEFITS TOTAL	POSITION TOTAL
215 - PROCUREMENT & CONTRACTS					
PROCUREMENT SPECL	7.0	\$456,032			
CONTRACT COMPL SPEC	7.0	445,794			
SR PROCUREMENT SPECL	5.0	393,887			
SR CON COMP SPECIALIST	3.0	234,561			
CONTRACT COMPL ASSOC	4.0	222,925			
PROCUREMENT ASSOC	4.0	215,925			
ASST DIR, PROCUREMENT	2.0	210,000			
MGR, PROCUREMENT	2.0	189,363			
CHIEF PROCURMENT OFF	1.0	180,000			
PROCUREMENT COORD	3.0	136,875			
DIRECTOR, PROCUREMENT	1.0	125,561			
DIRECTOR PRO & COMP	1.0	125,271			
MGR, CONTRACT COMPL	1.0	96,705			
MGR, PRO & COMP	1.0	92,000			
PROCUREMENT PROJ SPL	1.0	66,522			
EXEC ADM ASST III	1.0	64,417			
COMPLIANCE COORDINATOR	1.0	45,000			
215 - PROCUREMENT & CONTRACTS TOTAL	45.0	\$3,300,839	\$66,017	\$1,212,069	\$4,578,924
211 - SECTION 3 FIELD OFFICE					
PROCUREMENT LIAISON	3.0	\$190,300			
SEC 3 HIRG & CONT SPL	2.0	125,168			
DIR. SECT 3 FLD OFF	1.0	119,000			
TRAIING & RESOURCE MGR	1.0	101,400			
SECTION 3 COORDINATOR	2.0	97,147			
SECTION 3 COMPL MGR	1.0	95,832			
SECTION 3 CMTY COORD	3.0	90,000			
BUSINESS DEV MANAGER	1.0	85,434			
BUS DEV LIASION	1.0	73,176			
ENGAGEMENT LIAISON	1.0	68,000			
SECTION 3 APP TRAINER	1.0	61,800			
EXECUTIVE ADMIN COORD	1.0	61,279			
211 - SECTION 3 FIELD OFFICE TOTAL	18.0	\$1,168,536	\$23,371	\$429,101	\$1,621,008
Grand Total	63.0	\$4,469,374	\$89,387	\$1,641,170	\$6,199,932

PROPERTY OFFICE DIVISION

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

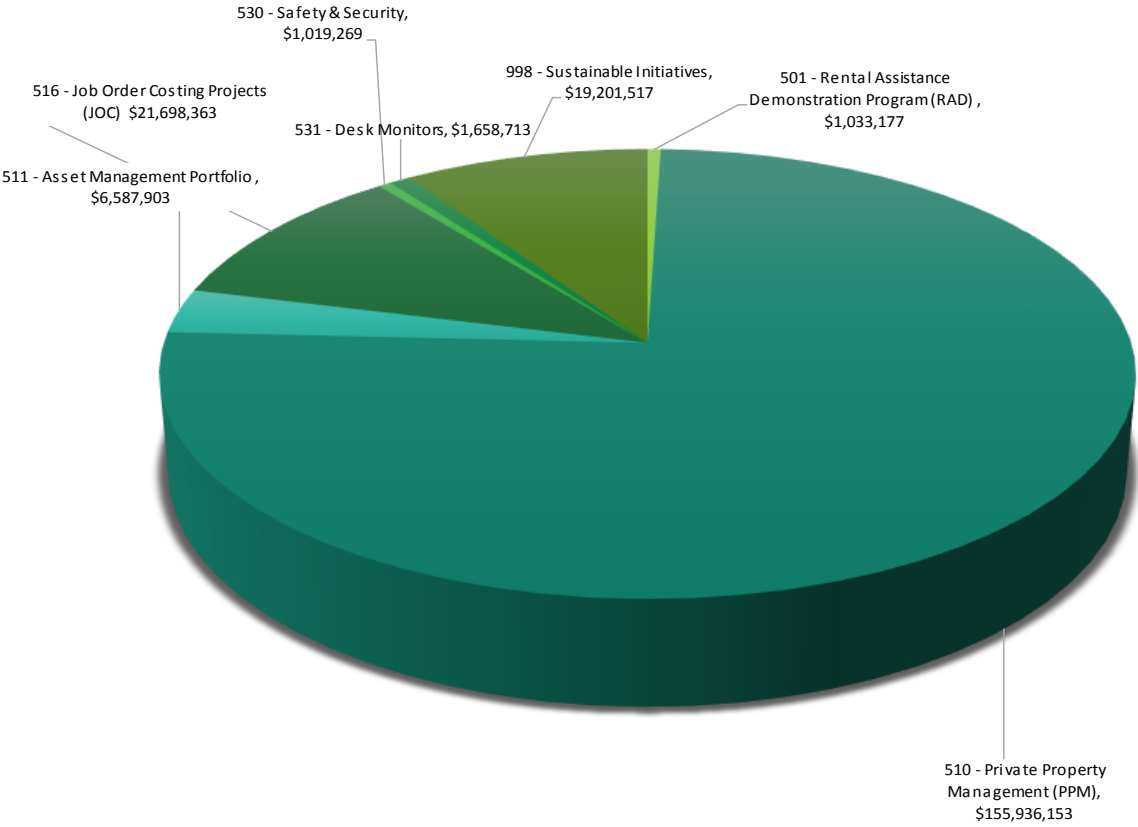


INSIDE PROPERTY

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2019 Budget
- Total Full-Time Equivalents
- Salary Schedule

PROPERTY OFFICE DIVISION

EXPENDITURES BY COST CENTER



PROPERTY OFFICE DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
501 - Rental Assistance Demonstration Program (RAD)	\$434,956	\$491,241	\$556,486	\$1,033,177	85.66%
510 - Private Property Management (PPM)	\$128,789,022	\$163,882,796	\$153,025,102	\$155,936,153	1.90%
511 - Asset Management Portfolio	\$6,202,587	\$6,984,761	\$9,015,004	\$6,587,903	-26.92%
516 - Job Order Costing Projects (JOC)	\$4,172,642	\$43,522,620	\$17,500,000	\$21,698,363	23.99%
530 - Safety & Security	\$836,649	\$906,494	\$1,000,089	\$1,019,269	1.92%
531 - Desk Monitors	\$1,250,869	\$1,367,566	\$1,206,491	\$1,658,713	37.48%
998 - Sustainable Initiatives	\$19,001,308	\$19,201,517	\$24,600,000	\$19,201,517	-21.95%
Property Office	\$160,688,033	\$236,356,996	\$206,903,172	\$207,135,095	0.11%

BUDGET YEAR COMPARISON

501 - Rental Assistance Demonstration (RAD)

The increased of \$477,691 or 85.66% is primarily due to an additional 4 FTE's.

510 - Private Property Management (PPM)

The increase of \$ 2,911,051 or 1.9% is primarily due to an increase in operating expenses.

511 - Asset Management Portfolio

The personnel budget decreased by \$260,498 or 4.29% due to the reduction of 1 FTE and lower Pay for Performance. The non-personnel budget decreased by \$ 2,166,603 or 73.61%, primarily due to expenses being allocated to the JOC program.

516 - Job Order Costing Projects (JOC)

Budget increased by \$4,198,363 or 23.99% to more accurately reflect expenditure.

530 - Safety & Security

The personnel budget increased by \$19,350, or 1.94%, due to Pay for Performance. The non-personnel budget remained relatively unchanged.

531 - Desk Monitors

The increased of \$452,222 or 37.48% is due to the increase of 3 FTE's.

998 - Sustainable Initiatives

This budget represents expected utility expenses at CHA properties. The decrease is primarily due to new contracts with more favorable terms.

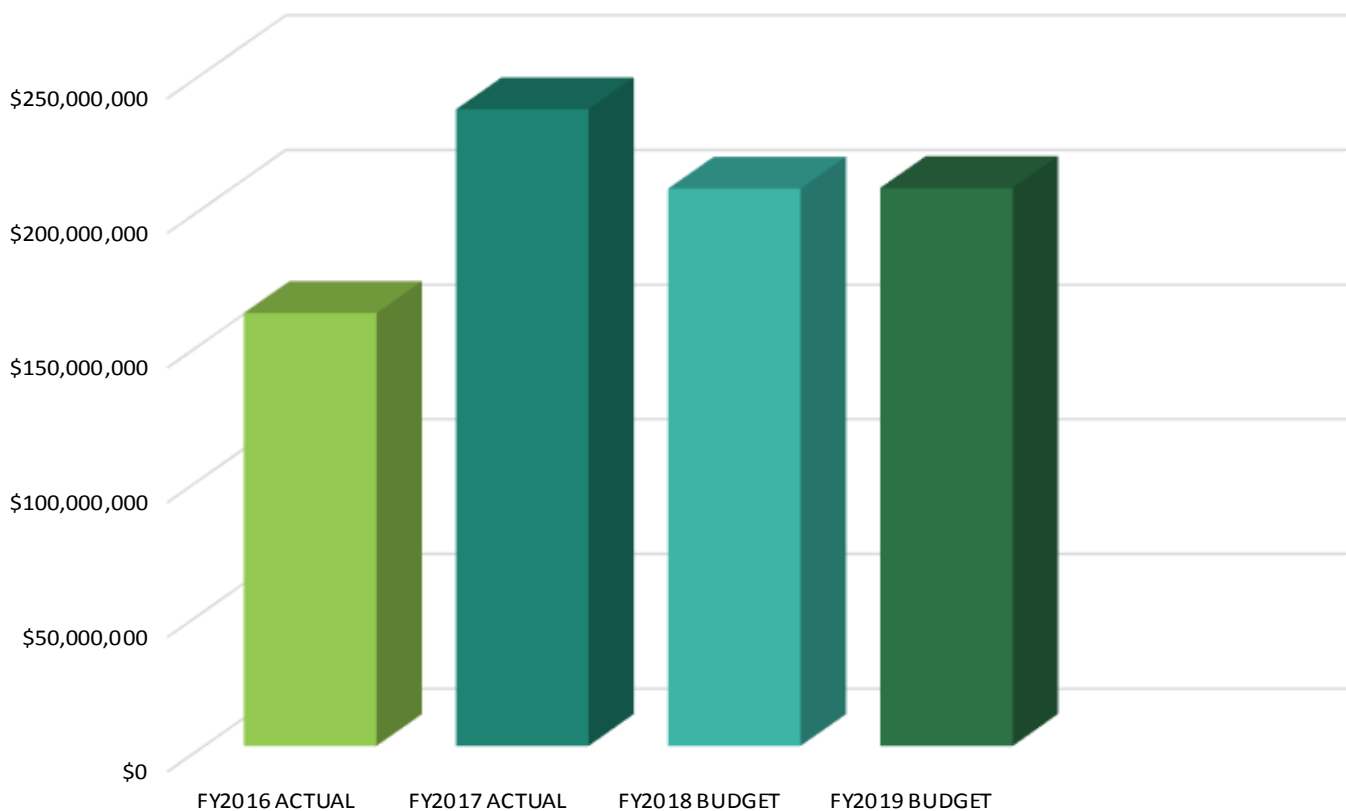
PROPERTY OFFICE DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
MTW Fund	\$159,240,658	\$235,886,882	\$206,903,172	\$204,793,595	-1.02%
Other Funding	\$1,447,375	\$470,114		\$2,341,500	N/A
Grand Total	\$160,688,033	\$236,356,996	\$206,903,172	\$207,135,095	0.11%

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$152,672,132	\$228,365,647	\$198,071,826	\$197,615,984	-0.23%
Personnel	\$8,015,902	\$7,991,349	\$8,831,346	\$9,519,111	7.79%
Grand Total	\$160,688,033	\$236,356,996	\$206,903,172	\$207,135,095	0.11%

EXPENDITURES BY FISCAL YEAR



PROPERTY OFFICE DIVISION

DIVISION SUMMARY

Mission

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

2018 Accomplishments & 2019 Goals

HOUSING POLICY & OCCUPANCY

2018 ACCOMPLISHMENTS

Site-Based Waitlists

Transitioned Family Public Housing and Project Based Voucher properties to Site-Based Waitlists.

- Created outreach and screening process efficiencies
- Improved leasing ratios
- Provided housing choice for applicants

Senior Housing Application Process.

Transitioned paper and web-based electronic application process to electronic only application process.

- Streamlined application intake process
- Reduced applicant wait time for properties with vacancies
- Improved occupancy ratios

Smoke-Free Public Housing

Implemented Public Housing Smoke-Free Policy.

- Improved air quality for residents, staff, and guests.
- Decreased overall 'unit turn' costs.

2019 GOALS

Right-Sizing

Develop and implement Public Housing regional based right-sizing plan.

- Create efficiencies in supply of public housing by ensuring residents are housed in units that meet CHA occupancy standards.

Occupancy Working Groups

Establish peer working groups to create streamlined and efficient waitlist management processes.

- Engage staff in critically assessing and improving waitlist processes.
- Create leadership and growth opportunities for Occupancy staff.

PROPERTY OFFICE DIVISION

DIVISION SUMMARY

Over-Income

Develop policies and procedures for over-income households in Public Housing.

- Increase supply of housing for low-income households.

PORTFOLIO MANAGEMENT

2018 ACCOMPLISHMENTS

- Updated the PPM procedure manual to include processes and procedures for centralized contracts.
- Created and administered a satisfaction survey to LAC and Building Presidents and utilized findings to better address Council needs.
- Created and administered a customer service satisfaction survey for resident to evaluate customer service (Saturday site visits).
- Established first CHA agency-wide online tenant rent payment system, allowing residents to make electronic rent payments to CHA and receive their historical payment ledger.
- Established first CHA agency-wide online tenant initiated work order, allowing residents to place an online work order request, track the process and receive proper notification once the work order has been addressed.
- Identified over 30 off-line units to be returned to leasing status.
- Implemented new resident parking and towing procedural throughout all Regions.
- Implemented resident cleaning program in scattered sites portfolio.
- Updated and issued the New CHA Charge List that was approved by CAC.
- Housed 148 Puerto Rican Evacuees in Public Housing and Project Based Vouchers Programs.

2019 GOALS

- Increase occupancy rate to 98% for all leasable units.
- Increase rent collection to 98% monthly.
- All unit turns are completed in less than 60 days; 75% in less than 30 days.
- 2019 Comprehensive Budget for Property Management Services.

PROPERTY OFFICE DIVISION

DIVISION SUMMARY

- Implement Resident Cleaning Program for all scattered sides.
- Update the Private Property Management Procedure Manual.
- Complete 95% of work orders on time.
- Monitor CHA agency-wide online tenant initiated work orders - allowing residents to place an online work order request, track the process, and receive proper notification once the work order has been addressed.
- Launch first CHA agency-wide fixed asset inventory control system
- Establish first CHA agency-wide real-estate asset management database.

SAFETY & SECURITY

2018 ACCOMPLISHMENTS

- Key fob introduction completion.
- Successful domestic violence training for staff and private security staff.
- Successful customer service training for desk monitor staff.
- Reduction in lifestyle crime.
- Transition of new security services.

2019 GOALS

- Completion of door access program.
- Improve customer service provided by Front Desk Monitors.
- Optimize Security Deployments.

OPERATIONS

2018 ACCOMPLISHMENTS

- Upgraded building automation system at 26 properties.

PROPERTY OFFICE DIVISION

- Wentworth Gardens – CEDA partnership project to replace all domestic hot water and heating systems as well as energy conservation measure installation in apartments.
- ABLA – CEDA partnership project to replace all domestic hot water and heating systems as well as energy conservation measure installation in apartments to be completed in 1Q 2019.
- Altgeld Gardens – lighting retrofit project to reduce energy costs and improve lighting throughout the development.
- Section 3 businesses have either completed or are currently working on projects worth \$52,000.
- Increased Section 3 contractor pool from 46 to 117 vendors.

2019 GOALS

- Optimize Rent Collection.
- Transition to online rent payments.
- Scale JOC program to manage all unit turns.
- Inventory Management.
- Scattered Sites Capital Renewal.

RENTAL ASSISTANCE DEMONSTRATION (RAD)

- CHA’s operating budget approach of integrating Central Office Costs as “above-the-line” expenditures within a RAD transaction is being touted as a Best Practice for Public Housing Authorities (PHAs) nationally when converting Public Housing to a Project-Based Voucher platform. The integration helps preserve CHA’s obligations, such as pension liabilities, and maintains the solvency of the Central Office and its functions, beyond what an HCV/PBV administration fee would support.

PROPERTY OFFICE DIVISION

- Closed the following RAD Component One Transactions:

	Name of Development	Common Address	Net # of Units	Date Use Agreement Recorded
1	Lathrop MP5 (Independence)	4022 N. Elston	30	Jan-18
2	Lathrop MP6 (Northtown)	6800 N. Western	30	Jan-18
3	Elizabeth Davis Apts	440 N. Drake Ave.	148	Mar-18
4	Long Life (SHIELDS)	344 W. 28th Place	114	Apr-18
5	Vivian Carter	6401 S. Yale	221	May-18
6	William Jones Apts	1447 S. Ashland Ave.	114	Aug-18
7	Julia Lathrop MP7 (Oso Apartments)	3441 W. Montrose	32	Aug-18
8	Las Americas Apts	1611 S. Racine Ave.	211	Sep-18
		TOTAL	900	

- Total Conversions through Year-End 2017 – 3,122 units
- Total by end of 2017 – 5,086 units or 46.5% of CHA’s portfolio award.
- The RAD Team in conjunction with Development, intends to refinance two of its largest senior buildings with third-party financing by the end of 2018. Caroline Hedger (450 units) is expected to generate \$39M in debt and equity proceeds that will return to CHA to finance other upcoming RAD transactions. The transaction is scheduled to close in November. Patrick Sullivan (478 units) is expected to generate \$28 million in debt proceeds. This transaction is scheduled to close in December.
- The RAD Team, in conjunction with Development, identified a development partner (PIRHL) through a competitive process to rehabilitate Edith Spurlock Sampson and construct new family units within the Lincoln Park area. Development plans and deal terms are currently being negotiated and drafted.
- As approved by the Board of Commissioners, all of Lathrop’s Phase 1A Transfer of Assistance units within its Conversion Awaiting Transfer (CAT) “bank” has been reallocated to multiple properties, providing multiple options for Lathrop families with Right-to-Return. Additionally, the first phase of Ickes has been identified as a Transfer of Assistance recipient for Altgeld CAT units. The Transfer of Assistance concept under RAD allows CHA to preserve subsidy, instead of losing it through a Section 18 Demo/Dispo process, and redistribute it to other properties.

PROPERTY OFFICE DIVISION

- Through a combination of rent bundling and returning non-dwelling units to the rent rolls, the RAD Team has preserved subsidy funding across the portfolio, despite market rent and rent reasonableness impacts on HAP Contract Rent levels. The RAD Team has accordingly, reallocated Central Office costs to ensure CHA's fiscal position, from a revenue perspective, is intact post-conversion.

PROJECT BASED VOUCHERS (PBV)

2018 ACCOMPLISHMENTS

- 373 new Property Rental Assistance (PRA) / Project Base Vouchers (PBV) units in 11 developments will be delivered by year-end.
- 5,298 units in 152 developments will be under Housing Assistance Payments (HAP) contracts.
- 221 units in 7 developments will be under an Agreement to Enter into a Housing Assistance Payments (AHAP) contract.
- 615 units in 33 developments will have received approval by the Board of Commissioners and are in process.

2019 GOALS

- (Re)Finance upcoming or previously closed RAD transactions with third-party financing to generate proceeds for future RAD transactions.
- Transition more properties (approximately 5 to 10) to RAD PBVs.
- Take additional off-line units at Lathrop (and out of Public Housing Inventory) and reallocate subsidy to other new (re)developments.
- Partner for redevelopment for two other senior developments.
- Complete rehabilitation and senior amenity work at Senior buildings transitioned to RAD PBVs in 2016 and 2017.

PROPERTY OFFICE DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTIONS

**FY2019
BUDGET**

Rental Assistance Demonstration (RAD) (501)

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

\$1,033,177

Private Property Management (PPM) (510)

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

\$155,936,153

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

Asset Management Portfolio (511)

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

\$6,587,903

Job Order Costing Projects (516)

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

\$21,698,363

Safety & Security (530)

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

\$1,019,269

PROPERTY OFFICE DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTIONS

Desk Monitors (531)

Desk Monitors are responsible for monitoring, documenting and reporting all activity that occurs in the secure entry ways of their assigned CHA senior buildings. Monitors will greet and screen visitors to the building in a professional manner and maintain a calm and positive presence in the lobby area while providing superior customer service in a friendly and helpful manner to all residents and visitors. They will monitor incoming deliveries, vendor visits and service calls and maintain daily records of all arrivals and departures. Additionally, they will observe, report and document all security related incidents, respond appropriately to emergency situations, report criminal activity to the appropriate authorities and maintain a clean and orderly entrance area. **\$1,658,713**

Sustainable Initiatives (998)

Sustainable Initiatives represents utility costs at CHA properties. CHA strives to minimize utility use and cost by actively managing those factors impacting utility usage. **\$19,201,517**

PROPERTY OFFICE DIVISION

TOTAL REVENUE

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
501 - Rental Assistance Demonstration (RAD)					
MTW Funding	\$434,956	\$491,241	\$556,486	\$1,033,177	86%
501 - Rental Assistance Demonstration (RAD) Total	\$434,956	\$491,241	\$556,486	\$1,033,177	0.86%
510 - Private Property Management (PPM)					
MTW Funding	\$127,363,690	\$163,882,796	\$153,025,102	\$153,594,653	0.37%
Other Funding	\$1,425,332			\$2,341,500	
510 - Private Property Management (PPM) Total	\$128,789,022	\$163,882,796	\$153,025,102	\$155,936,153	0.37%
511 - Asset Management Portfolio					
MTW Funding	\$6,202,587	\$6,984,761	\$9,015,004	\$6,587,903	-26.92%
511 - Asset Management Portfolio Total	\$6,202,587	\$6,984,761	\$9,015,004	\$6,587,903	-26.92%
516 - Job Order Costing (JOC)					
MTW Funding	\$4,172,642	\$43,108,538	\$17,500,000	\$21,698,363	23.99%
Other Funding		\$414,082			
516 - Job Order Costing (JOC) Total	\$4,172,642	\$43,522,620	\$17,500,000	\$21,698,363	23.99%
530 - Safety & Security					
MTW Funding	\$836,649	\$906,494	\$1,000,089	\$1,019,269	1.92%
530 - Safety & Security Total	\$836,649	\$906,494	\$1,000,089	\$1,019,269	1.92%
531 - Desk Monitors					
MTW Funding	\$1,250,869	\$1,367,566	\$1,206,491	\$1,658,713	37.48%
531 - Desk Monitors Total	\$1,250,869	\$1,367,566	\$1,206,491	\$1,658,713	37.48%
998 - Sustainable Initiatives					
MTW Funding	\$18,979,265	\$19,145,485	\$24,600,000	\$19,201,517	-21.95%
Other Funding	\$22,043	\$56,032			
998 - Sustainable Initiatives Total	\$19,001,308	\$19,201,517	\$24,600,000	\$19,201,517	-21.95%
Grand Total	\$160,688,033	\$236,356,996	\$206,903,172	\$207,135,095	0.11%

PROPERTY OFFICE DIVISION

TOTAL EXPENDITURES

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
501 - Rental Assistance Demonstration					
Non-Personnel					
Personnel	\$434,956	\$491,241	\$556,486	\$1,033,177	85.66%
501 - Rental Assistance Demonstration Total	\$434,956	\$491,241	\$556,486	\$1,033,177	85.66%
510 - Private Management (PPM)					
Non-Personnel	\$128,789,022	\$163,882,796	\$153,025,102	\$155,936,153	1.90%
Personnel					
510 - Private Management (PPM) Total	\$128,789,022	\$163,882,796	\$153,025,102	\$155,936,153	1.90%
511 - Asset Management Portfolio					
Non-Personnel	\$709,229	\$1,758,255	\$2,943,325	\$776,722	-73.61%
Personnel	\$5,493,358	\$5,226,506	\$6,071,679	\$5,811,181	-4.29%
511 - Asset Management Portfolio Total	\$6,202,587	\$6,984,761	\$9,015,004	\$6,587,903	-26.92%
516 - Job Order Costing (JOC)					
Non-Personnel	\$4,172,642	\$43,522,620	\$17,500,000	\$21,698,363	23.99%
516 - Job Order Costing (JOC) Total	\$4,172,642	\$43,522,620	\$17,500,000	\$21,698,363	23.99%
530 - Safety & Security Total					
Non-Personnel	-\$69	\$457	\$3,399	\$3,229	-5.00%
Personnel	\$836,718	\$906,037	\$996,690	\$1,016,040	1.94%
530 - Safety & Security Total	\$836,649	\$906,494	\$1,000,089	\$1,019,269	1.92%
531 - Desk Monitors					
Personnel	\$1,250,869	\$1,367,566	\$1,206,491	\$1,658,713	37.48%
531 - Desk Monitors Total	\$1,250,869	\$1,367,566	\$1,206,491	\$1,658,713	37.48%
998 - Sustainable Initiatives					
Non-Personnel	\$19,001,309	\$19,201,517	\$24,600,000	\$19,201,517	-21.95%
998 - Sustainable Initiatives	\$19,001,309	\$19,201,517	\$24,600,000	\$19,201,517	-21.95%
Grand Total	\$160,688,034	\$236,356,996	\$206,903,172	\$207,135,095	0.11%

PROPERTY OFFICE DIVISION

FY2019 BUDGET

501 - -Rental Assistance Demonstration (RAD)

Personnel	\$1,033,177
501 - -Rental Assistance Demonstration (RAD)	\$1,033,177

510 - Private Management (PPM)

Accounting & Audit	\$620,000
Contracts	\$148,139,625
General Expense	\$7,076,528
Sundry	\$100,000
510 - Private Management (PPM)	\$155,936,153

511 - Asset Management Portfolio

Contracts	\$375,000
HAP	\$55,000
Personnel	\$5,811,181
Sundry	\$213,222
Training	\$112,000
Travel	\$21,500
511 - Asset Management Portfolio	\$6,587,903

516 - Job Order Costing (JOC)

New Account Category	\$21,698,363
516 - Job Order Costing (JOC)	\$21,698,363

530 - Safety & Security

Personnel	\$1,016,040
Sundry	\$3,229
530 -Safety & Security	\$1,019,269

531 - Desk Monitors

Personnel	\$1,658,713
531 - Desk Monitors	\$1,658,713

998 - Sustainable Intiatives

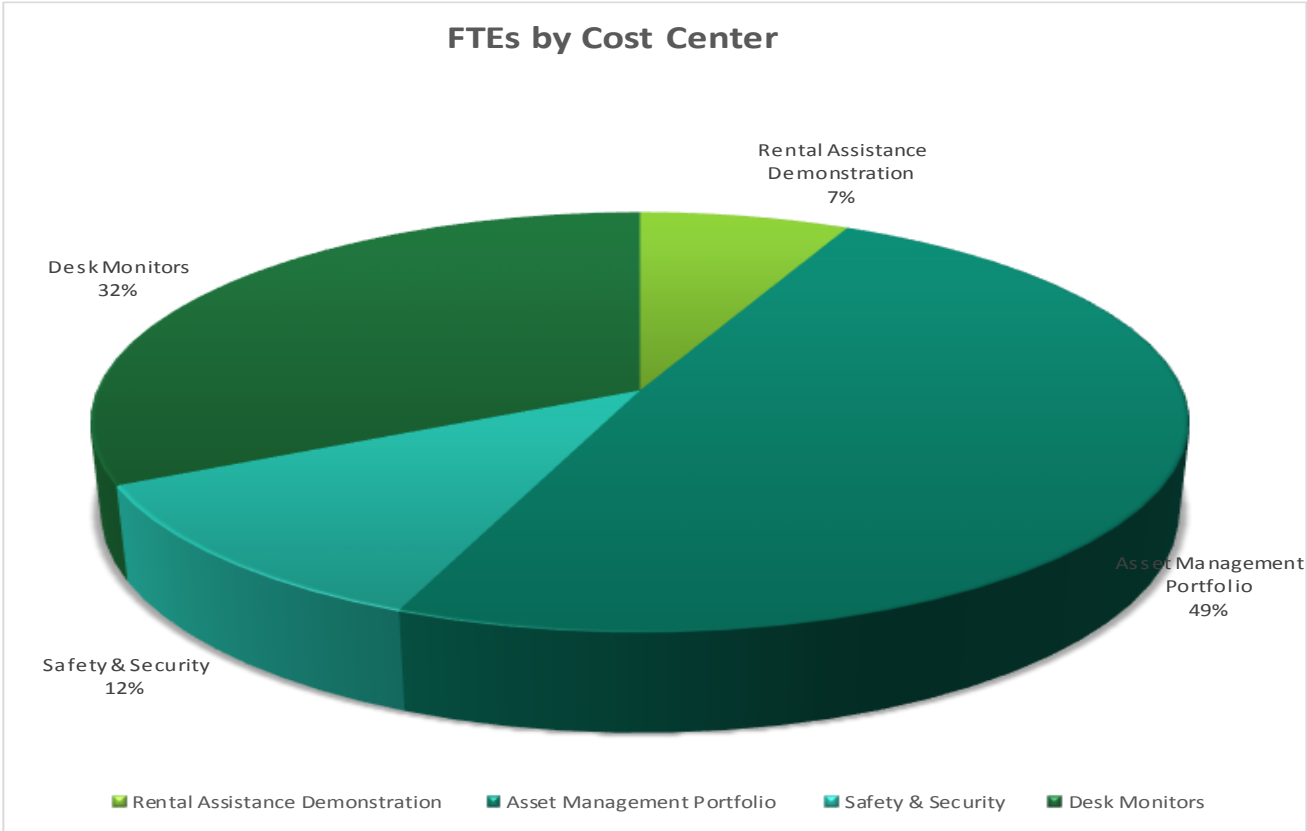
Utilities	\$19,201,517
998 - Sustainable Intiatives	\$19,201,517

Property Office Total	\$207,135,095
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PROPERTY OFFICE DIVISION

TOTAL FTE'S

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	% OF CHANGE
Rental Assistance Demonstration	5.0	4.0	4.0	8.0	100.0%
Asset Management Portfolio	60.0	55.0	56.0	55.0	-1.8%
Safety & Security	10.5	13.0	13.0	13.0	0.0%
Desk Monitors	36.5	35.0	33.0	36.0	9.1%
Property Total	112.0	107.0	106.0	112.0	5.7%



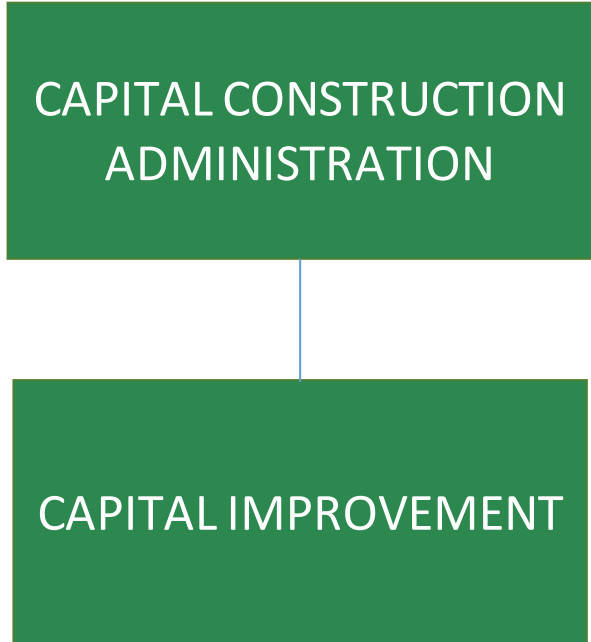
PROPERTY OFFICE DIVISION

SALARY SCHEDULE

	POSITION				
	FTE-TOTAL	SALARY TOTAL	FPF TOTAL	BENEFITS TOTAL	POSITION TOTAL
501 - RENTAL ASSISTANCE DEMONSTRATION					
DIRECTOR PRA & ACQUISITIONS	1.0	\$125,000			
ANALYST, RAD PROGRAM	1.0	\$111,815			
MANAGER, RAD PROGRAM	2.0	\$160,477			
PBV COMPLIANCE & PROCESS ANALYST	1.0	\$60,000			
PBV PROGRAM ANALYST	1.0	\$66,500			
PBV PROG MGR III	1.0	91,000			
SR. DIRECTOR RAD	1.0	130,000			
501 - RENTAL ASSISTANCE DEMONSTRATION	8.0	\$744,792	\$14,896	\$273,489	\$1,033,177
511- ASSET MANAGEMENT PORTFOLIO					
ADMISSIONS & OCCP ASST	1.0	\$52,856			
CHIEF PROPERTY OFFICER	1.0	182,000			
COMPLI & PROCESS ANL					
DATA INTEG ANALYST I	1.0	72,842			
DATA INTEG ANALYST II	1.0	88,265			
DEPUTY CHIEF, PROPERTY OFFICER	2.0	275,000			
DIRECTOR HOUSING POLICY & OCCUPANCY	1.0	112,000			
DIRECTOR PORTFOLIO MANAGER	2.0	237,260			
DIRECTOR OF SUSTAINABLE INITIATIVES	1.0	108,000			
DIRECTOR PORFOLIO PLAN STR	1.0	105,000			
ENERGY ANALYST	1.0	69,451			
ENGINEER, CHIEF	1.0	97,134			
ENVIR, HLTH, SFTY MGR	1.0	93,000			
EXEC ADM AST I (CFD)	1.0	53,045			
EXEC ADVISOR	0.0	0			
MANAGER OCCUPANCY	1.0	79,568			
MGR, OCCUPANCY ADMIN	1.0	95,183			
MGR. COMPLIANCE & PROC	1.0	81,293			
OCCUPANCY SPECIALIST I	5.0	224,187			
OCCUPANCY SPECIALIST II	3.0	185,197			
POLICY ANALYST II	1.0	65,000			
PORTFOLIO MANAGER I	9.0	516,806			
PORTFOLIO MANAGER II	7.0	531,587			
PORTFOLIO MANAGER III	3.0	265,803			
PROJECT COORDINATOR	1.0	36,723			
PROJECT COORDINATOR II	1.0	60,750			
PROJECT MANAGER I	3.0	185,178			
PROJECT MANAGER II	3.0	225,000			
PROJECT MANAGER III	1.0	91,024			
511- ASSET MANAGEMENT PORTFOLIO	55.0	\$4,189,150	\$83,783	\$1,538,256	\$5,811,181
530 SAFETY AND SECURITY					
DIRECTOR, SAFETY STRATEGIES	1.0	\$116,000			
EMERGENCY DISPATCHER	8.0	383,693			
MANAGER, SAFETY & SECURITY	1.0	69,300			
SECURITY VIDEO ANALYST	2.0	103,523			
SUPERVISOR, EMER SER	1.0	59,941			
530 - SECURITY COORDINATION	13.0	\$732,456	\$14,649	\$268,958	\$1,016,040
531 - CHA MONITORS					
FRONT DESK MONITOR	34.0	\$1,105,758			
FRONT DESK SUPERVISOR	2.0	89,970			
531 - CHA MONITORS	36.0	\$1,195,728	\$23,915	\$439,071	\$1,658,713
Grand Total	112.0	\$6,862,126	\$137,243	\$2,519,773	\$9,519,112

CAPITAL CONSTRUCTION DIVISION

The Capital Construction Division is responsible for the rehabilitation and ongoing capital maintenance efforts at CHA’s Family, Senior and Scattered Site Properties. It is responsible for providing quality, safe and sustainable housing through capital maintenance and rehabilitation of the authority’s infrastructure.



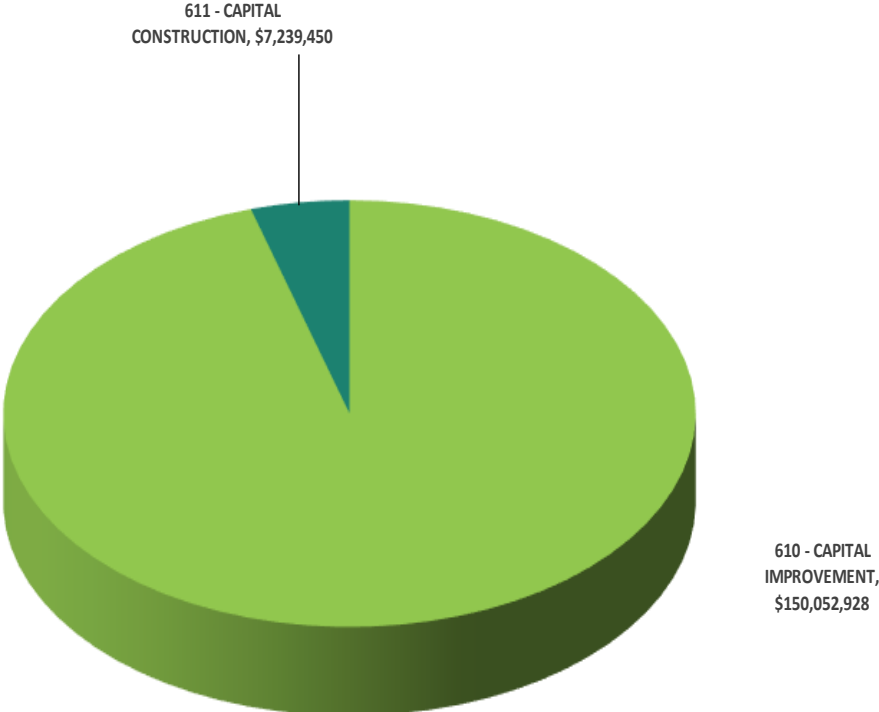
CHICAGO HOUSING AUTHORITY 2018 RETREAT

INSIDE CAPITAL CONSTRUCTION

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2019 Budget
- Total Full-Time Equivalents
- Salary Schedule

CAPITAL CONSTRUCTION DIVISION

EXPENDITURES BY COST CENTER



CAPITAL CONSTRUCTION DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
CAPITAL CONSTRUCTION					
610 - Capital Improvement	\$113,668,934	\$57,197,231	\$200,683,708	\$150,052,928	-25.23%
601 - Office of the Chief of Construction & Development	\$184,615	\$185,839	\$261,946	\$0	-100.00%
611 - Capital Construction Admin	\$3,080,176	\$5,895,456	\$7,171,400	\$7,239,450	0.95%
CAPITAL CONSTRUCTION Total	\$116,933,725	\$63,278,526	\$208,117,054	\$157,292,378	-24.42%

BUDGET YEAR COMPARISON

610-Capital Improvement

The decrease of \$50,630,780 or 25.23% is primarily due to the decrease in Family, RAD, and Senior capital maintenance projects.

601-Office of the Chief of Construction & Development

This cost center merged with cost center 611.

611-Capital Construction Department

The personnel budget remained relatively flat. The non-personnel budget increased by \$42,899 or 52.07% due to the consolidation of the cost centers 601 and 611.

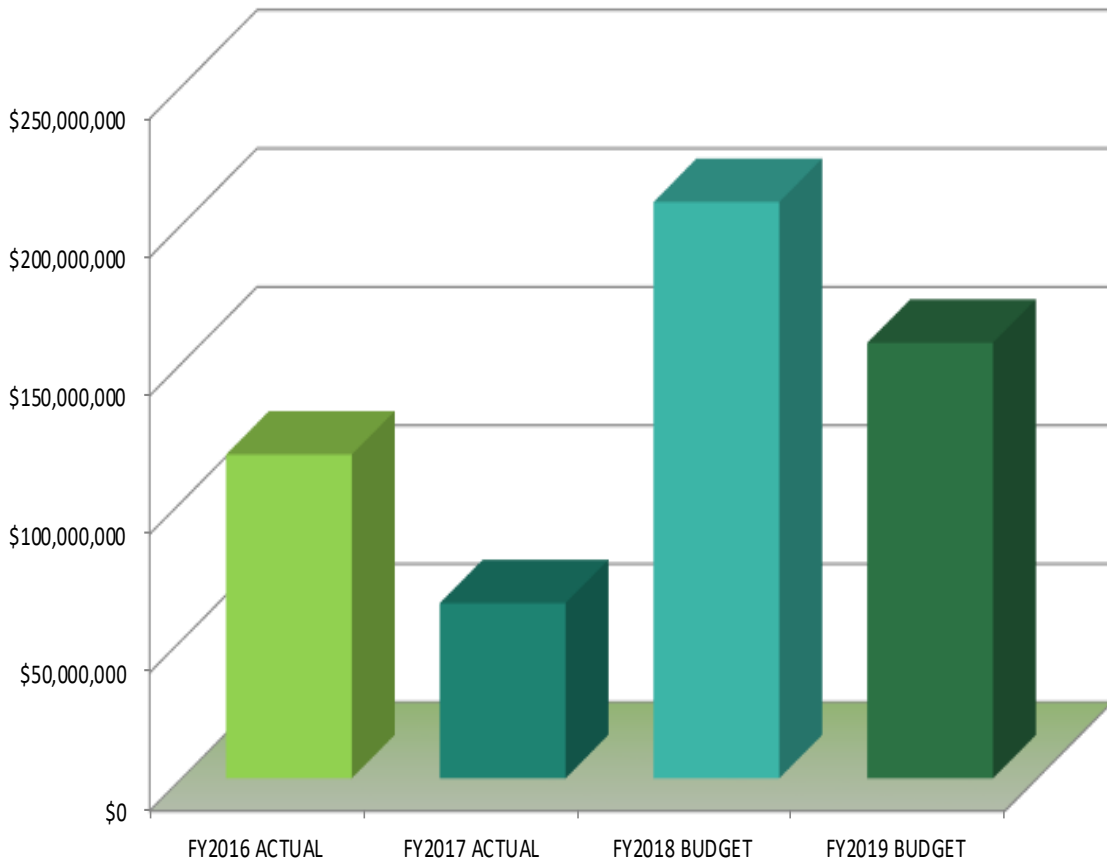
CAPITAL CONSTRUCTION DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
MTW Fund	116,919,014	61,153,616	70,798,533	13,645,372	-80.7%
Other Funding	14,711	2,124,910	137,318,521	143,647,006	4.6%
Grand Total	\$116,933,725	\$63,278,526	\$208,117,054	\$157,292,378	-24.4%

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$113,703,563	\$57,244,723	\$200,773,093	\$150,178,212	-25.2%
Personnel	\$3,230,162	6,033,803	7,343,961	7,114,166	-3.1%
Grand Total	\$116,933,725	\$63,278,526	\$208,117,054	\$157,292,378	-24.4%

EXPENDITURES BY FISCAL YEAR



CAPITAL CONSTRUCTION DIVISION

DIVISION SUMMARY

Mission

The core of CHA's comprehensive plan is to provide quality, safe and sustainable housing for CHA residents. The CHA Capital Construction Department's (CCD) responsibility is to further this plan through the capital maintenance and rehabilitation of the authority's portfolio, as well as new construction or conversions of projects, as appropriate, by applying rigorous and comprehensive standards of design and construction management and administration. CCD also assists the CHA Property Department and the Office of Development Management on an as-needed basis.

2018 Accomplishments

Completed Projects:

- Fannie Emanuel Apartments (seniors building with 181 units that are fully leased)
- Judge Fisher Apartment roof replacement and façade repairs (200 units).
- Caroline Hedger Apartments (450 units)
- Nathaniel Pope Elementary School Conversion Phase I (Demolition) and Phase II (conversion to office space for the HCV west satellite program)
- By the Hand Club for Kids renovation (1000 N. Sedgewick Street)
- Senior Amenities Project Phase II

Altgeld Gardens Master Plan:

- Completed demolition of family unit buildings on Blocks 11, 12 and 13 of Altgeld Gardens
- Commenced construction of Altgeld Gardens Community Center, Library and Daycare Center (40,000 square feet)

Other Construction/Design Projects:

- Began renovation and modernization work on CHA Headquarters
- Completed pre-design, project scoping, activities for Irene McCoy Gaines Apartments and Albany Terrace (RAD seniors buildings) for ODM to procure developer for renovation
- Completed design for construction at Lorraine Hansberry Apartments, Harry Schneider Apartments, Las Americas and Lincoln Perry Phase 2 (RAD seniors buildings)
- Completed design and bid process to award construction contract for construction of the trash enclosures at Dearborn Homes.

Program Initiatives:

- Refined 5-year capital plan in collaboration and coordination with Finance, ODM, Property and RAD
- Commenced elevator modernization for first set of senior apartment buildings in the authority-wide elevator modernization program: Caroline Hedger Apartments and William Castleman

CAPITAL CONSTRUCTION DIVISION

DIVISION SUMMARY

- Successfully procured new pool of pre-approved environmental consultants for authority-wide oversight, testing, inspection, assessment and environmental engineering services
- Completed lead-based paint testing of all scattered site units (over 3,000 units) except for a very small number on account of continuing legal action with respect to those units
- Began transition of construction management and administration portion of Property Department's JOC program to Capital Construction Department
- Allocated work to approximately 83% of pool of 36 pre-approved architectural/engineering firms procured in 2017
- Transitioned the Reasonable Accommodations Program for public housing residents from the Legal Department to CCD

2019 Goals

Construction and Design:

- Complete renovation/modernization of Henry Horner Town Homes (31 units)
- Complete renovation/modernization of Congress Parkway Apartments (35 units)
- Achieve substantial completion of the Altgeld Gardens Community Center, Library and Daycare Center
- Achieve substantial completion of Phase III of the Nathaniel Pope Elementary School (family units and community/theater space)
- Award contract for construction of Dearborn Homes trash enclosures and commence construction
- Complete design and bid and award contract for Major Adams Community Center renovation and Princeton Park renovation.
- Complete design for (i) renovations of Altgeld Gardens CYC building, Gautreaux Child Care Center and Carver Park Fieldhouse, (ii) repair of Dearborn Homes sewer system, (iii) renovation of Trumbull Park Administration and Maintenance buildings and (iv) Phase II renovation of Family Investment Center
- Award contracts for construction at Lorraine Hansberry Apartments, Harry Schneider Apartments, Las Americas and Lincoln Perry Phase 2 (RAD seniors buildings) and commence construction
- Start design for various RAD or to-be-RAD seniors apartment buildings including Armour Square, William Castleman, Elizabeth Davis, Ella Flagg Young, Hattie Callner, Kenneth Campbell, Mahalia Jackson, Mary Jane Richardson, Maria Diaz Martinez, Maudelle Brown Bousfield, Patrick Sullivan, Vivian Carter, Vivian Gordon Harsh and William Jones

Program Initiatives:

- Continue working with third party architectural/engineering firm on authority-wide elevator modernization program, including –
 - ◇ Complete elevator modernization work at Caroline Hedger and William Castleman
 - ◇ Complete design, award contract for and commence elevator modernization work at the following seniors apartment buildings: Lincoln Perry, Minnie Riperton, Harry Schneider, Ella Flagg Young, Judge Fisher, Maudelle Brown Bousfeld, Mary Jane Richardson-Jones and Ada Dennison McKinley

CAPITAL CONSTRUCTION DIVISION

DIVISION SUMMARY

- ◇ Complete all inspections and assessments and start design for remaining senior apartment buildings
- Have in place a seamless construction management and administration program for Capital Construction's role in the JOC program that is coordinated with Property Department and Department of Procurement & Compliance.
- Continue to work on formal documentation for Capital Construction Department portfolio-wide Design Standards and Master Technical Specifications.

CAPITAL CONSTRUCTION DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTIONS

**FY2019
BUDGET**

Capital Construction (610)

\$150,052,928

This Office is responsible for providing quality, safe and sustainable housing through capital maintenance and rehabilitation of the authority's infrastructure.

Capital Construction Department (611)

\$7,239,450

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

CAPITAL CONSTRUCTION DIVISION

TOTAL REVENUE

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
610 - CAPITAL IMPROVEMENT					
MTW Fund	\$113,654,223	\$55,072,321	\$63,365,187	\$6,405,922	-89.89%
Other Funding	\$14,711	\$2,124,911	\$137,318,521	\$143,647,006	4.61%
610 - CAPITAL IMPROVEMENT Total	\$113,668,934	\$57,197,231	\$200,683,708	\$150,052,928	-25.23%
601 - OFFICE OF THE CHIEF OF CONSTRUCTION & DEVELOPMENT					
MTW Fund	\$184,615	\$185,839	\$261,946	\$0	
601 - OFFICE OF THE CHIEF OF CONSTRUCTION & DEVELOPMENT Total	\$184,615	\$185,839	\$261,946	\$0	-100.00%
611 - CAPITAL CONSTRUCTION					
MTW Fund	\$3,080,176	\$5,895,456	\$7,171,400	\$7,239,450	0.95%
611 - CAPITAL CONSTRUCTION Total	\$3,080,176	\$5,895,456	\$7,171,400	\$7,239,450	0.95%
Grand Total	\$116,933,725	\$63,278,526	\$208,117,054	\$157,292,378	-24.42%

CAPITAL CONSTRUCTION DIVISION

TOTAL EXPENDITURES

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
610 - CAPITAL IMPROVEMENT					
Non-Personnel	\$113,668,935	\$57,197,232	\$200,683,708	\$150,052,928	-25%
610 - CAPITAL IMPROVEMENT Total	\$113,668,935	\$57,197,232	\$200,683,708	\$150,052,928	-25%
601 - OFFICE OF THE CHIEF OF CONSTRUCTION & DEVELOPMENT					
Non-Personnel	\$0	\$692	\$7,000	\$0	-100%
Personnel	\$184,615	\$185,146	\$254,946	\$0	-100%
601 - OFFICE OF THE CHIEF OF CONSTRUCTION & DEVELOPMENT Total	\$184,615	\$185,838	\$261,946	\$0	-100%
611 - CAPITAL CONSTRUCTION					
Non-Personnel	\$34,629	\$46,800	\$82,385	\$125,284	52%
Personnel	\$3,045,546	\$5,848,656	\$7,089,015	\$7,114,166	0%
611 - CAPITAL CONSTRUCTION Total	\$3,080,175	\$5,895,456	\$7,171,400	\$7,239,450	1%
Grand Total	\$116,933,725	\$63,278,526	\$208,117,054	\$157,292,378	-24%

CAPITAL CONSTRUCTION DIVISION

FY2019 BUDGET

610 - CAPITAL IMPROVEMENT

Contracts	\$129,520,000
Interest Expense	\$20,532,928

610 - CAPITAL IMPROVEMENT	\$150,052,928
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611 - CAPITAL CONSTRUCTION

Personnel	\$7,114,166
Sundry	\$70,025
Training	\$52,169
Travel	\$3,090

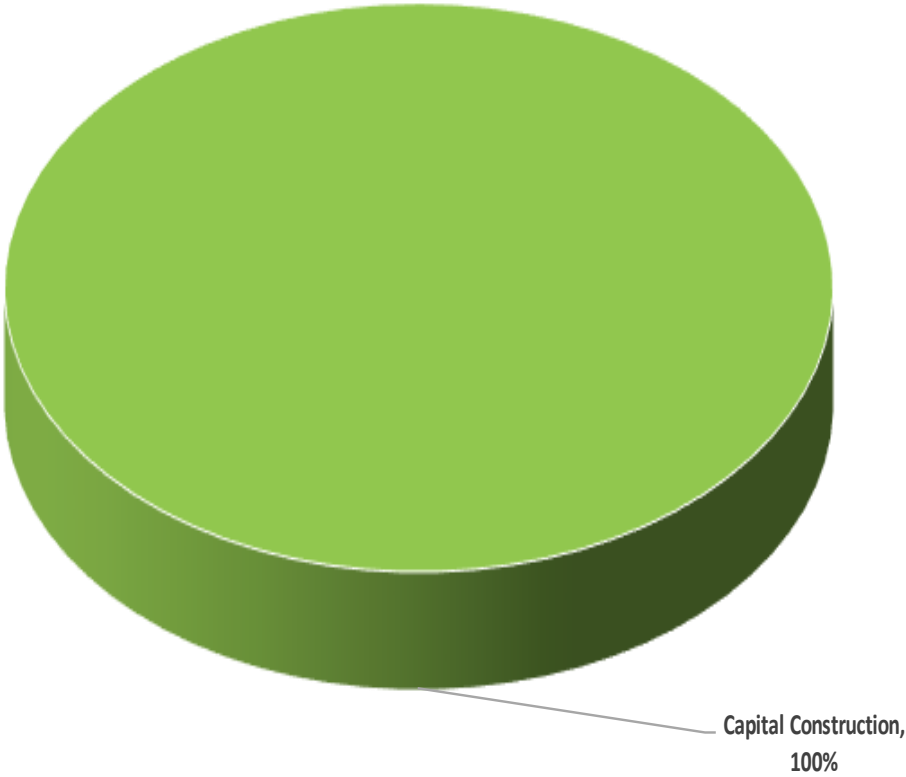
611 - CAPITAL CONSTRUCTION	\$7,239,450
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CAPITAL CONSTRUCTION DIVISION Total	\$157,292,378
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CAPITAL CONSTRUCTION DIVISION

TOTAL FTE'S

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	% OF CHANGE
Capital Construction Department	24.0	55.5	55.5	52.5	-5.4%
Capital Construction Total	24.0	55.5	55.5	52.5	-5.4%



CAPITAL CONSTRUCTION DIVISION

SALARY SCHEDULE

	POSITION FTE- TOTAL	SALARY TOTAL	PFT TOTAL	BENEFITS TOTAL	POSITION TOTAL
611 - CAPITAL CONSTRUCTION DEPARTMENT					
MGR, DESIGN & PLANG II	6.0	588,289			
CONSTRUCTN INSPECTR I	4.0	306,468			
CONSTRUCT INSPECT III	3.0	297,375			
CONSTRUCTION MGR II	3.0	281,394			
PROJECT MGR CONSTR	3.0	263,485			
CONSTRUCTN INSPECTR II	3.0	262,960			
CONSTRUCTION MGR I	3.0	247,265			
MGR, PLAN & DESIGN III	2.0	207,000			
MGR, DESIGN & PLANG	2.0	191,986			
CHIEF CAP CONSTR OFFR	1.0	182,000			
DEPUTY CHIEF CAP CONST	1.0	165,000			
LEAD MECH ENGR PT	0.5	156,000			
DIR. STAT & SPL PROJ	1.0	137,000			
DIR, DESIGN ENG & PLN	1.0	130,000			
MGR, HIGH MID-RISE CON	1.0	130,000			
MGR, PROP LEAD CONSTR	1.0	128,000			
DIR, CAP CONSTR	1.0	127,500			
LEAD DESIGN QA/QC MGR	1.0	117,208			
LEAD CONSTR MGR	1.0	115,000			
LEAD PLAN &DESIG MGR	1.0	115,000			
ENVIRON ENGR	1.0	106,000			
ACCESSIBILITY SPCL II	1.0	100,320			
CONSTRUCTION MGR II	1.0	94,082			
CONTRACT MANAGER	1.0	86,705			
ACCESSIBILITY SPCL	1.0	\$76,696			
CONSTRUCTION INSPECTOR	1.0	75,514			
CONSTRUCTION SCHEDLR	1.0	72,775			
PERMITTG & UTIL COORD	1.0	68,013			
PROJECT MANAGER I	1.0	67,925			
DOC CONTROL ADMNSTR	1.0	64,575			
PROJECT COORD 2	1.0	62,461			
CONTRACT ADMINISTRATOR	1.0	58,478			
EXEC ADM AST I (CFD)	1.0	45,962			
611 - CAPITAL CONSTRUCTION DEPARTMENT Total	52.5	\$5,128,435	\$102,569	\$1,883,161	\$7,114,165
Grand Total	52.5	\$5,128,435	\$102,569	\$1,883,161	\$7,114,165

DEVELOPMENT DIVISION

The Development Division is responsible for unit acquisition and mixed-income development.



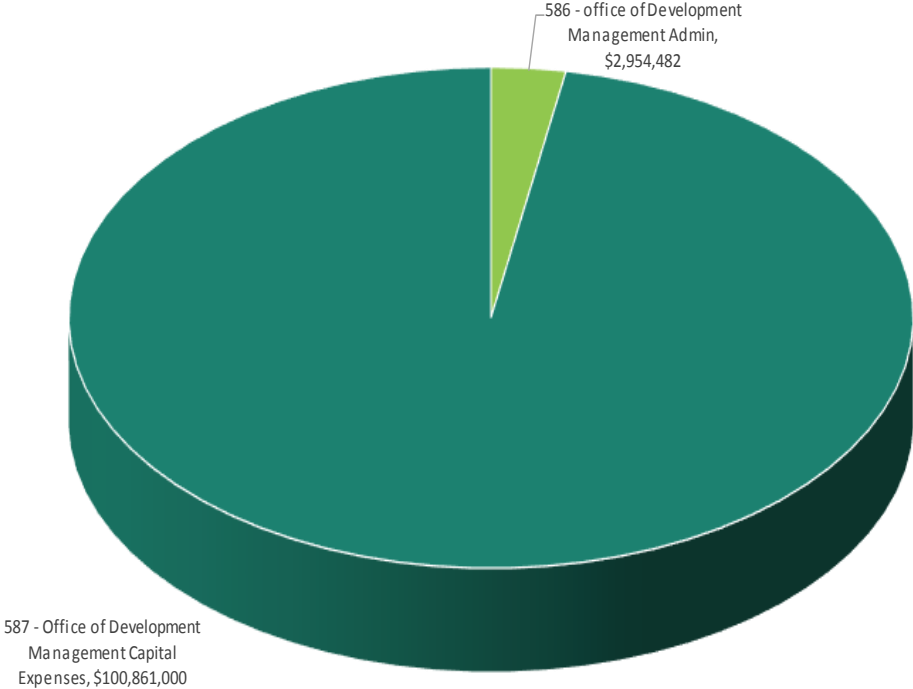
CHICAGO HOUSING AUTHORITY RESIDENTS AT SENIOR DAY OF SERVICE

INSIDE DEVELOPMENT

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2019 Budget
- Total Full-Time Equivalents
- Salary Schedule

DEVELOPMENT DIVISION

EXPENDITURES BY COST CENTER



DEVELOPMENT DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
DEVELOPMENT					
586 - Office of Development Management Admin	\$2,276,812	\$2,650,993	\$3,460,359	\$2,954,482	-14.62%
587 - Development Mangement Capital Expenses	\$85,117,173	\$54,582,494	\$164,587,672	\$100,861,000	-38.72%
DEVELOPMENT Total	\$87,393,984	\$57,233,487	\$168,048,031	\$103,815,482	-38.22%

BUDGET YEAR COMPARISON

586-Development Management

The personnel budget decreased by \$392,877 or 12.08% due to the reduction of 3 FTEs. The non-personnel budget decreased by \$113,000 or 54.42% due to CHA-wide expense reductions.

587-Development Management Capital Expenses

The FY2019 budget represents a decrease of \$63,726,672 or 38.72%, this is primarily due to a decrease in mixed-income and other master planning activities.

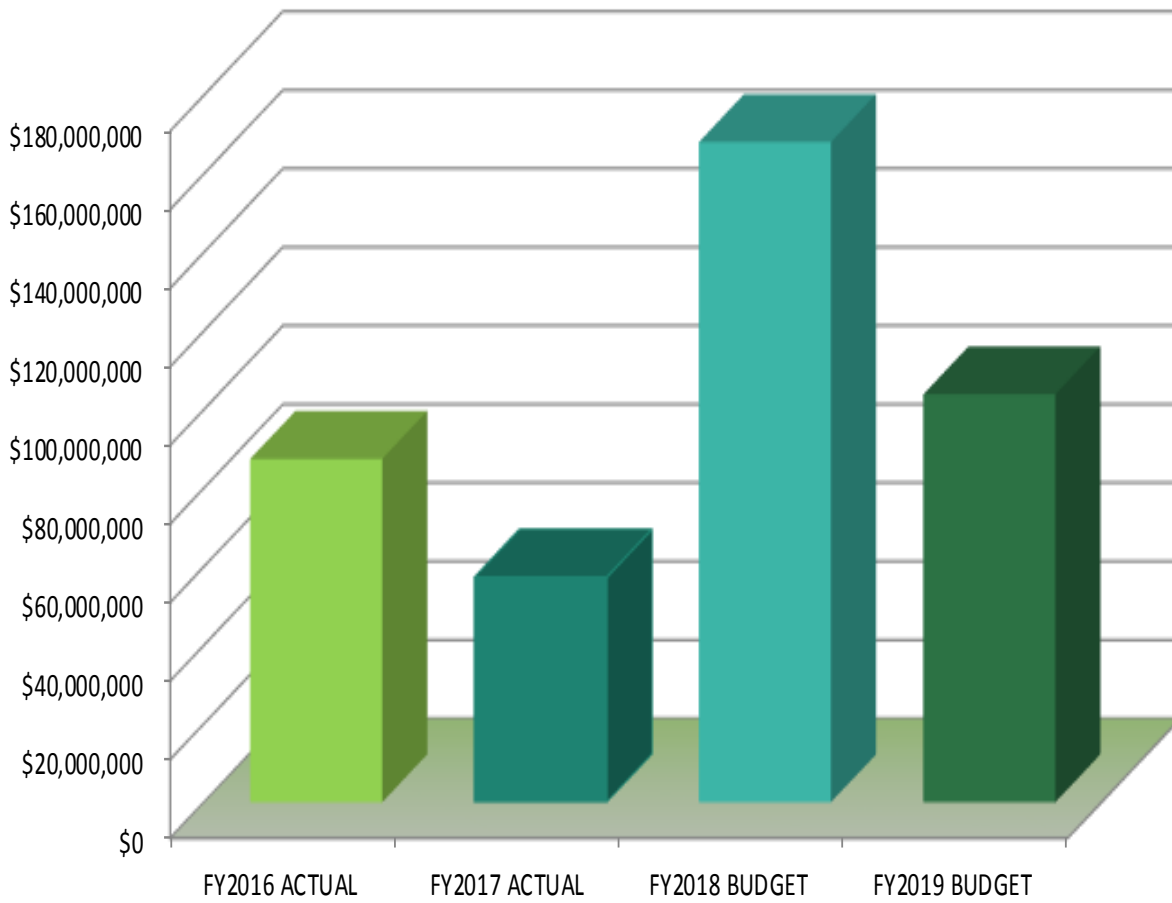
DEVELOPMENT DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
HOPE VI	\$3,109,850	\$815,214	\$700,000		-100.0%
MTW Fund	84,249,134	52,677,193	50,016,859	10,554,482	-78.9%
Other Funding	35,000	3,741,080	117,331,172	93,261,000	-20.5%
Grand Total	\$87,393,984	\$57,233,487	\$168,048,031	\$103,815,482	-38.2%

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$85,174,687	\$54,611,030	\$164,795,323	\$100,955,651	-38.7%
Personnel	2,219,297	2,622,457	3,252,708	2,859,831	-12.1%
Grand Total	\$87,393,984	\$57,233,487	\$168,048,031	\$103,815,482	-38.2%

EXPENDITURES BY FISCAL YEAR



DEVELOPMENT DIVISION

DIVISION SUMMARY

Mission

The core of CHA's mission statement is "the power of affordable, decent, safe, and stable housing to help communities thrive and low-income families increase their potential for long-term economic success and a sustained high quality of life." Development's role in producing that housing is key to this mission.

Development leverages both public housing and Rental Assistance Demonstration program (RAD) project-based voucher (PBV) subsidy as well as capital funds to provide housing for CHA residents.

2018 Accomplishments

91 CHA PUBLIC HOUSING/RAD PBV UNITS DELIVERED

- 67 new units in mixed-income development
- 24 newly constructed units acquired

391 PUBLIC HOUSING/RAD PBV UNITS UNDER CONSTRUCTION

- More than 1,000 total new units (market rate, public housing/RAD PBV (collectively, CHA units) and other affordable) under construction

EFFECTIVE USE OF LAND NOT INTENDED FOR HOUSING

- Land adjacent to LeClaire Courts – site for new school
- CHA deeded 6.157 acres at 4403 South Lawler to the Academy for Global Citizenship Charter School on March 30, 2018 for a new charter school planned for the site.

CLOSING PIPELINE – 2018 ACTUAL

Fannie Emanuel Apartments (IL002065000): This building at 3916 W. Washington has RAD PBV subsidy on 180 units. 4% bond/low income housing tax credit (LIHTC) transaction which closed in 2015 was placed in service and construction loan converted to permanent in 2018.

Concord at Sheridan (IL002022000MP1): The development team began construction in October 2017 on a new mixed-income, mixed-use development at 6418 N. Sheridan in Rogers Park, adjacent to the CHA senior property, Caroline Hedger Apartments. This RAD PBV subsidized development includes approximately 30,000 square feet of first-floor retail, including a Target department store and 111 new housing units — 65 for CHA and 46 market rate units. Of the 65 CHA units, 4 will be fully accessible and 10 will be adaptable. All of the units will be completed in FY2019.

Diversey Manor (IL002022000MP3): In October 2017, the development team commenced construction on Diversey Manor Apartments at 5525 W. Diversey Avenue in Belmont Cragin. This RAD PBV subsidized development will offer 98 new rental apartments -- 45 CHA units and 53 affordable units. Of the 45 CHA units, 3 will be fully accessible and 7 will be adaptable. All of the units are expected to be delivered in FY2019.

DEVELOPMENT DIVISION

DIVISION SUMMARY

John Pennycuff Memorial Apartments (IL002022000MP4): In December 2017, the development team closed on financing for John Pennycuff Memorial Apartments at 2037 N. Milwaukee Avenue. This RAD PBV subsidized development will create 88 new rental apartments for 47 CHA and 41 affordable families in the Logan Square community. 3 will be fully accessible and 8 will be adaptable. All of the units are expected to be delivered in FY2019.

Independence (IL002022000MP5): In January 2018, the development team closed on financing for Independence Apartments and Library at 4022-36 N. Elston. This RAD PBV subsidized development will create 44 new rental senior apartments for 30 CHA and 14 affordable seniors in Irving Park. 2 will be fully accessible and 4 will be adaptable. All of the units are expected to be delivered in FY2019.

Northtown (IL002022000MP6): In January 2018, the development team closed on financing for John Northtown Apartments and Library at 6800 N. Western Avenue. This RAD PBV subsidized development will create 44 new rental senior apartments for 30 CHA and 14 affordable seniors in West Ridge. 2 will be fully accessible and 4 will be adaptable. All of the units are expected to be delivered in FY2019.

Taylor Street Library and Apartments: As part of the Roosevelt Square mixed-income development, CHA and its development partner closed and started construction in FY2018 on a new mixed-use development at 1340 W. Taylor Street. The development plans include a first-floor public library with approximately 73 new housing units above for 37 public housing, 29 affordable and 7 market rate families. Of the 37 public housing units, 2 will be fully accessible and 6 will be adaptable. All units are expected to be delivered in FY2019.

Oso Apartments (IL002022000MP7CAT): In August 2018, the development team closed on financing for Oso Apartments, 3441 W. Montrose, in the Albany Park community. This RAD PBV subsidized development will create 48 new rental apartments including 32 CHA units and 16 affordable units. Of the 32 CHA units, 2 will be fully accessible and 5 will be adaptable. All units are expected to be delivered in FY2019.

Washington Park & Cottage Grove – Phase I (IL# to be assigned upon closing): CHA's developer closed and started construction in FY2018 on the first phase at 45th P & Cottage Grove (part of Washington Park). This mixed-use development is expected to create approximately 84 new rental apartments for 21 public housing, 38 affordable and 25 market rate families. Of the 21 public housing units, 2 will be fully accessible and 4 will be adaptable. All units are expected to be delivered in FY 2020.

Pullman Community Center: CHA partnered with the Chicago Park District and the Chicago Neighborhood Initiative in the creation of a new far south side recreation facility. The new Pullman Community Center provides recreational services to CHA families in the Roseland neighborhood and surrounding Southside area. The center was completed this year.

DEVELOPMENT DIVISION

DIVISION SUMMARY

MAJOR ACTIVITY – CONTINUING INTO FY2019

LeClaire Courts: In FY2018, CHA issued an RFP for the LeClaire Court site seeking one or more developers to advance plans for a new mixed-use, mixed-income development at the former LeClaire Courts site. CHA contemplates multiple closings in FY2019 – FY2021.

Altgeld Gardens-Murray Homes Community Facility: In FY2018, CHA continued predevelopment work toward construction of a new community facility at the Altgeld Gardens and Murray Homes public housing developments. The new center will include a state licensed child care program, community and library spaces. Construction work commenced 4th Quarter 2018.

Cabrini Green: In FY2017, CHA awarded development teams for two sites under the Cabrini Green Development Zone Plan. CHA entered into development agreements with the selected developers in 2018 and continued planning. CHA and its selected developer plan to obtain the necessary approvals to initiate construction on these parcels in FY2019/2020.

4630 S. Ashland (IL# to be assigned upon closing): In FY2018, CHA entered into a purchase and sale agreement for the property subject to HUD approval. CHA plans to participate in the real estate transaction for a mixed-use development at 4630 S. Ashland in the New City community area. This development is expected to deliver approximately 60 new housing units, including approximately 30 for CHA families.

Oakwood Shores/Former Madden Wells – Phase IC For SaleU: In FY2019, CHA plans to convey land for the Oakwood Shores Phase IC for sale development as part of the Madden Park, Ida B. Wells, Darrow Homes revitalization activities. The new homeownership units will be dispersed across the Oakwood Shores revitalization site.

Exelon Student Recreation Center (at Addams Park): CHA is partnering with the Chicago Park District and private funders in the creation of a new west side recreation facility adjacent to the ABLA site and Jones Senior building. The new indoor track and facilities will provide recreational services to CHA families in west side neighborhoods. The center is expected to be completed in FY2020.

2019 GOALS

UNIT DELIVERY

Deliver 411 CHA public housing/RAD PBV units:
391 new units in mixed-income development
20 newly constructed units acquired

CLOSING PIPELINE – 2019 PROJECTED

Oakwood Shores - 534 Pershing: CHA continues to work with the rental developer to close and commence construction on a new rental phase as the residential component of the Quad Communities Arts & Recreation Center development. This phase of development is part of the CHA revitalization effort at the former Ida B. Wells Homes, Darrow Homes, Wells Extension and Madden Park Homes sites. This phase will create approximately 60 new mixed-income housing units, including approximately 20 CHA units that would be delivered in 2020.

DEVELOPMENT DIVISION

DIVISION SUMMARY

Park Boulevard/Former Stateway Gardens: CHA plans to convey land for the next phase of Park Boulevard as part of the Stateway Gardens revitalization activities. CHA's development partner plans to commence construction on new for sale housing in FY2019. During the same time period, CHA plans to participate with the developer in a real estate transaction to create new rental housing units. Further, CHA is working with the City of Chicago on a plan to swap equal land in order to spur commercial and/or mixed-use development to further redevelopment goals for both the former Stateway Gardens and Robert Taylor sites.

Parkside of Old Town Phase III/Former Cabrini: In FY2019, CHA plans to participate in a real estate transaction for Phase III at Parkside of Old Town, which is expected to provide a total of 190 mixed-income housing units including 54 public housing rental units, 44 affordable units and 92 market rate homeownership units. Phase III is the final phase of Parkside of Old Town, which is part of Cabrini North Extension replacement housing. Of the 54 CHA units, 3 will be fully accessible and 8 will be adaptable.

Robert Taylor Homes: In FY2019, CHA plans to dispose of land formerly part of the Robert Taylor Homes for a new development that may include mixed-use, commercial and/or other uses. Additionally, CHA plans to convey land for the Legends South for sale development as part of the Robert Taylor Homes revitalization activities.

Roosevelt Square/Former ABLA Homes: CHA completed master planning activities in FY2015 and adopted the FY2015 Roosevelt Square Framework Plan for the remaining undeveloped land at the former ABLA Homes site. CHA and its development partner, Related Midwest, plan to create 50 new for-sale units contemplated as part of the HOPE VI Revitalization Program. The developer commenced construction on the Taylor Street Apartments mixed-use building in Q4 2017. Furthermore, CHA conveyed property to the National Public Housing Museum to create a new museum and to SOS Villages to develop a new community center.

Ravenswood Senior Living Apartments (FKA The Winchester): In FY2019, CHA's developer plans to close and start construction on Ravenswood Senior Living Apartments at 4501 N. Winchester. This RAD project-based voucher subsidized development will create approximately 74 new CHA senior housing units. All units are projected for delivery in FY2020. Of the 74 total CHA units, 4 will be fully accessible and 12 will be adaptable.

N. Sheffield: In November 2017 the CHA selected a team led by PIRHL Developers, LLC to joint venture with CHA for the redevelopment of the Spurlock Sampson buildings in Lincoln Park neighborhood. The project will renovate the existing Edith Spurlock Sampson Apartment towers and construct a new 6-story "bridge" building between the towers that will offer community, operations and supportive service spaces, as well as new market and affordable family living units.

Westhaven Phase IID Rental/Former Henry Horner: CHA's developer was planning for the next Westhaven rental development to close and start construction in FY2018 but the development was not allocated Illinois Housing Development Authority (IHDA) low-income housing tax credits (LIHTCs). The developer will apply again for FY2019. This development plans to provide approximately 89 total new rental apartments including 35 for public housing residents in fulfillment of the Henry Horner HOPE VI CHA unit delivery requirements.

DEVELOPMENT DIVISION

DIVISION SUMMARY

COST CENTER DESCRIPTIONS

**FY2019
BUDGET**

Office of Development Management (586)

At the core of the CHA's comprehensive plan is to provide revitalized, safe, modern and economically responsible housing for its residents. The Office of Development Management is responsible for unit acquisition, project-based voucher, and mixed income development. **\$2,954,482**

Development Management Capital Expenses (587)

The Office of Development Management is responsible for unit acquisition and mixed-income development. **\$100,861,000**

DEVELOPMENT DIVISION

TOTAL REVENUE

	FY2016 REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
586 - OFFICE OF DEVELOPMENT MANAGEMENT ADMIN					
MTW Fund	\$2,276,812	\$2,650,994	\$3,460,359	\$2,954,482	-14.62%
586 - OFFICE OF DEVELOPMENT MANAGEMENT ADMIN Total	\$2,276,812	\$2,650,994	\$3,460,359	\$2,954,482	-14.62%
587 - OFFICE OF DEVELOPMENT MANAGEMENT CAPITAL EXPENSES					
HOPE VI	\$3,109,850	\$815,214	\$700,000	\$0	-100.00%
MTW Fund	\$81,972,322	\$50,026,199	\$46,556,500	\$7,600,000	-83.68%
Other Funding	\$35,000	\$3,741,080	\$117,331,172	\$93,261,000	-20.51%
587 - OFFICE OF DEVELOPMENT MANAGEMENT CAPITAL EXPENSES Total	\$85,117,172	\$54,582,493	\$164,587,672	\$100,861,000	-38.72%
Grand Total	\$87,393,984	\$57,233,487	\$168,048,031	\$103,815,482	-38.22%

DEVELOPMENT DIVISION

TOTAL EXPENDITURES

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
586 - Office of Development Management Admin					
Non-Personnel	\$57,514	\$28,536	\$207,651	\$94,651	-54.42%
Personnel	\$2,219,297	\$2,622,457	\$3,252,708	\$2,859,831	-12.08%
586 - Office of Development Management Admin Total	\$2,276,812	\$2,650,993	\$3,460,359	\$2,954,482	-14.62%
587 - Office of Development Management Capital Expenses					
Non-Personnel	\$85,117,173	\$54,582,494	\$164,587,672	\$100,861,000	-38.72%
587 - Office of Development Management Capital Expenses Total	\$85,117,173	\$54,582,494	\$164,587,672	\$100,861,000	-38.72%
Grand Total	\$87,393,984	\$57,233,487	\$168,048,031	\$103,815,482	-38.22%

DEVELOPMENT DIVISION

FY2019 BUDGET

586 - Office of Development Management Admin

Contracts	\$60,500
Personnel	\$2,859,831
Sundry	\$23,906
Training	\$8,295
Travel	\$1,950

586 - Office of Development Management Admin Total **\$2,954,482**

587 - Office of Development Management Capital Expenses

Contracts	\$100,861,000
General Expenses	
Sundry	
611 - CAPITAL CONSTRUCTION	

587 - Office of Development Management Capital Expenses Total **\$100,861,000**

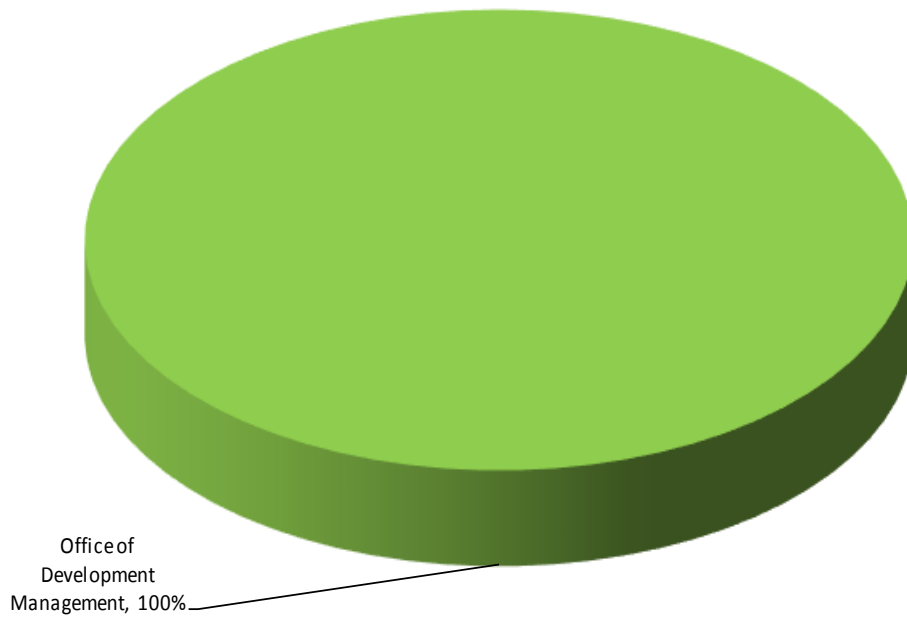
Development Management Total **\$103,815,482**

DEVELOPMENT DIVISION

TOTAL FTE'S

	FY2016	FY2017	FY2018	FY2019	% OF
	ACTUAL	ACTUAL	BUDGET	BUDGET	CHANGE
Office of Development Management	21.0	40.0	23.0	20.0	-13.0%
Office of Development Management Total	21.0	40.0	23.0	20.0	-13.0%

FTEs by Cost Center



DEVELOPMENT DIVISION

SALARY SCHEDULE

	POSITION FTE- TOTAL	SALARY TOTAL	PFT TOTAL	BENEFITS TOTAL	POSITION TOTAL
586 - DEVELOPMENT MANAGEMENT					
DEVELOPMENT MANAGER	4.0	381,304			
DEPUTY CHIEF DEV OFF	2.0	314,000			
DIR, DEVELOPMENT	2.0	225,000			
DEVELOPMENT MANAGER II	2.0	214,008			
CHIEF DEV OFFICER	1.0	180,000			
DIRECTOR, LAND	1.0	138,504			
SR. FINANCIAL ANALYST	1.0	102,241			
ACQUISITN & DEV MGR	1.0	\$95,945			
PROJECT MANAGER I	1.0	84,230			
FINANCIAL ANALYST	1.0	82,525			
LOAN ADMNSTR	1.0	71,990			
EXEC ADM III	1.0	66,837			
DEVELOPMENT ASSOCIATE	1.0	55,000			
EXEC ADMIN ASST II	1.0	50,003			
586 - DEVELOPMENT MANAGEMENT Total	20.0	\$2,061,585	\$41,232	\$757,014	\$2,859,831
Grand Total	20.0	\$2,061,585	\$41,232	\$757,014	\$2,859,831

HUMAN RESOURCES DIVISION

The Human Resources Division provides strategic counsel and guidance on all human resource and personnel matters for the Chicago Housing Authority. The division is responsible for recruitment and retention, compensation and benefit administration, performance management, and employee labor relations.

Human Resources



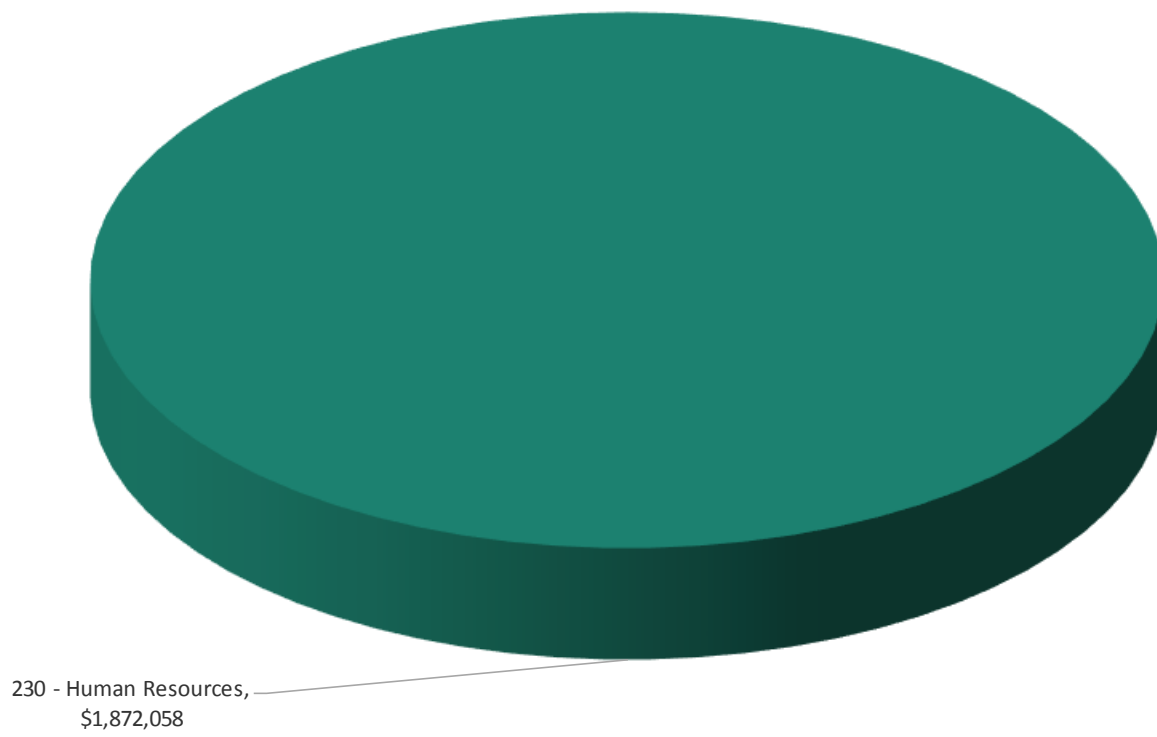
2018 TAKE FLIGHT COLLEGE RECEPTION

INSIDE HUMAN RESOURCES

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2019 Budget
- Total Full-Time Equivalents
- Salary Schedule

HUMAN RESOURCES DIVISION

EXPENDITURES BY COST CENTER



HUMAN RESOURCES DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
Human Resources					
230 - Human Resources	\$944,041	\$821,001	\$1,127,529	\$1,872,058	66.03%
Human Resources	\$944,041	\$821,001	\$1,127,529	\$1,872,058	66.03%

BUDGET YEAR COMPARISON

230-Human Resources

The personnel budget increased by \$687,529 or 70.68% due to an increase of 5 FTEs and pay-for-performance increases. The non-personnel budget increased by \$57,000 or 36.81% due to increases in broker and employee screening costs and additional training for new staff.

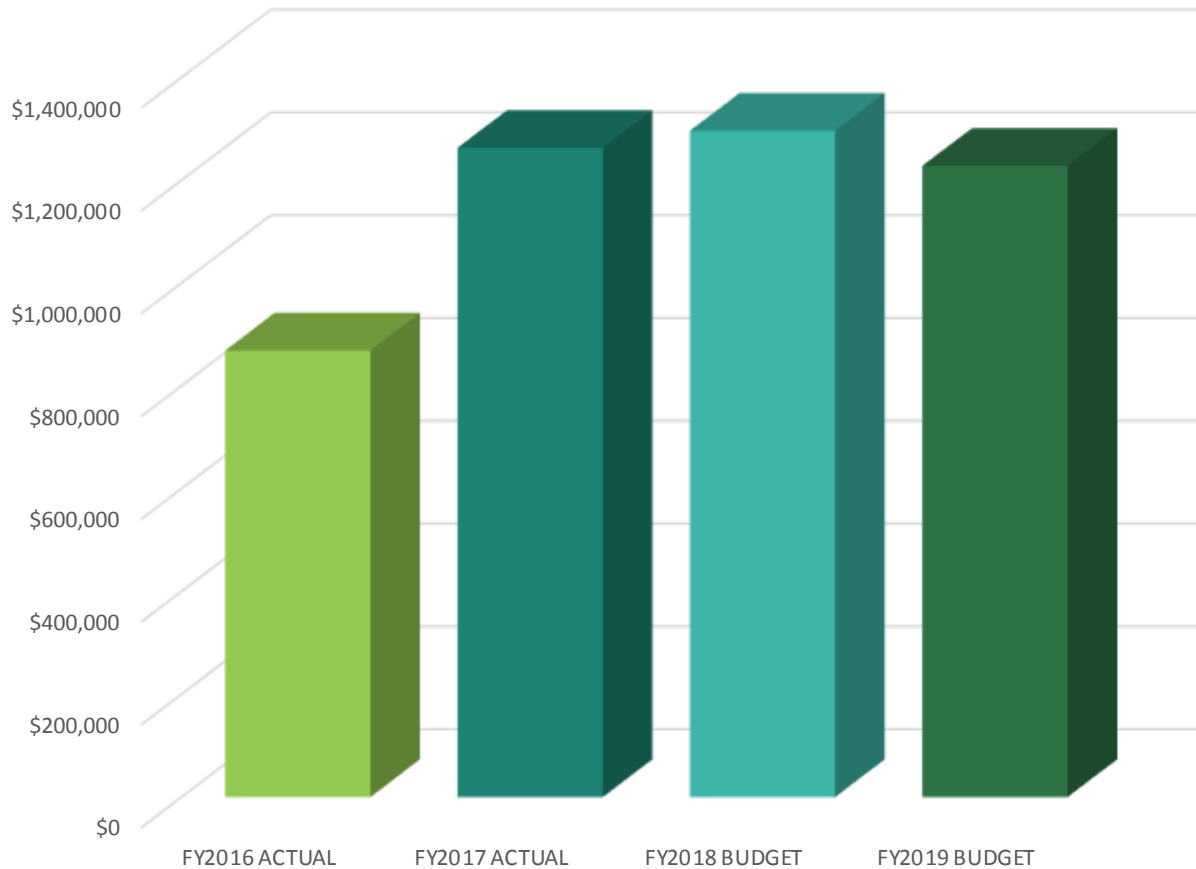
HUMAN RESOURCES DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
MTW Fund	\$944,041	\$821,001	\$1,127,529	\$1,872,058	66.03%
Grand Total	\$944,041	\$821,001	\$1,127,529	\$1,872,058	66.03%

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$271,663	\$119,145	\$154,860	\$211,860	36.81%
Personnel	\$672,379	\$701,856	\$972,669	\$1,660,198	70.68%
Grand Total	\$944,041	\$821,001	\$1,127,529	\$1,872,058	66.03%

EXPENDITURES BY FISCAL YEAR



HUMAN RESOURCES DIVISION

DIVISION SUMMARY

Mission

The mission of the Chicago Housing Authority's Human Resource Department is to develop and deliver innovative human resource programs and policies designed to provide core services and competencies such as recruitment, staffing, employee relations, organizational and career path development, session planning, risk management, compensation, benefits according to regulatory compliance and best business practices to promote individual success and increase overall value to the Authority.

2018 Accomplishments

- Aligned Lawson benefit premium configuration with vendors to ensure accurate reconciliation.
- Changed Voluntary Life Plan design to enable participants to maximize merit increases.
- Established Electronic Data Interface (EDI) Transmission with Blue Cross Blue Shield to ensure Federal Regulatory Healthcare Reform Compliance.
- Modified Short Term Disability (STD) Plan Design to increase weekly payout benefit limits.
- Developed first tier employee conflict resolution process to ensure prompt response and transparency.
- Enhanced the Performance and Evaluation process to align with like entities best business practices.
- Partnered with the Training Department to execute successful 2018 Summer Internship Program.
- Partnered with the Information Technology Department to secure resources for the enhancement of Lawson's Human Capital Management (HCM) System for the upcoming year (2019).
- Modified Applicate Tracking System to improve external and internal recruitment process.

2019 Goals

- Revise CHA's Employee Handbook to ensure compliance State and Federal compliance, Company Policies and procedures to ensure transparency.
- Conduct an internal audit of all Human Resources policies and procedures to ensure administrative consistency.
- Ratification of Local 73 Union Collective Bargaining Agreement (CBA) Contract.
- Re-engineer HR Department to streamline policies and procedures.
- Implement Phase One and Two of the Global HR Management Lawson upgrade (i.e. Applicant Tracking and Performance Management).
- Conduct Job Descriptions and Departmental Structure Analysis to ensue career path development and session planning.

HUMAN RESOURCES DIVISION

DIVISION SUMMARY

2019 Goals

- Eliminate management workflow silos to ensure consistency with Human Capital Management.
- Implement Human Resources Compliance and Leadership Coaching Workshops for Middle Management.
- Outsource Family Medical Leave (FMLA), American Disabilities Act (ADA), Short-Term Disability (STD) and Long-Term Disability (LTD) administration.
- Partner with the Finance Department to refine the Recruitment and Staffing process to ensure departmental annual budgetary compliance.

COST CENTER DESCRIPTIONS

**FY2019
BUDGET**

Human Resources (230)

The Human Resources Division provides strategic counsel and guidance on all human resource and personnel matters for the Chicago Housing Authority. The division is responsible for recruitment and retention, compensation and benefit administration, performance management, and employee labor

\$1,872,058

HUMAN RESOURCES DIVISION

TOTAL REVENUE

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
230 - Human Resources					
MTW Fund	\$944,041	\$821,001	\$1,127,529	\$1,872,058	66.03%
230 - Human Resources Total	\$944,041	\$821,001	\$1,127,529	\$1,872,058	66.03%
Grand Total	\$944,041	\$821,001	\$1,127,529	\$1,872,058	66.03%

HUMAN RESOURCES DIVISION

TOTAL EXPENDITURES

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
230 - Human Resources					
Non-Personnel	\$271,663	\$119,145	\$154,860	\$211,860	36.81%
Personnel	\$672,379	\$701,856	\$972,669	\$1,660,198	70.68%
230 - Human Resources Total	\$944,041	\$821,001	\$1,127,529	\$1,872,058	66.03%
Grand Total	\$944,041	\$821,001	\$1,127,529	\$1,872,058	66.03%

HUMAN RESOURCES DIVISION

FY2019 BUDGET

230 - Human Resources

Personnel	\$1,660,198
Sundry	\$181,860
Training	\$30,000
230 - Human Resources	\$1,872,058

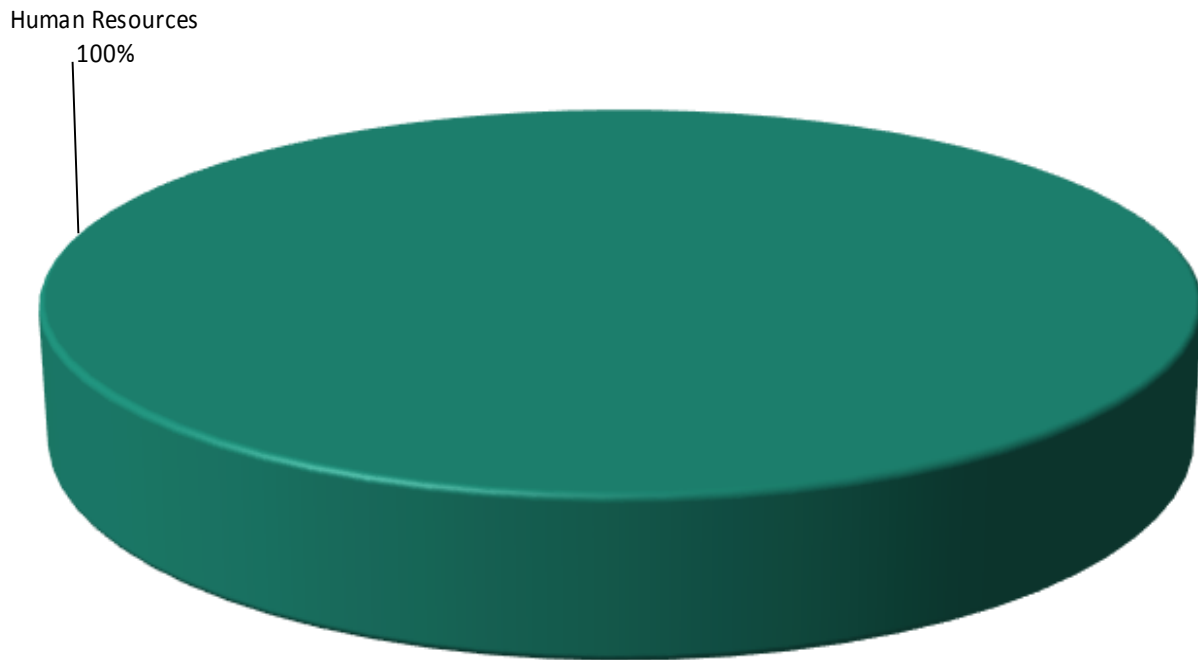
Human Resources Total	\$1,872,058
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HUMAN RESOURCES DIVISION

TOTAL FTE'S

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	% OF CHANGE
Human Resources	8.0	7.0	9.0	14.0	55.6%
Human Resources Total	8.0	7.0	9.0	14.0	55.6%

FTEs by Cost Center



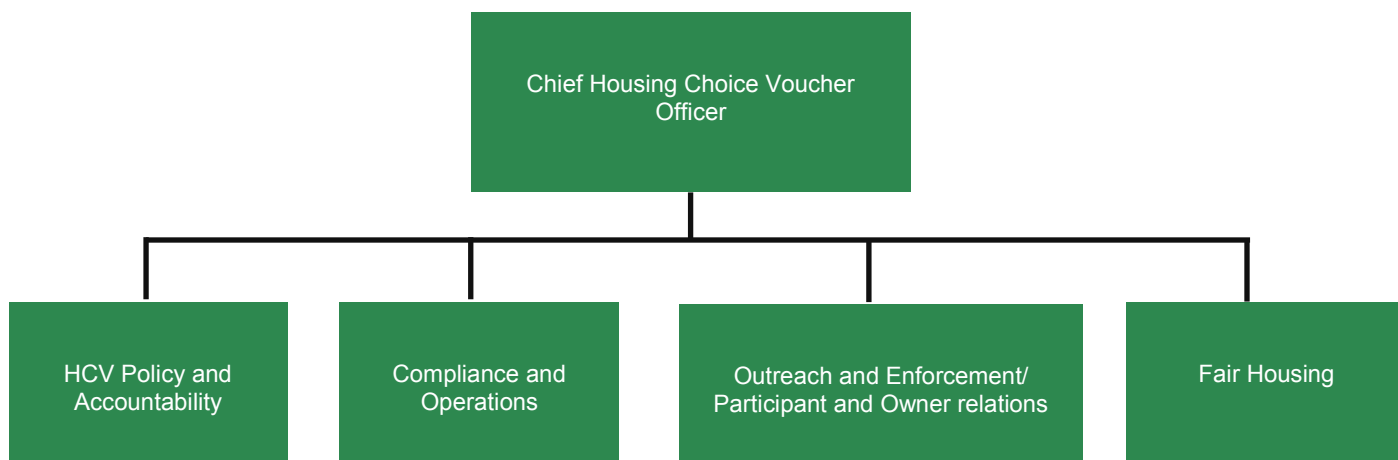
HUMAN RESOURCES DIVISION

SALARY SCHEDULE

	POSITION				
	FTE-TOTAL	SALARY TOTAL	PFP TOTAL	BENEFITS TOTAL	POSITION TOTAL
230 - HUMAN RESOURCES					
HR GENERALIST	3.0	234,028			
ACTING CHIEF HR OFFICER	1.0	180,000			
BENEFITS SPECIALIST	2.0	152,579			
HR MGMT SYS ADMINSTR	1.0	99,840			
WORKPLACE SAFETY MANAGER	1.0	90,000			
LAWSON INFO HRIS ANALYST	1.0	87,500			
EEOC SPECIALIST	1.0	86,250			
MGR COMP & BENEFITS	1.0	85,000			
HR SPECIALIST	1.0	70,000			
EXEC ADMIN ASST III	1.0	70,000			
HR SUPPORT COORDINATOR	1.0	41,600			
230 - HUMAN RESOURCES Total	14.0	\$1,196,797	\$23,936	\$439,464	\$1,660,198
Grand Total	14.0	\$1,196,797	\$23,936	\$439,464	\$1,660,198

HOUSING CHOICE VOUCHER DIVISION

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



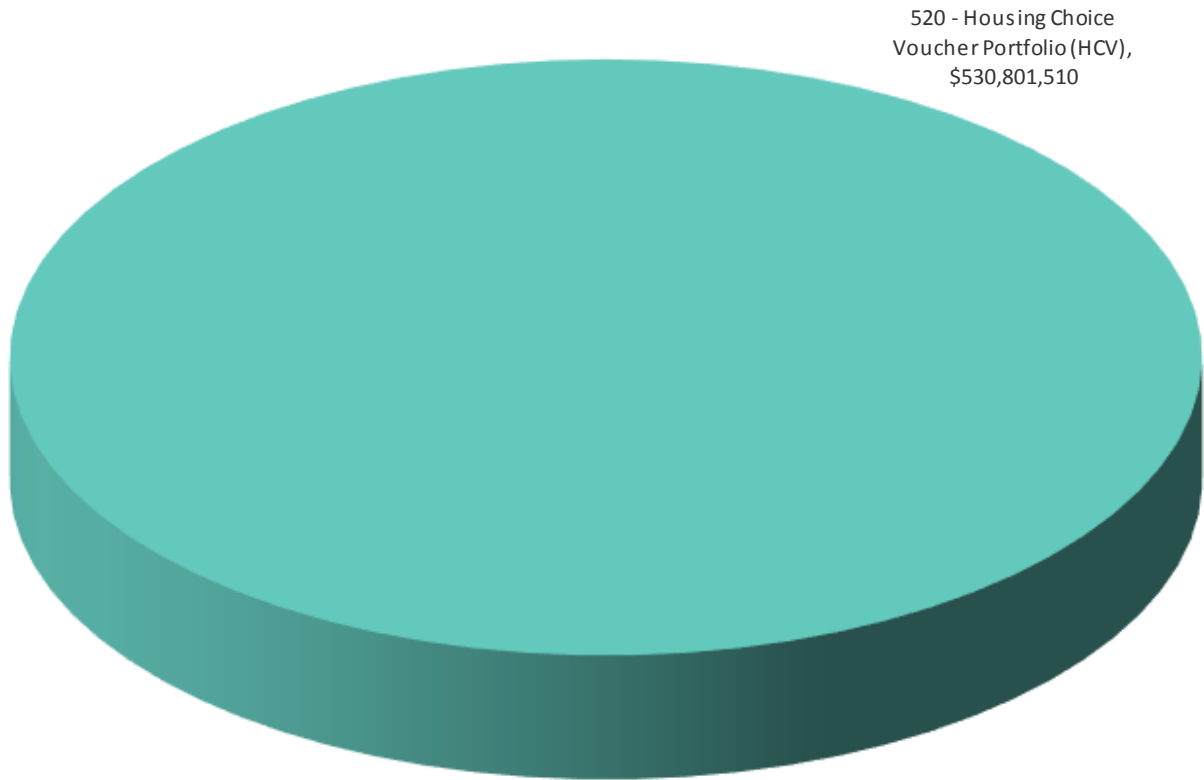
Chicago Housing Authority—Youth Corps

INSIDE HOUSING CHOICE VOUCHER

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2019 Budget
- Total Full-Time Equivalents
- Salary Schedule

HOUSING CHOICE VOUCHER DIVISION

EXPENDITURES BY COST CENTER



HOUSING CHOICE VOUCHER DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
520 - Housing Choice Voucher Portfolio (HCV)	\$ 485,942,969	\$ 527,945,562	\$ 513,609,372	\$ 530,801,510	3.35%
Housing Choice Voucher	\$ 485,942,969	\$ 527,945,562	\$ 513,609,372	\$ 530,801,510	3.35%

BUDGET YEAR COMPARISON

520 - Housing Choice Voucher Portfolio

The personnel budget increased by \$1,208,811 or 47.6% mainly due to an increase of 11 FTEs. The non-personnel budget increased by \$15,983,327 or 3.1% due to an increase in the HAP per unit cost (FY2018—\$822, FY2019—\$847).

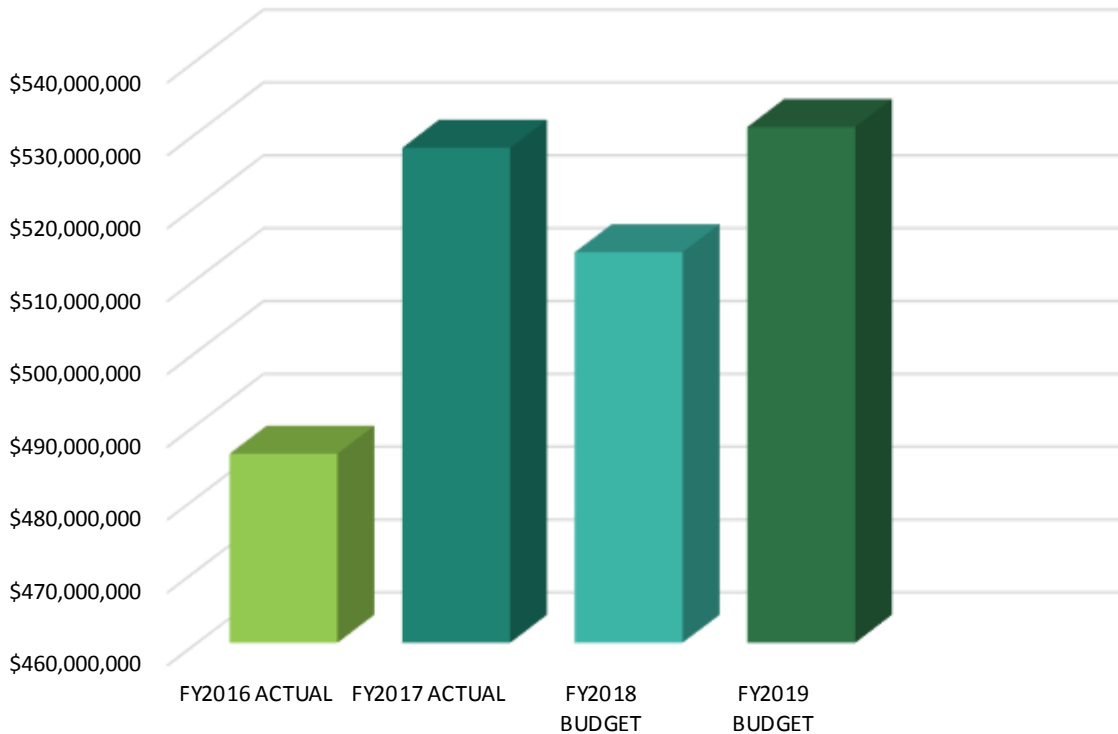
HOUSING CHOICE VOUCHER DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
MTW Fund	\$ 468,688,222	\$ 509,225,789	\$ 493,845,954	\$ 511,434,752	3.56%
Other Funding	20,696	20,889	21,528	21,000	-2.45%
Section 8	17,234,051	18,698,884	19,741,890	19,345,758	-2.01%
Grand Total	\$485,942,969	\$ 527,945,562	\$ 513,609,372	\$ 530,801,510	3.35%

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$ 483,730,490	\$ 525,659,310	\$ 511,068,839	\$ 527,052,166	3.13%
Personnel	2,212,479	2,286,252	2,540,533	3,749,344	47.58%
Grand Total	\$485,942,969	\$ 527,945,562	\$ 513,609,372	\$ 530,801,510	3.35%

EXPENDITURES BY FISCAL YEAR



HOUSING CHOICE VOUCHER DIVISION

DIVISION SUMMARY

Mission

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

2018 Accomplishments

- Transitioned to a biennial inspection schedule
- Implemented new rent reasonableness procedures to provide a balance between providing discretion to staff and ensuring CHA is not paying inflated rents
- Introduced new and varied topics and presenters for participant and owner workshops
- Implemented a new hearing process for participants who do not require any HCV subsidy to pay their rent and who, as a result, are transitioning off the program
- Reduced the number of participant and owner complaints and inquiries received by 21.32% between September 2017 to September 2018 by providing more information in workshops and newsletters
- Initiated quality control procedures for enforcement activities for implementation October 2018, coinciding with new HCV contracts
- Successfully implemented protocol to refer participants who have been sexually harassed by their landlords to the Department of Justice (DOJ) so the DOJ can investigate and take appropriate legal action
- Implemented new Violence Against Women Act (VAWA) protocols to ensure all victims are handled consistently and quickly, ensuring the safety of all participants
- Conducted a survey of HCV owners who have received a Landlord Incentive Payment (LIP) and received positive feedback on the program. Moreover, through August 2018 the LIP program has added 208 new owners.
- Processed over 1,400 Reasonable Accommodation requests
- Increased the exception payment standard to 250% of the HUD fair market rent for applicants/participants with disabilities who require accessible unit features
- Selected a vendor to conduct fair housing testing
- Participated in the Chicago Area Fair Housing Alliance's Housing Choice Voucher Task Force
- Provided reasonable accommodation and fair housing training for HCV participants at monthly workshops
- Implemented a new MTW to increasing payment standards at interim re-examinations, allowing CHA's subsidy to keep pace with the market and decreasing the likelihood that a voucher holder's rent portion is overly burdensome
- Expanded the geographic areas, previously referred to as opportunity areas, but now called mobility areas, where participants are eligible for an exception payment standard and where the owner can receive a Landlord Incentive Payment. The modified map is based on Community Areas, rather than census tracts, and provides access to neighborhoods previously unavailable to voucher holders.

HOUSING CHOICE VOUCHER DIVISION

DIVISION SUMMARY

2019 Goals

- Expand new owner outreach and recruitment by launching a Digital Marketing Campaign
- Continue to develop innovative policies and procedures to can streamline the process of leasing a unit with a voucher
- Implement a demonstration program to allows a voucher holder to move into a unit prior to a passed inspection if there are no life-threatening fail items
- Implement HCV owner enforcement policies and procedures
- Create and implement a focused customer service campaign
- Implement administrative hearing process and procedures to relieve CHA legal from handling hearings for administrative program violations
- Transition to UPCS-V and ensure all staff is trained and ready to go once the protocol is mandated by HUD
- Implement process to successfully recoup portability billings
- Fully implement new online portals for improved owner and participant customer service
- Expand CHA management of vendor supervisory staff to ensure clear understanding of policies and better service delivery

COST CENTER DESCRIPTIONS

FY2019 BUDGET

Housing Choice Voucher Portfolio (520)

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

\$530,801,510

HOUSING CHOICE VOUCHER DIVISION

TOTAL REVENUE

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
520 - Housing Choice Voucher Portfolio (HCV)					
MTW Fund	\$ 468,688,222	\$ 509,225,789	\$ 493,845,954	\$ 511,434,752	3.56%
Other Funding	20,696	20,889	21,528	21,000	-2.45%
Section 8	17,234,051	18,698,884	19,741,890	19,345,758	-2.01%
520 - Housing Choice Voucher Portfolio (HCV) Total	\$ 485,942,969	\$ 527,945,562	\$ 513,609,372	\$ 530,801,510	3.35%
Grand Total	\$ 485,942,969	\$ 527,945,562	\$ 513,609,372	\$ 530,801,510	3.35%

HOUSING CHOICE VOUCHER DIVISION

TOTAL EXPENDITURES

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
520 - Housing Choice Voucher Portfolio (HCV)					
Non-Personnel	\$ 483,730,490	\$ 525,659,310	\$ 511,068,839	\$ 527,052,166	3.13%
Personnel	2,212,479	2,286,252	2,540,533	3,749,344	47.58%
520 - Housing Choice Voucher Portfolio (HCV) Total	\$ 485,942,969	\$ 527,945,562	\$ 513,609,372	\$ 530,801,510	3.35%
Grand Total	\$ 485,942,969	\$ 527,945,562	\$ 513,609,372	\$ 530,801,510	3.35%

HOUSING CHOICE VOUCHER DIVISION

FY2019 BUDGET

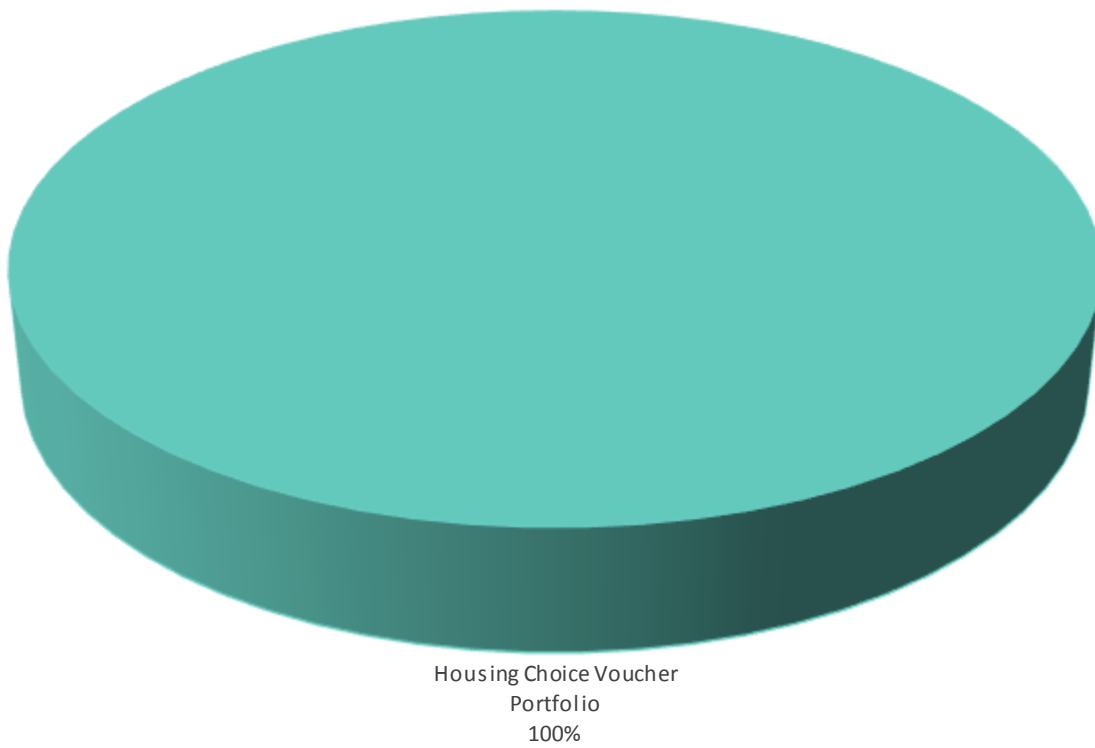
520 - Housing Choice Voucher Portfolio (HCV)	
HAP	\$ 494,439,671
Contracts	28,750,087
General Expense	2,723,617
Personnel	3,749,344
Office Rent	908,170
Sundry	183,808
Training	28,815
Travel	17,998
520 - Housing Choice Voucher Portfolio (HCV)	\$ 530,801,510
Housing Choice Voucher Total	\$ 530,801,510

HOUSING CHOICE VOUCHER DIVISION

TOTAL FTE'S

	FY2016 BUDGET	FY2017 BUDGET	FY2018 BUDGET	FY2019 BUDGET	% OF CHANGE
Housing Choice Voucher Portfolio	28.0	27.0	27.0	38.0	40.7%
HOUSING CHOICE VOUCHER Total	28.0	27.0	27.0	38.0	40.7%

FTEs by Cost Center



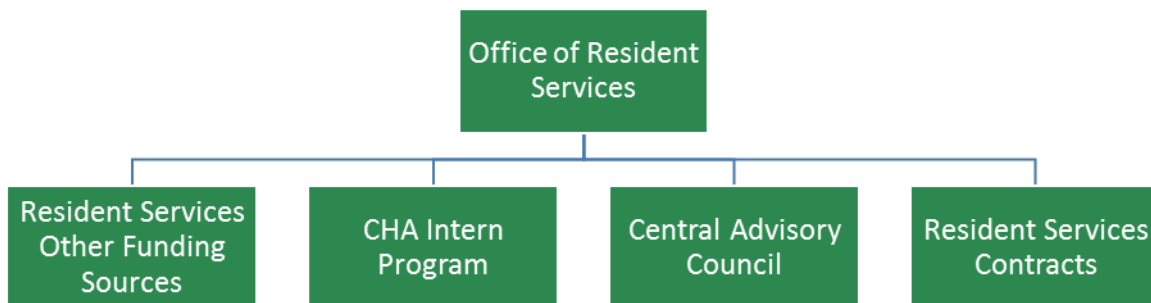
HOUSING CHOICE VOUCHER DIVISION

SALARY SCHEDULE

	POSITION FTE-TOTAL	SALARY TOTAL	PPF TOTAL	BENEFIT TOTAL	POSITION TOTAL
520 - HOUSING CHOICE VOUCHER PORTFOLIO					
QC INSPECTOR	4.0	\$ 242,402			
QC HUD FILE REV	4.0	235,445			
CHIEF HCV OFFICER	1.0	182,000			
DEPUTY CHIEF COMPLIANCE & OPERATIONS	1.0	140,000			
DEPUTY CHIEF. OUTREACH & ENFORCE/PARTICIPANT& OWNER	1.0	140,000			
OUTREACH COORDINATOR	2.0	115,875			
DIR. COMPLIANCE AND OPERATIONS	1.0	100,000			
DIRECTOR OF OUTREACH AND PARTICIPANT AND OWNER RELATIONS	1.0	100,000			
HCV,IPI ENFRCE SPECL	2.0	99,821			
DIR,HOU RIGHTS NON DIS	1.0	97,629			
MGR, HCV PROGRAM INTEG	1.0	76,385			
HCV SYS ADMINISTRATOR	1.0	75,077			
INVESTIGATOR	1.0	75,000			
MGR, HCV COMLIANCE	1.0	74,595			
MGR, IPI	1.0	74,054			
ADMIN OPERTIONS ANALY	1.0	73,150			
MGR, HCV POLICY & ACCT	1.0	71,432			
MANAGER, OUTREACH	1.0	70,000			
EXEC ADM III	1.0	68,890			
COMPLIANCE ANALYST	1.0	67,543			
SR ADA/504 COMP ANLYT	1.0	67,275			
FAIR HOUSING ANALYST/COORDINATOR	1.0	55,000			
ICPV ANALYST	1.0	55,000			
PARTICIPANT AND OWNER RELATIONS ANALYST	1.0	55,000			
SPL PROJECT COORD	1.0	52,403			
PROG & PROCESS ANALYST	1.0	50,000			
PROGRAM COORDINATOR	1.0	50,000			
PROGRAM ANALYST	1.0	48,840			
CLIENT RELATIONS SPECIALIST	1.0	45,000			
HOUSING LOCATOR	1.0	45,000			
520 - HOUSING CHOICE VOUCHER PORTFOLIO Total	38.0	\$ 2,702,814	\$ 54,056	\$ 992,473	\$ 3,749,344
Grand Total	38.0	\$ 2,702,814	\$ 54,056	\$ 992,473	\$ 3,749,344

RESIDENT SERVICES DIVISION

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



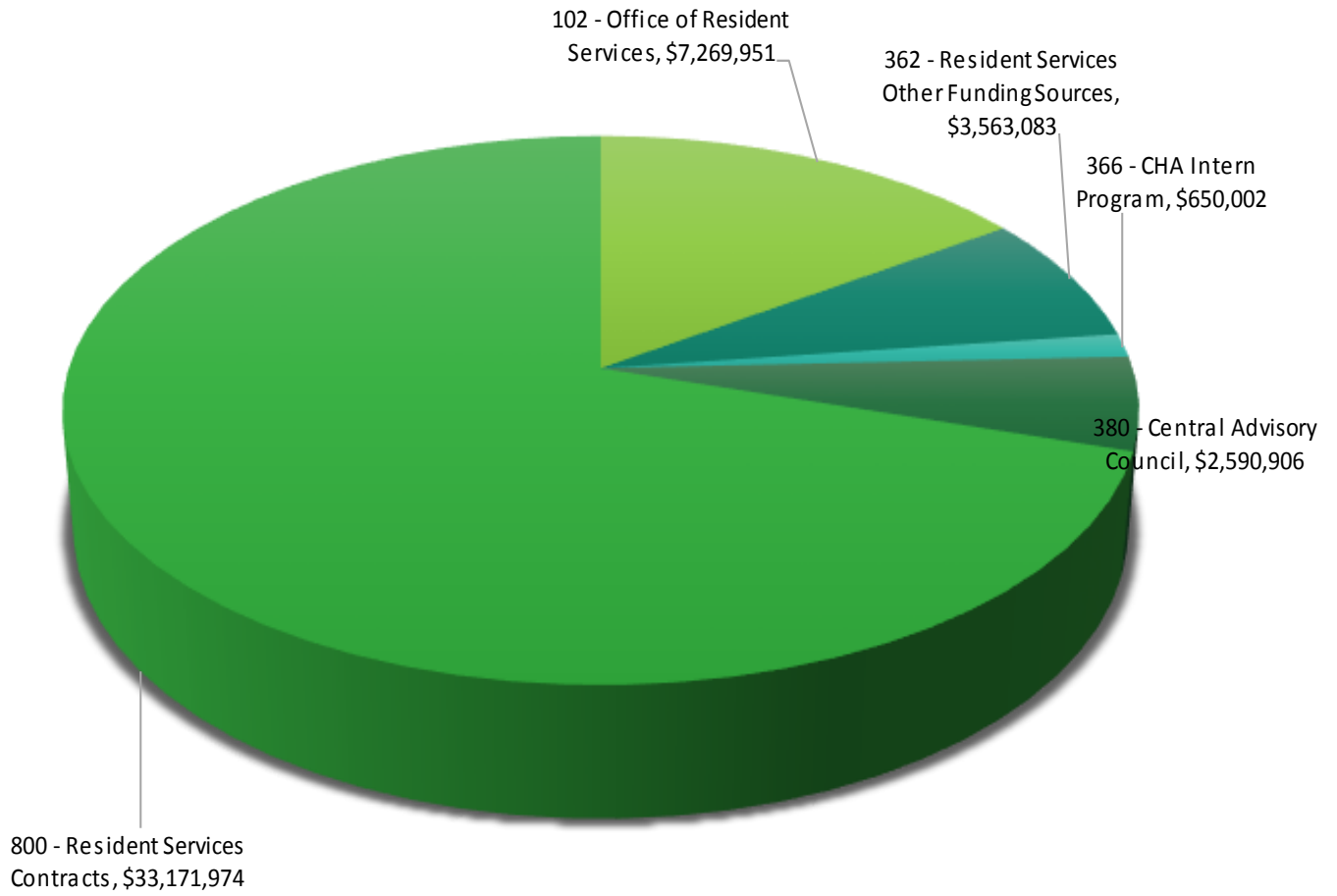
CHICAGO HOUSING AUTHORITY'S SENIOR DAY

INSIDE RESIDENT SERVICES

- Expenditures by Cost Center
- Total Revenue & Expenditures
- Division Summary
- Cost Center Descriptions
- Total Revenue by Fund Type
- Total Expenditures by Expense Type
- FY2019 Budget
- Total Full-Time Equivalents
- Salary Schedule

RESIDENT SERVICES DIVISION

EXPENDITURES BY COST CENTER



RESIDENT SERVICES DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
Resident Services					
102 - Office of Resident Services	\$5,589,382	\$6,399,950	\$7,130,656	\$7,269,951	1.95%
362 - Resident Services Other Funding Sources	\$5,290,986	\$3,225,873	\$3,232,016	\$3,563,083	10.24%
366 - CHA Intern Program	\$769,657	\$625,643	\$650,001	\$650,002	0.00%
380 - Central Advisory Council	\$2,121,835	\$2,297,019	\$2,201,622	\$2,590,906	17.68%
800 - Resident Services Contracts	\$29,915,838	\$30,613,325	\$34,936,866	\$33,171,974	-5.05%
Resident Services	\$43,687,697	\$43,161,810	\$48,151,161	\$47,245,916	-1.88%

BUDGET YEAR COMPARISON

102-Office of Resident Services

The personnel budget increased by \$146,410 or 2.09%, this is primarily due to the addition of 3 FTEs. The non-personnel budget decreased by \$7,115 or -5.05%, which is primarily due to CHA-wide expense reductions.

362- Resident Services Other Funding Sources

The budget increased by \$331,067 or 10.24%, which is primarily due to higher projections for the FSS, DFSS and SOAR grants in 2019.

366-CHA Intern Program

The budget did not change between 2018 and 2019.

380-Central Advisory Council (CAC)

The personnel budget increased by \$18,287 or 1.59%, which is primarily due to Pay for Performance. Non-personnel budget increased by \$371,000 or 35.35%, mostly due to the 2019 CAC elections.

800-Contract Management & Reporting

The budget decreased by \$1,764,892 or 5.05% , which is primarily due to CHA-wide expense reductions.

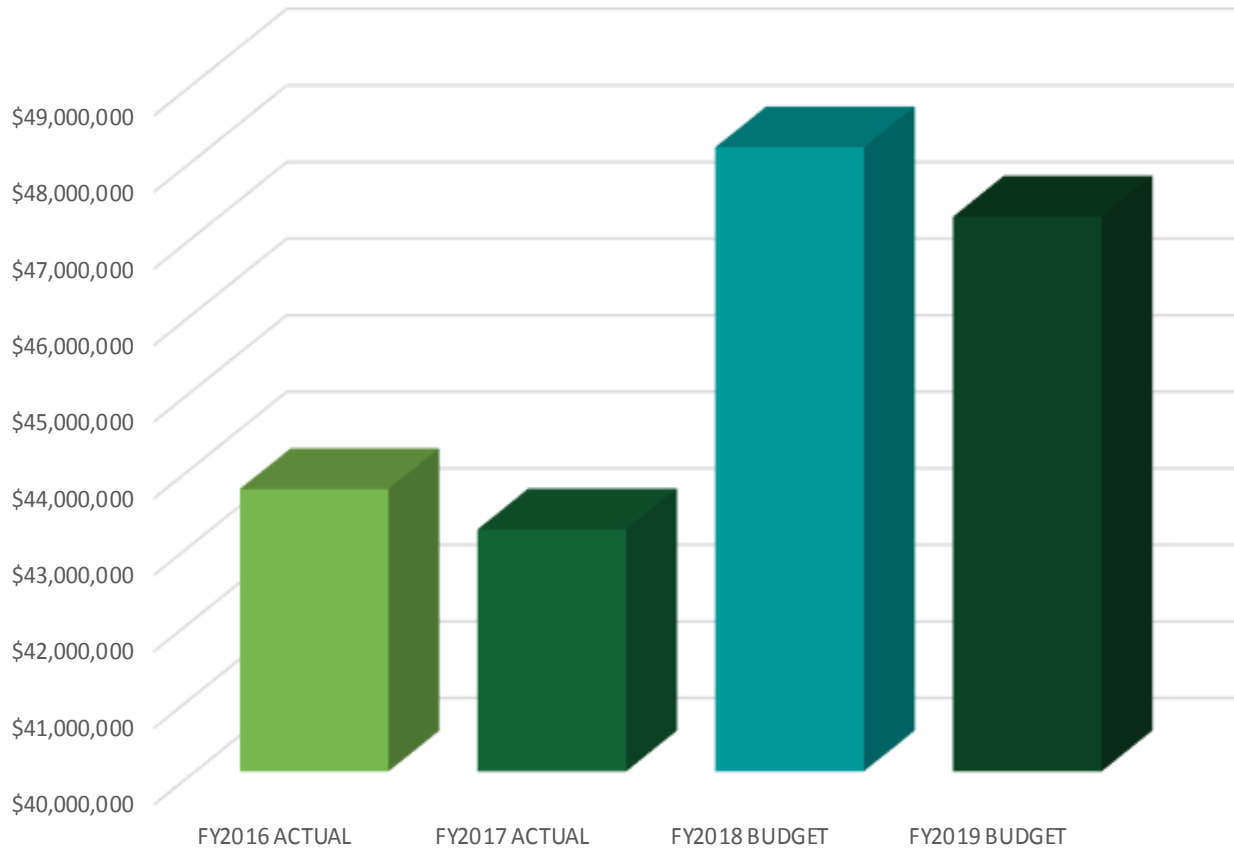
RESIDENT SERVICES DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
HOPE VI	\$394,616	\$296,053	\$400,000	\$400,000	0.00%
MTW Fund	\$37,731,712	\$39,935,937	\$44,919,145	\$43,434,833	-3.30%
Other Funding	\$5,561,369	\$2,929,820	\$2,832,016	\$3,411,083	20.45%
Grand Total	\$43,687,697	\$43,161,810	\$48,151,161	\$47,245,916	-1.88%

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	\$36,565,172	\$35,154,078	\$39,215,068	\$38,071,379	-2.92%
Personnel	\$7,122,525	\$8,007,732	\$8,936,093	\$9,174,537	2.67%
Grand Total	\$43,687,697	\$43,161,810	\$48,151,161	\$47,245,916	-1.88%

EXPENDITURES BY FISCAL YEAR



RESIDENT SERVICES DIVISION

DIVISION SUMMARY

Mission

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

2018 Accomplishments

- Increased average wages for residents to more than \$21,200 with 63% of all working families increasing or maintaining their income. As of February 2018 CHA's employment rate was consistent with the Labor Participation rate in Illinois (Chicago Jobs Council).
- Since the grant inception in Q2 2015, CHA has assisted more than 400 residents to obtain a new or better jobs through the Jobs Plus program; participants have saved more than \$3.5 million in disregarded rent.
- This year CHA rolled out the new FSS pay point model which will allow household to accumulate funds by achieving personal goals (e.g. reducing debt/improving credit, new career, homeownership, earning a college degree, etc.)
- CHA continued to celebrate its Senior residents. This summer CHA hosted three Senior Fests on the North, South and West side, welcoming nearly 1,000 residents and serving over 1,500 lunches to attendees and home bound seniors. CHA also supported the city's Senior Fest, with more than 1,000 CHA residents in attendance.
- This summer there were nearly 2,700 CHA youth employed in career-building summer work experiences and earning more than \$2.9 million in wages at over 400 work sites.
- Through August 2018, CHA has engaged more than 5,000 youth in services through CHA's FamilyWorks providers in areas of youth development, school performance, and other youth programming.
- After assuming control of the Client Center last year at 60 E. Van Buren, the CHA staff received a 91% client resolution rate based on resident feedback.
- CHA has maintained a retention rate of over 80% in Opportunity Areas since the inception of the Mobility Counseling Program. Opportunity Areas offer residents the chance to live in communities with lower poverty rates & fewer subsidized households, while offering them more neighborhood amenities and improved neighborhood schools.
- CHA notified 220 scholarship award winners of their scholarship offers totaling \$250,000. CHA provided additional opportunities to CHA residents to support their post-secondary path, such as meeting with our Education Navigators, the Take Flight Trunk Party and participating in the Partners in Education program at City Colleges of Chicago.

RESIDENT SERVICES DIVISION

2019 Goals

- Work with a broad range of partners and contractors to provide services centered on four overarching goals for CHA residents: support academic achievement, increase earning power, foster economic independence and enhance stability and quality of life.
- Successfully implement sustainability plans for the HUD ROSS for Education (Project SOAR) and Jobs Plus grants, which are both scheduled to end in 2019.
- Continue to implement the HUD ROSS Family Self Sufficiency program, including the first full year of the new FSS pay point model.
- Refine social service programming for CHA residents to continue enhancing opportunities for CHA residents and maximizing available resources.
- Achieve oversight of the Resident Services Coordinator program in CHA designated senior buildings to increase the quality of services for CHA senior residents.
- Offer meaningful experiences to more than 300 residents who have the desire to make positive differences in their communities through the Family Community Ambassador and the Senior Community Ambassador Programs.

RESIDENT SERVICES DIVISION

COST CENTER DESCRIPTIONS

**FY2019
BUDGET**

Office of Resident Services (102)

The Office of Resident Services provides oversight for all Resident Services activities, including strategic direction, contract management, communications and partnerships. **\$7,269,951**

Resident Services Other Funding Sources (362)

Resident Services seeks grant funded opportunities to support programming for CHA residents. **\$3,563,083**

CHA Intern Program (366)

CHA's internship program provides work experience throughout the school year and summer months for college students, with a focus on CHA residents. **\$650,002**

Central Advisory Council (380)

The Central Advisory Council (CAC) consists of elected Local Advisory Council Presidents who address matters concerning resident welfare. CHA currently supports the Central Advisory Council through both personnel and operating expenses. The CAC provides input on CHA planning and policies. **\$2,590,906**

Resident Services Contracts (800)

Resident Services contracts with various social service organizations to provide self sufficiency, youth and quality of life services for CHA residents. **\$33,171,974**

RESIDENT SERVICES DIVISION

TOTAL REVENUE

	FY2016 ACTUAL REVENUE	FY2017 ACTUAL REVENUE	FY2018 BUDGET REVENUE	FY2019 BUDGET REVENUE	% OF CHANGE
102 - Office of Resident Services					
MTW Fund	\$5,589,382	\$6,399,950	\$7,130,656	\$7,269,951	1.95%
102 - Office of Resident Services Total	\$5,589,382	\$6,399,950	\$7,130,656	\$7,269,951	1.95%
362 - Resident Services Other Funding Sources					
HOPE VI	\$394,616	\$296,053	\$400,000	\$400,000	0.00%
Other Funding	\$4,896,369	\$2,929,820	\$2,832,016	\$3,163,083	11.69%
362 - Resident Services Other Funding Sources Total	\$5,290,986	\$3,225,873	\$3,232,016	\$3,563,083	10.24%
366 - CHA Intern Program					
MTW Fund	\$769,657	\$625,643	\$650,001	\$650,002	0.00%
366 - CHA Intern Program Total	\$769,657	\$625,643	\$650,001	\$650,002	0.00%
380 - Central Advisory Council					
MTW Fund	\$1,456,835	\$2,297,019	\$2,201,622	\$2,342,906	6.42%
Other Funding	\$665,000	\$0	\$0	\$248,000	0.00%
380 - Central Advisory Council Total	\$2,121,835	\$2,297,019	\$2,201,622	\$2,590,906	17.68%
800 - Resident Services Contracts					
MTW Fund	\$29,915,838	\$30,613,325	\$34,936,866	\$33,171,974	-5.05%
800 - Resident Services Contracts Total	\$29,915,838	\$30,613,325	\$34,936,866	\$33,171,974	-5.05%
Grand Total	\$43,687,697	\$43,161,810	\$48,151,161	\$47,245,916	-1.88%

RESIDENT SERVICES DIVISION

TOTAL EXPENDITURES

	FY2016 ACTUAL EXPENDITURES	FY2017 ACTUAL EXPENDITURES	FY2018 BUDGET EXPENDITURES	FY2019 BUDGET EXPENDITURES	% OF CHANGE
102 - Office of Resident Services					
Non-Personnel	\$113,067	\$180,206	\$140,853	\$133,738	-5.05%
Personnel	\$5,476,315	\$6,219,744	\$6,989,803	\$7,136,213	2.09%
102 - Office of Resident Services Total	\$5,589,382	\$6,399,950	\$7,130,656	\$7,269,951	1.95%
362 - Resident Services Other Funding Sources					
Non-Personnel	\$5,290,986	\$3,115,280	\$3,087,819	\$3,345,137	8.33%
Personnel	\$0	\$110,592	\$144,197	\$217,946	51.14%
362 - Resident Services Other Funding Sources Total	\$5,290,986	\$3,225,873	\$3,232,016	\$3,563,083	10.24%
366 - CHA Intern Program					
Non-Personnel	\$128,647	\$114,041	\$0	\$0	0.00%
Personnel	\$641,010	\$511,602	\$650,001	\$650,002	0.00%
366 - CHA Intern Program Total	\$769,657	\$625,643	\$650,001	\$650,002	0.00%
380 - Central Advisory Council					
Non-Personnel	\$1,116,635	\$1,131,225	\$1,049,530	\$1,420,530	35.35%
Personnel	\$1,005,200	\$1,165,794	\$1,152,092	\$1,170,376	1.59%
380 - Central Advisory Council Total	\$2,121,835	\$2,297,019	\$2,201,622	\$2,590,906	17.68%
800 - Resident Services Contracts					
Non-Personnel	\$29,915,838	\$30,613,325	\$34,936,866	\$33,171,974	-5.05%
800 - Resident Services Contracts Total	\$29,915,838	\$30,613,325	\$34,936,866	\$33,171,974	-5.05%
Grand Total	\$43,687,697	\$43,161,810	\$48,151,161	\$47,245,916	-1.88%

RESIDENT SERVICES DIVISION

FY2019 BUDGET

102 - Office of Resident Services

Materials	\$45,000
Personnel	\$7,136,213
Sundry	\$39,840
Training	\$30,503
Travel	\$18,395

102 - Office of Resident Services **\$7,269,951**

362 - Resident Services Other Funding Sources

Contracts	\$2,069,137
Materials	\$1,160,000
Personnel	\$217,946
Sundry	\$105,000
Travel	\$11,000

362 - Resident Services Other Funding Sources **\$3,563,083**

366 - CHA Intern Program

Personnel	\$650,002
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366 - CHA Intern Program **\$650,002**

380 - Central Advisory Council

Contracts	\$1,420,530
Personnel	\$1,170,376

380 - Central Advisory Council **\$2,590,906**

800 - Resident Services Contracts

Contracts	\$33,171,974
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800 - Resident Services Contracts **\$33,171,974**

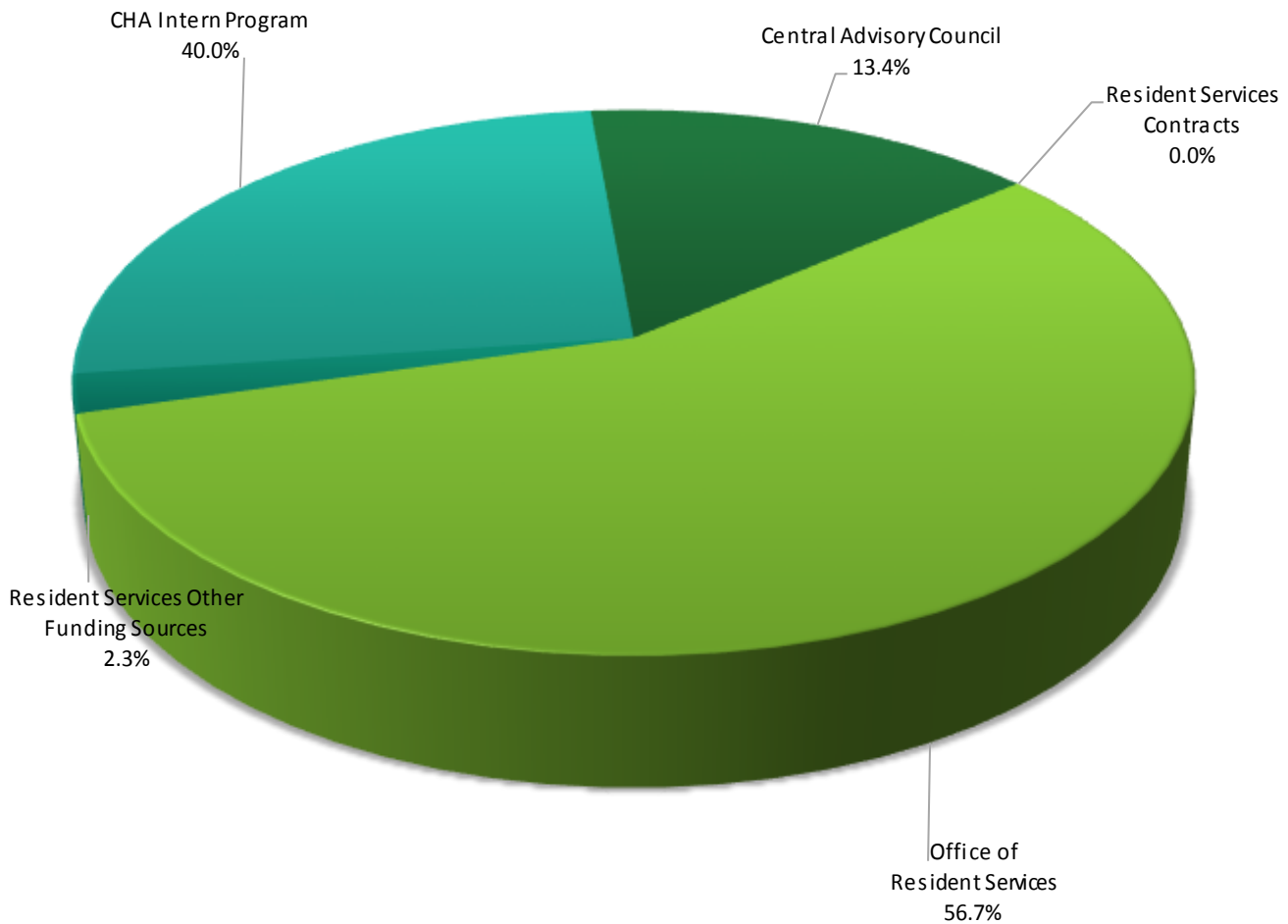
Resident Services Total **\$47,245,916**

RESIDENT SERVICES DIVISION

TOTAL FTE'S

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 BUDGET	FY2019 BUDGET	% OF CHANGE
Office of Resident Services	69	71	71	74	4.2%
Resident Services Other Funding Sources	0	4	3	3	0.0%
CHA Intern Program	50	54	55	33.5	-39.1%
Central Advisory Council	19	20	20	20	0.0%
Resident Services Contracts	0	0	0	0	0.0%
Resident Services Total	138	149	149	130.5	-12.4%

FTEs by Cost Center



RESIDENT SERVICES DIVISION

SALARY SCHEDULE

	POSITION FTE-TOTAL	SALARY TOTAL	PPF TOTAL	BENEFITS TOTAL	POSITION TOTAL
102 - OFFICE OF RESIDENT SERVICES					
ASSOC PROGRAM SPECIALIST- RESIDENT SERVICES	9.0	390,779			
PROGRAM SPECIALIST-YOUTH	5.0	300,639			
RELOCATION SPECIALIST	5.0	289,173			
PROGRAM SPECIALIST - FAMILY WORKS	5.0	285,595			
PROGRAM SPECIALIST-HOUSING	5.0	281,925			
CHIEF, OFFICE OF RESIDENT SERVICES	1.0	182,000			
PROGRAM CONTRACT ANALYST	3.0	162,636			
MANAGER, HOUSING & PROGRAM SUPPORT	2.0	156,859			
EXECUTIVE ADMINSTRATIVE ASSISTANT III	2.0	148,498			
MANAGER, SENIOR REGION	2.0	135,602			
PROGRAM SPECIALIST - COMMUNITY SUPPORT	2.0	126,450			
SENIOR DIRECTOR, RESIDENT SERVICES OPERATIONS	1.0	126,000			
SENIOR DIRECTOR, HOUSING & PROGRAM SUPPORT	1.0	125,000			
DIRECTOR, COMMUNITY SUPPORT	1.0	122,639			
PROGRAM SPECIALIST-VICTIM ASSISTANCE	2.0	108,954			
DIRECTOR, COMMUNITY RELATIONS	1.0	108,399			
DIRECTOR, SENIOR SERVICES HEALTH INITIATIVES	1.0	105,000			
PROGRAM SPECIALIST - SENIOR SERVICES	2.0	104,340			
DIRECTOR, YOUTH OPPORTUNITIES	1.0	103,530			
FINANCIAL ANALYST	1.0	102,689			
DIRECTOR, SELF SUFFICIENCY	1.0	102,544			
MANAGER, BUSINESS REPORTING	1.0	91,494			
ASSISTANT DIRECTOR, COMMUNITY SUPPORT	1.0	90,469			
DATA INTEGRITY ANALYST II	1.0	89,975			
EDUCATION SPECIALIST	1.0	89,521			
ASSISTANT DIRECTOR FAMILY WORKS	1.0	87,975			
PROJECT MANAGER	1.0	87,959			
SR MANAGER, HSG & PROG SUPPORT	1.0	86,944			
ASSISTANT DIRECTOR, CLINICAL SERVICES	1.0	\$86,145			
SENIOR MANAGER, SENIOR SERVICES	1.0	83,610			
MANAGER, HOME OWNERSHIP	1.0	76,756			
MANAGER, QUALITY ASSURANCE	1.0	76,756			
MANAGER, MOBILITY & DEMONSTATION	1.0	74,520			
MANAGER, SELF SUFFICIENCY	1.0	73,399			
SENIOR CONTRACT SPECIALIST	1.0	72,984			
MANAGER, CORPORATE & EXTERNAL PARTNERS	1.0	66,517			
MANAGER, SENIOR SERVICES	1.0	65,718			
BUSINESS & REPORTING ANALYST	1.0	58,431			
DATA QUALITY ANALYST	1.0	55,435			
EXECUTIVE ADMINSTRATIVE ASSISTANT II	1.0	54,636			
PROGRAM SPECIALIST - HOMEOWNERSHIP	1.0	53,820			
WORKFORCE COORDINATOR	1.0	52,000			
102 - OFFICE OF RESIDENT SERVICES Total	74.0	\$5,144,324	\$102,891	\$1,888,998	\$7,136,213
362 - RESIDENT SERVICES OTHER FUNDING SOURCES					
EDUCATION NAVIGATOR	3.0	\$157,112			
362 - RESIDENT SERVICES OTHER FUNDING SOURCES Total	3.0	\$157,112	\$3,142	\$57,692	\$217,946
366 - CHA INTERN PROGRAM					
STUDENT INTERN	33.5	\$603,809			
366 - CHA INTERN PROGRAM Total	33.5	\$603,809	\$0	\$46,193	\$650,002
380 - CENTRAL ADVISORY COUNCIL					
ADMINISTRATIVE ASSISTANT (LOC 73)	17.0	\$660,451			
PROJECT MANAGER II	1.0	71,042			
PERSONAL ASSISTANT	1.0	61,355			
CAC FINANCIAL CLERK	1.0	50,787			
380 - CENTRAL ADVISORY COUNCIL Total	20.0	\$843,635	\$16,938	\$309,803	\$1,170,376
Grand Total	130.5	\$6,748,880	\$122,971	\$2,302,685	\$9,174,537

DEMOGRAPHIC & STATISTICAL INFORMATION

CHA DEMOGRAPHICS

Background

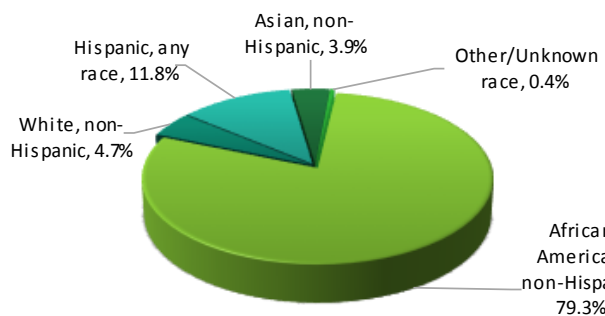
The Chicago Housing Authority (CHA) was organized in 1937 to provide temporary housing for people with incomes insufficient to obtain “decent, safe and sanitary” dwellings in the private market. The CHA operates under a state charter as a municipal corporation with the majority of its funding is provided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

Population & Race Distribution

As of June 30, 2018 the Chicago Housing Authority had 135,430 total residents in its Public Housing (PH), Project Based Voucher (PBV) and Housing Choice Voucher (HCV) programs. Of those, 86,217 (63.7%) are female and 49,213 (36.3%) are male residents. Black, non-Hispanic residents account for 85.8% of the population; Hispanic 9.5%; White, non-Hispanic 3.0%; Asian 1.5%; and Other 0.3%. The pie charts break out resident race/ethnicity by Public Housing and HCV.

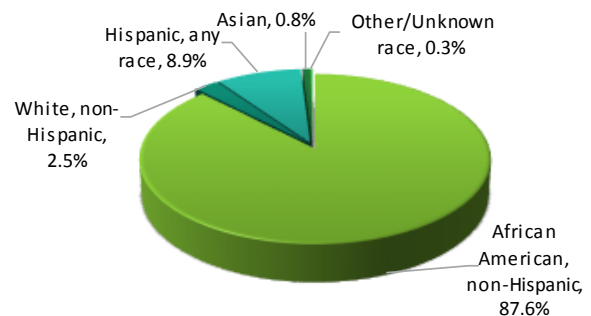
RESIDENT DEMOGRAPHICS BY RACE/ETHNICITY

PUBLIC HOUSING* POPULATION BY RACE/ETHNICITY



*Includes residents in family-designated Traditional Family, Mixed-Income, and Scattered Site developments. Source: Yardi, 6/30/2018

HCV POPULATION BY RACE/ETHNICITY**



**Includes residents in PRA and traditional voucher programs. Source: Yardi, 6/30/2018

Age Distribution

As of June 30, 2018, the distribution of residents by age between elderly and non-elderly by program type is as follows. In Family Properties, there are 21,197 residents who are 61 years of age or younger and 1,921 residents who are 62 years or older. In Senior Properties, 462 of the residents are 61 years old or younger and 6,487 are 62 years of age or older. In HCV, 87,100 residents are 61 years of age or younger and 9,270 residents who are 62 years or older. In PBV, there are 4,835 residents who are 61 years old or younger and 4,167 residents who are 62 years old or older.

DEMOGRAPHIC & STATISTICAL INFORMATION

Household Size and Income

As of June 30, 2018, the average family size is 2.5 for Family Properties; 1.1 for Senior Properties; and 2.3 for HCV; and 1.3 for PBV. The average annual household income \$14,531 for Family Properties; \$11,575 for Senior Properties; \$12,942 for HCV and \$10,607 for PBV.

Housing Options

Family Properties

CHA owns 10,870 family units in the traditional family, mixed-income, and scattered site portfolios, housing 23,109 residents. Income limits for admission to public housing vary according to the size of the family but cannot exceed 80% of the applicable Area Median Income, which is \$67,700 for a family of four in 2018. CHA has family designated units in 71 out of the 77 community areas. Occupied family-designated units range in size from zero to 6 bedrooms, as shown in the table below:

FAMILY HOUSING	
Number of Bedrooms	Number of Occupied Units
0 Bedroom	11
1 Bedroom	1,472
2 Bedroom	3,347
3 Bedroom	3,561
4 Bedroom	814
5 Bedroom	32
6 Bedroom	3
Total	9,240

Senior Properties

The Chicago Housing Authority owns 6,676 senior-designated units in the mixed income and senior portfolios, housing 6,949 residents. A number of the developments offer space to social services and health care providers to facilitate access by the residents. CHA has senior-designated units in 28 out of the 77 community areas. Occupied units are primarily studios and 1-bedroom, as shown in the table below:

SENIOR HOUSING	
Number of Bedrooms	Number of Occupied Units
0 Bedroom	727
1 Bedroom	5,551
2 Bedroom	1
Total	6,279

DEMOGRAPHIC & STATISTICAL INFORMATION

Public Housing Demographics for Family-Designated Housing as of June 30, 2018

Family Housing	
Total number of residents	23,109
Total number of units	10,870
Total number of occupied units (households)	9,240

Age	Total number of residents
Age 61 and under	21,197
Age 62 and over	1,912

Race/Ethnicity	Total number of residents
African American, non-Hispanic	20,102
Hispanic, any race	2,622
White, non-Hispanic	273
Asian, non-Hispanic	46
Other/Unknown race	66

Number of Bedrooms	Total number of households
0	11
1	1,472
2	3,347
3	3,561
4	814
5	32
6	3

Income Range	Total number of households
\$0-3,999	1,868
\$4,000-7,999	707
\$8,000-15,999	3,615
\$16,000-27,999	1,788
\$28,000-35,999	621
\$36,000 and greater	641

Income	Average
Annual Family Income	\$14,531

Household Size	Average
Household Size	2.5

Gender	Total number of residents
Female	15,219
Male	7,890

Public Housing Demographics for Senior-Designated Housing as of June 30, 2018

Senior Housing	
Total number of residents	6,949
Total number of units	6,676
Total number of occupied units (households)	6,279

Age	Total number of residents
Age 61 and under	462
Age 62 and over	6,487

Race/Ethnicity	Total number of residents
African American, non-Hispanic	3,719
Hispanic, any race	913
White, non-Hispanic	1,132
Asian, non-Hispanic	1,118
Other/Unknown race	67

Number of Bedrooms	Total number of households
0	727
1	5,551
2	1

Income Range	Total number of households
\$0-3,999	240
\$4,000-7,999	452
\$8,000-15,999	4,636
\$16,000-27,999	832
\$28,000-35,999	76
\$36,000 and greater	43

Income	Average
Annual Family Income	\$11,575

Household Size	Average
Household Size	1.1

Gender	Total number of residents
Female	3,434
Male	3,515

DEMOGRAPHIC & STATISTICAL INFORMATION

Housing Choice Voucher Housing

CHA currently subsidizes 41,064 households in the private market with the assistance of Housing Choice Vouchers, housing 96,370 residents. Income limits for admission to Housing Choice Voucher Program housing vary according to the family size, but cannot exceed 80% of the Area Median Income, which is \$67,700 for a family of four in 2018. There are 41,826 applicants on the HCV waitlist as of June 30, 2018. Units occupied by HCV residents range in size from zero to more than 6 bedrooms, as shown in the table below:

HCV HOUSING	
Number of Bedrooms	Number of Occupied Units
0 Bedroom	344
1 Bedroom	6,055
2 Bedroom	14,683
3 Bedroom	14,492
4 Bedroom	4,147
5 Bedroom	1,105
6 Bedroom	238
Total	41,064

Housing Choice Voucher Demographics as of June 30, 2018

HCV	
Total number of residents	96,370
Total number of households	41,064

Age	Total number of residents
Age 61 and under	87,100
Age 62 and over	9,270

Race/Ethnicity	Total number of residents
African American, non-Hispanic	85,659
Hispanic, any race	8,651
White, non-Hispanic	1,653
Asian, non-Hispanic	182
Other/Unknown race	225

Number of Bedrooms	Total number of households
0	344
1	6,055
2	14,683
3	14,492
4	4,147
5	1,105
6+	238

Income Range	Total number of households
\$0-3,999	8,347
\$4,000-7,999	3,273
\$8,000-15,999	17,074
\$16,000-27,999	8,361
\$28,000-35,999	2,429
\$36,000 and greater	1,580

Income	Average
Annual Family Income	\$12,942

Household Size	Average
Household Size	2.3

Gender	Total number of residents
Female	62,838
Male	33,532

DEMOGRAPHIC & STATISTICAL INFORMATION

CITY OF CHICAGO DEMOGRAPHICS

Background

Chicago is the largest city in the state of Illinois and the largest in the Midwest. The City of Chicago was incorporated on March 4, 1837. Chicago occupies 227.34 square miles along the coast of Lake Michigan. It is the 3rd largest Metropolitan Statistical Area (MSA) by population in the US at over 9.5 million people located within almost 7200 square miles of land. Chicago is a major transportation hub in the United States. It is an important component in global distribution, as it is the 3rd largest inter-modal port in the world after Hong Kong and Singapore. Famed for its bold architecture, it has a skyline punctuated by skyscrapers such as the iconic John Hancock Center, 1,451-ft. Willis Tower (formerly the Sears Tower) and the neo-Gothic Tribune Tower. The city is also renowned for its museums, including the Art Institute of Chicago with its noted Impressionist and Post-Impressionist works.

Chicago has several nicknames, which are reflective of impressions and opinions of it. The best known include “Chi-town”, the “Windy City”, “Second City”, and the “City of Big Shoulders”, which refers to its numerous skyscrapers. Chicago is divided into four sections: Downtown, which includes Grant Park, Millennium Park, Buckingham Fountain, and other cultural and financial institutions; the North Side, which features the nation’s largest concentration of contemporary art galleries, outside of New York City; the South Side, which has two of the city’s largest parks, Jackson Park, the future site of the Barack Obama Presidential Center and Washington Park; and, the West Side, which holds the Garfield Park Conservatory, one of the largest collections of tropical plants of any U.S. city.

Population

Chicago is an extremely diverse city by age, ethnicity, ancestry, and language spoken. The median age of residents is 33.9 years old with 21.9% of the population under the age of 18 and 11.2% over the age of 64. In 2016, the ethnic make-up of the city was 32.3% White, 30.6% Black, 29.1% Hispanic/Latino, 6% Asian and 1.9% other races. Almost eighty percent of Chicago residents were born in the United States with a larger portion of foreign-born residents from Latin America, Asia and Europe. Other ethnic groups in Chicago are Irish, German, Italian, Greek, Chinese, Russian, Arab, Swedish, African and Polish. As a result of the diverse population, Chicago has a wide array of languages spoken from English, Spanish, Chinese and other Asian languages. There are about 10% of the households in Chicago who speak the Slavic language.

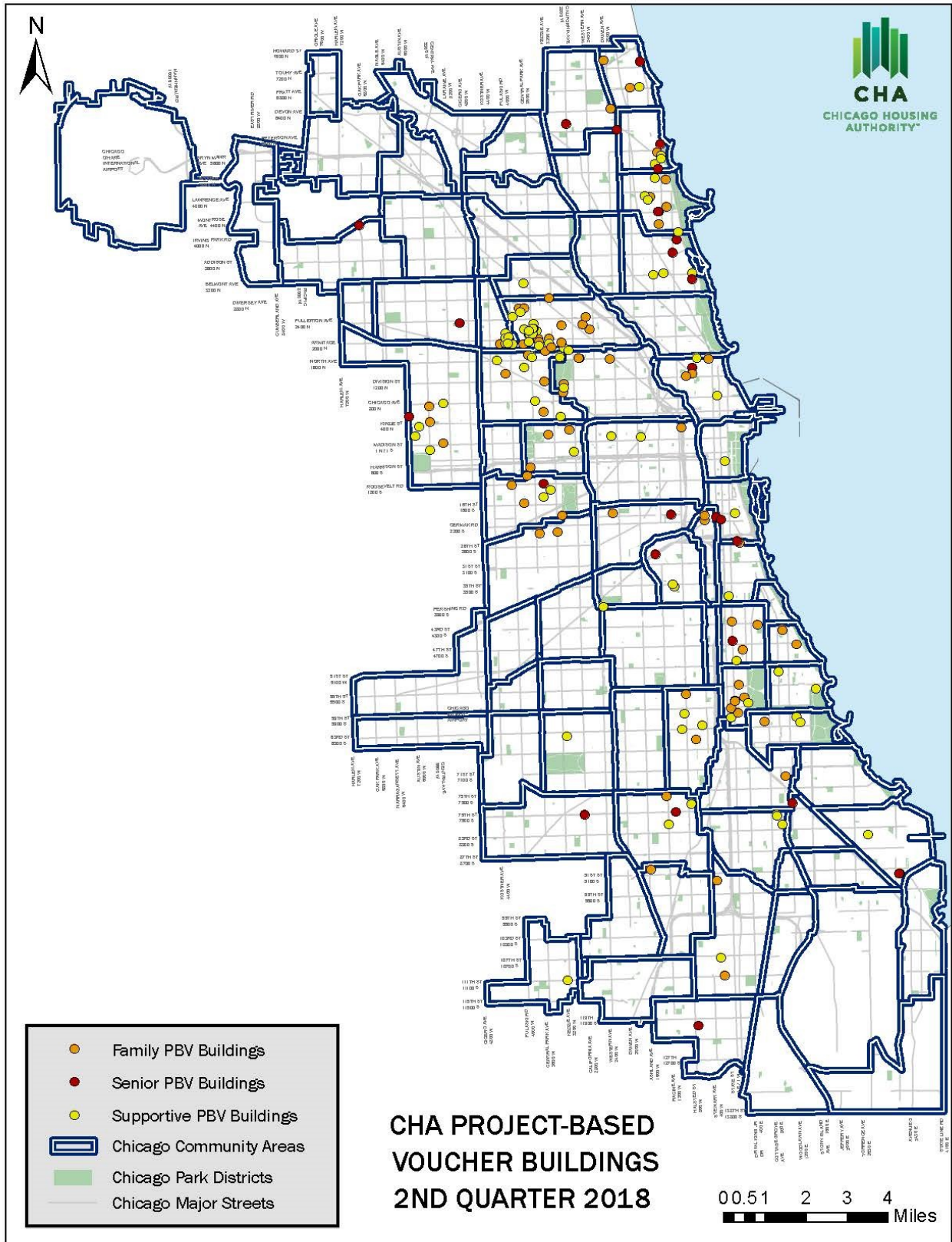
Education

The City of Chicago offers many educational options to its residents of all ages. From 706 early learning programs, 480 elementary schools and 179 high schools. The city provides a range of post-secondary education options, from seven City Colleges to state and private options. Chicago has been a world center in higher education and research. The following institutions consistently rank among the nation’s top universities in the United States: University of Chicago, Northwestern University, University of Illinois at Chicago, which features the nation’s largest medical school, Illinois Institute of Technology, which has a well-known engineering and architecture program, Loyola University and DePaul University.

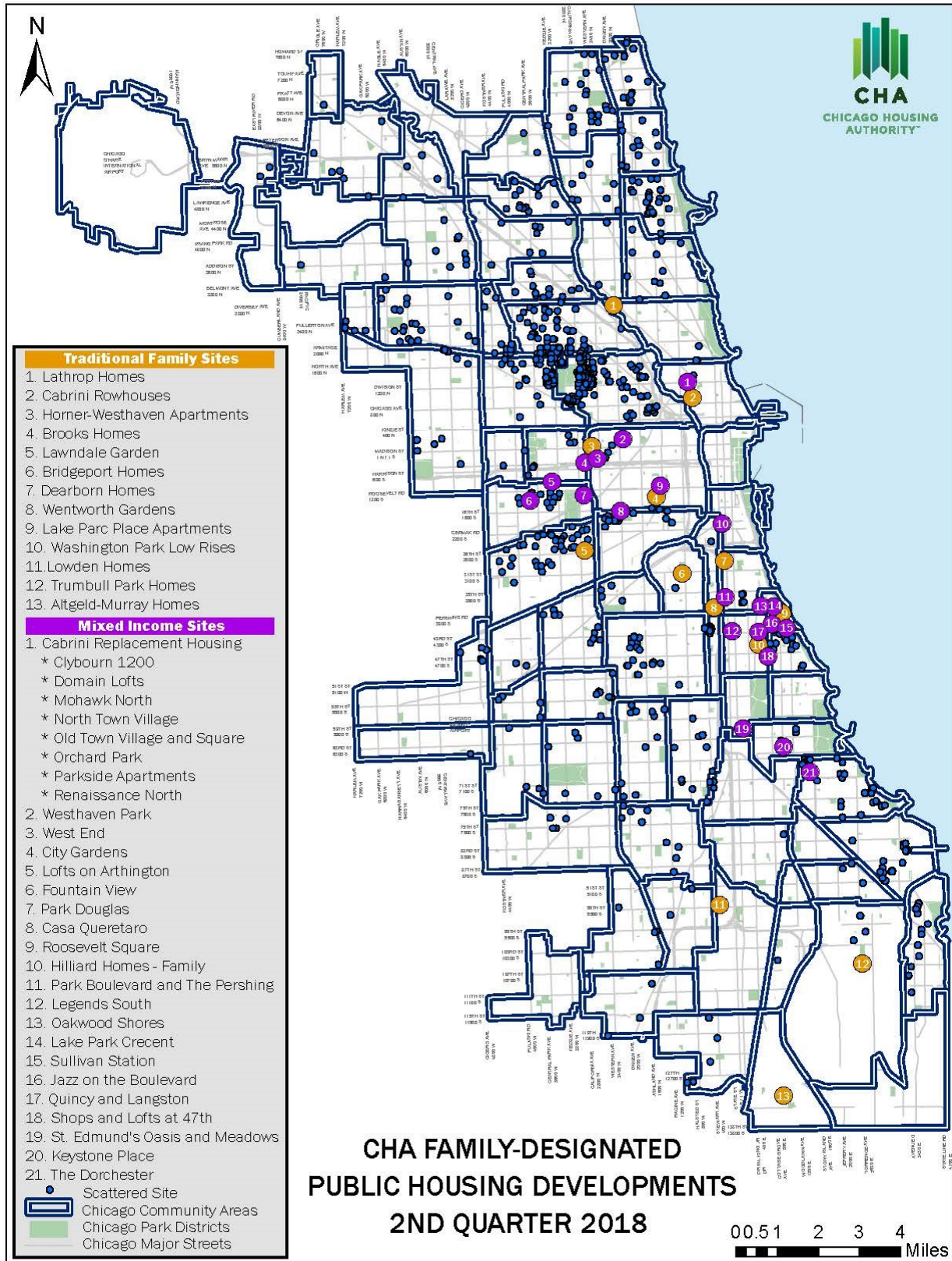
Economy

Chicago’s Metropolitan Area is home to 29 Fortune 500 companies. It is one of the major transportation centers in the world, and plays an important part in global distribution. Manufacturing, printing, publishing, insurance and food processing also play major roles in the city’s economy. There are about 1.29 million civilians 16 years of age and older employed in one of the following fields: health care and social assistance; professional scientific, technical services; educational services; retail trade; accommodation and food services and manufacturing. In recent years, Chicago’s downtown area has experienced a great deal of construction of major new condominiums and Class A office buildings. Chicago is a major financial center with the second largest business district in the United States. The city has five major financial exchanges: Chicago Stock Exchange, the Chicago Board Options Exchange, the Chicago Mercantile Exchange, the Chicago Board of Trade and NYSE Arca. Chicago is one of the leading technology innovation hubs across the world. Chicago is also home of one of the largest convention centers in the nation— McCormick Place.

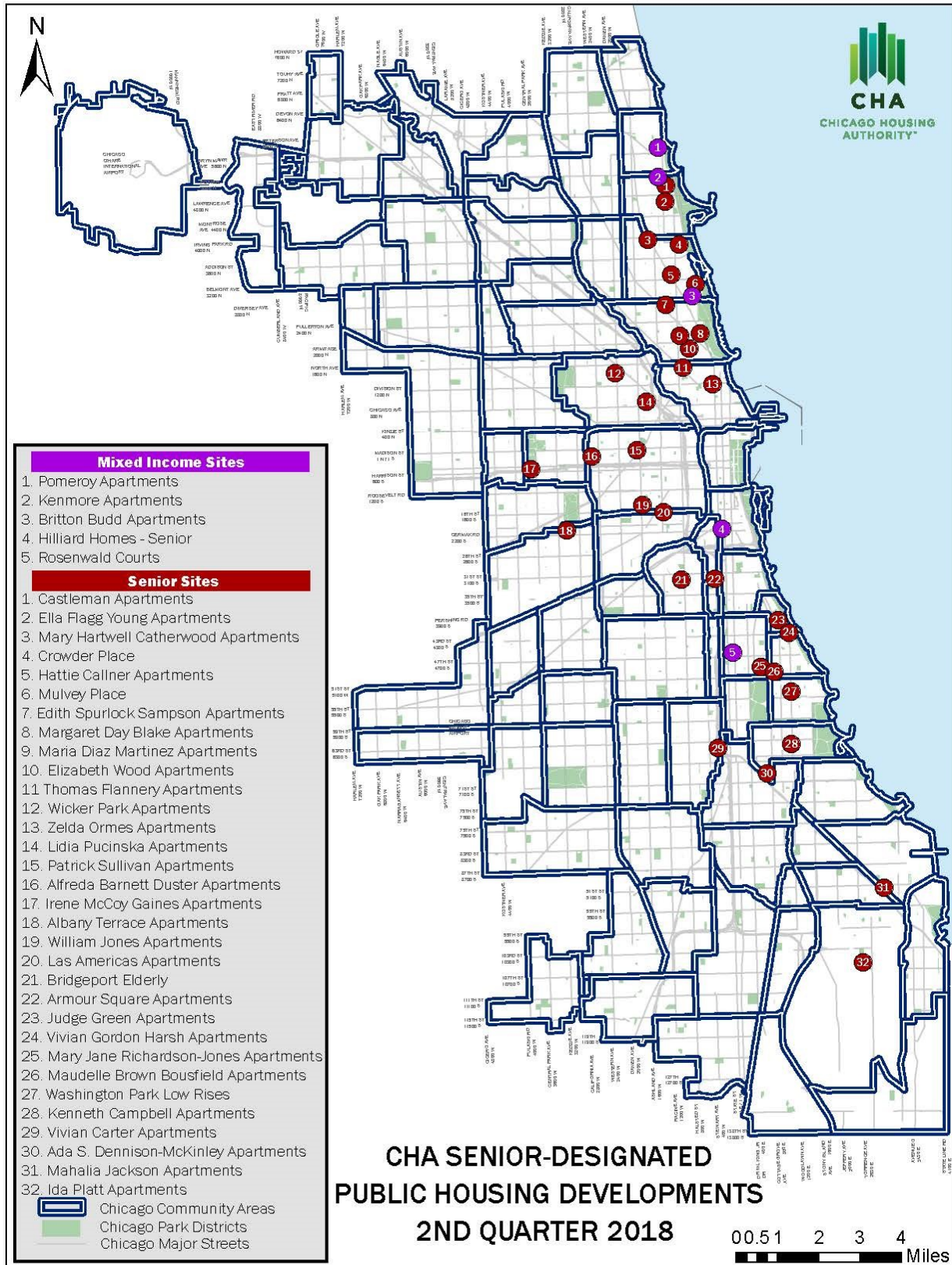
DEMOGRAPHIC & STATISTICAL INFORMATION



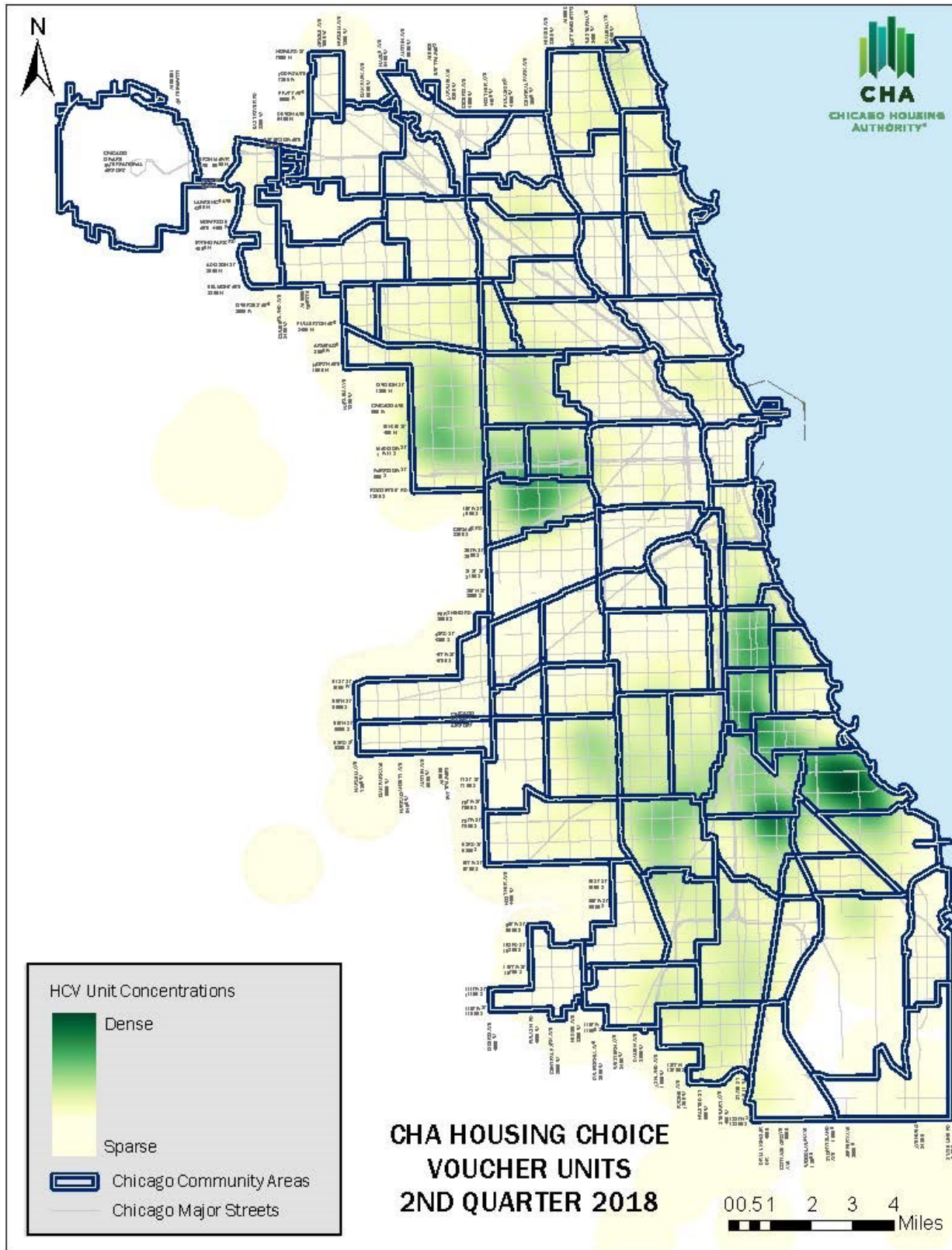
DEMOGRAPHIC & STATISTICAL INFORMATION



DEMOGRAPHIC & STATISTICAL INFORMATION



DEMOGRAPHIC & STATISTICAL INFORMATION



GLOSSARY

Accrual Basis of Accounting

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

Allowable Expense Level (AEL)

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

Appropriation

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

Assets

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

Authority

Refers to the Chicago Housing Authority.

Available Fund Balance

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

Balanced Budget

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

Balance Sheet

A statement which reflects the financial position of an organization, for a specific timeframe, disclosing assets, liabilities and fund balances.

Budget

A balanced financial plan, for a specific period of time, which includes appropriations and sources of revenue to finance various funds. The budget is not only a financial plan; it also serves as a policy and operations guide as well as a medium for communication.

Budget Amendment

A procedure to revise a budget appropriation either by CHA Board approval, or, at the request of the Chief Executive Officer, Chief Operating Officer or Budget Director for interdivisional or interfund adjustments.

Budget Calendar

The schedule of key dates or milestones that CHA follows in the preparation, adoption, and administration of the budget. The calendar begins with issuance of the Budget Preparation Manual and ends with adoption of a Resolution from the Authority's Board of Commissioners.

Budgetary Control

The control/management exercised by a governmental unit or enterprise for keeping expenditures within the limit of authorized appropriations and available revenues, as per the approved budget.

Capital Budget

A plan of proposed expenditures, which results in the acquisition of, or addition to fixed assets, and the means for financing the expenditures.

Capital Fund Program

Funding provided by HUD to: improve the physical condition of existing housing developments; and, upgrade the management and operation of such developments.

Capital Equipment

Chattels which have a useful life of more than five years and a unit cost of at least \$5,000.

Capital Improvements Program

A plan for capital expenditure to provide long-lasting physical improvements to be incurred over a fixed period of several years.

Capital Expenditures

Costs that are incurred in the acquisition or improvement of property assets.

Chart of Accounts

A list of general ledger account numbers which subdivides basic accounting equations with associated titles and definitions; its used by an entity to post transactions to its general ledger.

City/State Fund

This fund is subsidized in a manner similar to the Section 8 Program whereby qualified tenants' rent payments are subsidized by HUD.

GLOSSARY

Collateralized Mortgage Obligations

A security backed by a pool of pass-through rates structured so that there are several classes (called tranches) of bondholders with varying maturities. The principal payments from the underlying pool of pass-through securities are used to retire the bonds on a priority basis as specified in the prospectus.

Comprehensive Grant Program (CGP)

Funding provided by HUD to: improve the physical condition of existing housing developments; and, upgrade the management and operation of such developments.

Contributed Capital

An equity account that shows the amount of permanent funds contributed to that fund.

Cost Center

A department which indicates overall management responsibility for a group of related operations.

Current Assets

Cash plus assets that are expected to be converted to cash, sold or consumed during the next twelve months or as a part of the normal operating cycle.

Current Liabilities

Obligations that will become due within the next year or within the normal operating cycle, if longer than a year.

Davis-Bacon

Statutory requirement that persons working on Federally supported projects be paid at least a minimum of prevailing wage rates.

Depreciation

A non-cash expense that reduces the value of an asset as a result of wear and tear, age, or obsolescence.

Division

A group of cost centers that roll up to a division level.

Encumbrance

The legal obligation of appropriated funds to purchase an item or service. To encumber funds, means to set aside or commit funds for a future expenditure.

Enterprise Funds

A fund established to account for operations that are financial and operated in a manner similar to private business. The intent of the governing body is that the costs (expenses, including depreciation) of providing goods or

services, to the general public, on a continuing basis, be financed or recovered primarily through user charges.

Expense

This term refers to charges incurred, whether paid or unpaid, resulting from the delivery of goods or services.

Fiscal Year

The time period designated by the Authority signifying the beginning and ending period for recording financial transactions. The Authority has specified January 1 to December 31.

Fixed Assets

Assets of a long-term character (such as land, buildings, machinery, furniture, refrigerators, ranges and other equipment) which are intended to be held or used, over the term of a depreciable life.

Fund

A fiscal and accounting entity consisting of a balanced set of funds in which cash and other assets, related liabilities, residual business, and changes therein, are recorded and segregated.

Full-time Equivalent (FTE)

Number of positions calculated on the basis that one FTE equates to a 40-hour work week for twelve months. For example, two part-time positions working 20 hours for 12 months also equals one FTE.

Fund Equity

The excess of the assets of a fund over its liabilities.

Generally Accepted Accounting Principles (GAAP)

Uniform minimum standards and guidelines for financial accounting and reporting. These principles govern the form and content of the financial statements of an entity. The GAAP encompasses the conventions; rules and procedures necessary to define accepted accounting practices at a particular time. They include not only broad guidelines of general application, but also detailed practices and procedures. The GAAP provides a standard by which to measure financial presentations. The primary authoritative body on application of GAAP to state and local governments is the Government Accounting Standards Board (GASB).

GLOSSARY

General Expense

For budgetary purposes, includes terminal leave payments, employee benefits, interest expense, other general expense, legal settlements, prior year adjustments, and indirect expense.

General Obligation Bonds

Bonds, the payment for which the full faith and credit of the issuing government are pledged.

Goal

A desirable plan attained by objectives designed to implement a strategy on a short and/or long-term basis.

Grant

A contribution by a government or other organization to support a particular function. Grants maybe classified as either categorical or block depending upon the amount of discretion allowed by the grantee.

Housing Assistance Payment

The payment made by the Contract Administrator to the owner of an assisted unit as provided in the HAP contract. Where the unit is leased to an eligible household, the payment is the difference between the contract rent for a particular assisted unit and the HUD-required rental contribution from eligible residents.

Homeownership Program

HUD guaranteed mortgage loans provided to the Authority which enable the Authority to purchase and rehabilitate homes for families within CHA.

Hope VI

A grant to assist Public Housing Authority's to improve the living environment of residents in severely distressed public housing projects through: demolition, rehabilitation, reconfiguration, or, replacement of obsolete public housing projects.

Housing Choice Survey Clinics

Workshops designed to ensure that residents are making informed decisions regarding their future housing choices.

Housing Choice Voucher

A program administered by public housing agencies in which eligible families are allowed to choose any housing that meets the requirements of the program; the rent is subsidized by the housing authority based on fair market rent.

Housing Choice Voucher (HCV)

A program administered by public housing agencies in which eligible families are allowed to choose any housing that meets the requirements of the program; the rent is subsidized by the housing authority based on fair market rent.

Housing and Urban Development (HUD)

A federal agency whose mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD provides oversight and financial support to CHA and other public housing authorities across the United States.

Income

A term used in proprietary fund-type accounting to represent: (1) revenues; or, (2) the excess of revenues over expenses.

Interest-Only Strip (IO)

A security based solely on interest payments from a pool of mortgages, Treasury or other bonds. Once the principal on the mortgages or bonds has been repaid, interest payments stop, and the value of the IO falls to zero.

Internal Control

A process affected by the management and other personnel of an entity, designed to provide reasonable assurance regarding the achievement of objectives in the following areas: (i) effectiveness and efficiency of operations and programs; (ii) reliability of information and financial reporting; and, (iii) compliance with applicable laws and regulations.

Line-Item Budget

A budget that lists each expenditure category (Administrative Salaries, Training, Sundry, etc.) separately, along with the dollar amount for each specified category.

Low-Income Residents

Families (or single persons) whose incomes do not exceed 80 percent of the median income for the area.

Low-Rent Housing Program

This program is conventional public housing whereby the Federal Government provides the funds to acquire or build housing for low-income people. The Authority owns and operates the units.

GLOSSARY

Moving-To-Work (MTW)

Is a demonstration program for public housing authorities (PHA's) that provides them the opportunity to design and test innovative, locally-designed strategies that use Federal dollars more efficiently, help residents find employment and become more self-sufficient, and increase housing choices for low-income families.

Net Assets

That resource balance left after subtracting the expected return on investments by calculating how much money needs to be invested today to result in a certain sum at a future time.

Operating Expenses

Fund expenses that are directly related to the fund's primary service activities.

Other Funds

Other Funds are related to funding sources other than those within the General Fund and Hope VI programs. These include federal, local and state grants, and philanthropic awards or donations.

Operating Revenue

Fund revenues directly related to the fund's primary service activities. These revenues consist of rent income and operating subsidies.

Operating Subsidy

Payments authorized by the U.S. Housing Act of 1937 to subsidize the operating costs of low-rent public housing projects.

Private Property Management (PPM)

Firms that manage the day-to-day operations of the public housing units in CHA's Family, Senior, Scattered Sites and Mixed-Income housing portfolios. PPM's are responsible for the physical operations and maintenance of the buildings, facilities, equipment, unit interiors, common areas, and grounds. Leasing, annual tenant recertification, rent calculation, rent collection, lease enforcement, and community relations and compliance with all applicable CHA, HUD and local rules and regulations governing the operation of public housing.

Project Expense Level (PEL)

The formula used to calculate the amount of operating subsidies required by each Public Housing Authority to operate its public housing units.

Project-Based Rental Assistance (PBRA)

Rental assistance provided by HUD to owners according to the terms of a HAP contract for the provision of housing to eligible tenants. The PBRA program is administered by HUD's Office of Housing

Project Expense Level (PEL)

The formula used to calculate the amount of operating subsidies required by each Public Housing Authority to operate its public housing units.

Proprietary Fund Types

The classification used to account for the Authority's ongoing activities that are similar to those often found in the private sector. All assets, liabilities, equities, revenues, expenses and transfers relating to the government's business activities are accounted for through proprietary funds. The measurement focus is on determination of net income, financial position and changes in financial position.

Public Housing Agency (PHA)

An agency that administers programs under the Act, which could include public housing and HCV's. The term PHA refers to the owner of a public housing project or a converted public housing project, and not to the HCV administrator.

Real Estate Assessment Center (REAC)

REAC is responsible for providing accurate, credible and reliable assessments of HUD's real estate portfolio.

Real Estate Acquisition Program (REAP)

REAP will serve as a unit delivery strategy that will be used to assist the CHA in providing its residents access to quality, sustainable, subsidized housing throughout Chicago's opportunity and general areas.

GLOSSARY

Rental Assistance Demonstration (RAD)

RAD is an initiative of the Department of Housing and Urban Development (HUD) that seeks to preserve public, and other HUD-assisted housing, by providing owners and Public Housing Agencies (PHAs) with access to additional funding to make needed physical improvements to properties

Relocation Rights Contract

The Relocation Rights Contract sets forth, in detail, the manner in which relocation will occur, specific notice procedures, resident outreach initiatives such as relocation planning meetings, the Chicago Housing Authority's obligations, and resident rights and duties.

Revenue

Funds that the government receives as income. This includes such items as rental income, HUD operating subsidy, grant revenues, interest income and other receipts.

Reserve

An account used to indicate that a portion of a fund's assets is restricted or unrestricted for a specific purpose and is, therefore, not available for general appropriation.

Section 8 Fund (Non-MTW)

Includes two types: Moderate Rehabilitation and 11/B Program. These programs provide assistance to low-income persons/families.

Section 8 (HCV) Program

A housing program administered by the Authority. The qualified low-income person and/or family rents a unit from a private landlord. The Authority subsidizes the rent based on fair market rent (FMR) established by HUD. The client is obligated to pay rent to the landlord based on the client's income.

Section 8 (HCV) Program

A housing program administered by the Authority. The qualified low-income person and/or family rents a unit from a private landlord. The Authority subsidizes the rent based on fair market rent (FMR) established by HUD. The client is obligated to pay rent to the landlord based on the client's income.

Sundry

Includes stationary, office supplies, printing and duplication services, computer expenses, publications, membership dues and fees, executive search fees, court costs and reporting fees, advertising costs, postage and courier fees, temporary service expenses, rental office equipment expense, office rental costs, maintenance, meeting costs, telephone and parking expenses.

Tax-Exempt Securities

An obligation whose interest is tax exempt.

Tenant Rent

The amount payable monthly by the household as rent to unit owner.

Tranche

One of several related securities offered at the same time. Tranches from the same offering usually have different risk, reward/maturity characteristics.

Very Low-Income Persons

Families (or single persons) whose incomes do not exceed 50 percent of the median income for the area.

Voucher Agency

A PHA that administers a HCV program.

Working Capital

The excess of current assets over current liabilities; used to indicate the relative liquidity of an enterprise or internal service fund.

ACRONYMS

ACC	Annual Contributions Contracts	EVP	Executive Vice President
ACOP	Admission and Continued Occupancy Policy	FFB	Federal Financing Bank
AID	Agency for International Development	FHLB	Federal Home Loan Bank
AMP	Asset Management Property	FIC	Family Investment Center
ARRA	American Recovery & Reinvestment Act	FMR	Fair Market Rent
BOC	Board of Commissioners	FNMA	Federal National Mortgage Association
BPI	Business and Professional People for the Public Interest	FHLMC	Federal Home Loan Mortgage Corporation
CAC	Central Advisory Council	FTE	Full -Time Equivalent
CAFR	Comprehensive Annual Financial Report	FY	Fiscal Year
CAPS	Chicago Alternative Policing Strategy	GAAP	Generally Accepted Accounting Principles
CCD	Capital Construction Development	HAP	Housing Assistance Payments
CDS	Community Development and Support	HCV	Housing Choice Voucher
CEO	Chief Executive Officer	HOP	Housing Option Process
CFO	Chief Financial Officer	HUD	Department of Housing and Urban Development
CGP	Comprehensive Grant Program	IADN	Inter-American Development Bank Notes
CHA	Chicago Housing Authority	IG	Inspector General
CIP	Capital Improvement Program	IGA	Intergovernmental Affairs
CMO	Collateralized Mortgage Obligations	IT	Information Technology
CMTS	Client Management Tracking System	JOC	Job Order Contracting
CHO	Chief Housing Officer	LAC	Local Advisory Council
COS	Chief of Staff	LBP	Lawson Budget Planning
CSF	Critical Success Factor	MBE	Minority Business Enterprise
DBE	Disadvantaged Business Enterprise	MROP	Major Rehabilitation of Obsolete Public Housing
DCCA	Department of Commerce and Community Affairs	MTW	Moving-to-Work
DCEO	Department of Commerce and Economic Opportunity	OBM	Office of Budget & Management
EIV	Enterprise Income Verification	ODM	Office of Development Management
ERP	Enterprise Resource Planning	OEMC	Office of Emergency Management & Communications
ESCO	Energy Service Companies	PBCA	Performance Based Contract Administration
EPIC	Energy Performance and Information Center	PEFCO	Private Export Funding Corporation

ACRONYMS

PEL	Project Expense Level	RFQ	Request for Qualifications
PHDEP	Public Housing Drug Elimination Program	RMC	Resident Management Corporations
PII	Property Investment Initiative	ROSS	Resident Opportunity Self-Sufficiency
PPM	Private Property Management	SLMA	Student Loan Marketing Association
PRA	Property Rental Assistance	SVP	Senior Vice President
RAD	Rental Assistance Demonstration	TOP	Technology Opportunity Program
RAP	Rehab Assistance Payments	TVA	Tennessee Valley Authority
REAP	Real Estate Acquisition Program	UPCS	Uniform Physical Condition Standard
RFI	Request for Information	WBE	Women's Business Enterprise
RFP	Request for Proposal		

GUIDE TO OTHER USEFUL DOCUMENTS

The Chicago Housing Authority's (CHA) Annual Plan

This document outlines the CHA's major programs, policy direction and organizational initiatives. This plan is required to be submitted to the Department of Housing & Urban Development (HUD) under the Moving-to-Work Agreement.

The Comprehensive Annual Financial Report (CAFR)

This document contains the CHA's Independent Auditor's Report and general purpose financial statements. Also provided are the combining and individual program schedules for the Authority's Enterprise and Pension Trust Fund Activities.

Single Audit

This Independent Auditor's Report provides assurance to HUD that the management and use of funds provided to CHA meet federal requirements.

Annual Report

This document provides an update to the CHA's Annual Plan. It reports actual results for items presented in the Annual Plan.



**For a copy of any of the documents listed above or for more information,
please contact us via:**

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