

CHA Quarterly Report, 1st Quarter 2019

Overview

Chicago Housing Authority (CHA) is the primary municipal agency responsible for providing housing assistance to low-income families and individuals in Chicago, including the elderly, veterans and those in need of supportive housing. CHA serves more than 63,000 low-income households and more than 135,000 individual residents through the Public Housing, Housing Choice Voucher and Project-Based Voucher programs with housing options in every community area of Chicago. CHA has a budget of over \$1 billion, with 98 percent of the funding coming from the U.S. Department of Housing and Urban Development (HUD). CHA is the second largest housing authority in the country and the largest owner of rental housing in Chicago.

In 2000, CHA was designated as a Moving to Work (MTW) Agency by HUD and this designation has been extended through 2028. Participation in the MTW program gives CHA the funding and operational flexibility to create innovative programs designed to expand housing options for residents and provide residents with opportunities to learn new skills and achieve an improved quality of life while promoting efficiency and cost savings in CHA's operations. CHA currently administers 27 MTW activities designed to meet these objectives.

This quarterly report provides a variety of timely information about CHA's residents, housing, special programs, development, and finances.

Section I: CHA Residents

This section includes an overview of CHA's residents, including demographics of CHA's current population and wait list applicants. This section also includes the status of families with a Right to Return based on the Plan for Transformation.

- A. Current Demographics – p. 3
- B. Wait List Demographics – p. 4
- C. Right of Return Status by Original Site – p. 5
- D. Status of Households Awaiting Right of Return – p. 6

Section II: CHA Public Housing Portfolio

CHA's housing portfolio includes 16,431 Public Housing units in Traditional Family, Scattered Site, Mixed-Income and Senior developments throughout Chicago. This section includes the number of Public Housing units, occupancy status by portfolio and target population, as well as the status of units that are currently offline. Appendix A provides a detailed list of *all* CHA Public Housing developments, including property name, address, number of units, target population, number of vacant and offline units by development and whether the unit is located in a limited/general/opportunity area.

- A. Public Housing Occupancy by Portfolio and Target Population – p. 7
- B. Public Housing Offline Unit Status – p. 8

Section III: CHA Project-Based Voucher Program

CHA administers 9,260 Project-Based Vouchers (PBVs) that provide long-term subsidies for units in privately-owned rental properties throughout Chicago. This section a breakdown of PBV units by category and by target population as well as the status of offline units that were formerly Public Housing and now are administered through the Rental Assistance Demonstration (RAD) program. A detailed list of all PBV developments is included in Appendix A.

- A. Project-Based Voucher Units Under Contract – p. 10
- B. Project-Based Voucher Offline Unit Status for Former Public Housing RAD1 Properties – p. 11

Section IV: CHA Housing Choice Voucher Program

CHA assists more than 41,000 residents through the Housing Choice Voucher (HCV) program. The HCV program provides families with a voucher based on their family size and income that they can use to rent units in the private market, including townhouses, single-family homes and apartments. This section includes information on CHA's voucher utilization, use of exception payment standards, and use of landlord incentive payments.

- A. Voucher Utilization – p. 12
- B. Housing Choice Voucher Exception Payment Standards – p. 13
- C. Housing Choice Voucher Landlord Incentive Payments – p. 14

CHA Quarterly Report, 1st Quarter 2019

Section V: CHA Unit Delivery

Under the Plan for Transformation, CHA committed to delivering 25,000 new or rehabbed housing units and CHA continues to pursue a variety of unit delivery strategies to meet this goal. The section includes information on the status of CHA's progress to meet this goal and the status of CHA's unit delivery projections for the year.

- A. Unit Delivery by Site – p. 15
- B. Annual Unit Delivery Projections/Status – p. 22

Section VI: CHA Compliance

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

- A. Section 3 and M/W/DBE – p. 23

Section VII: CHA Finances

This section provides an overview of CHA funding priorities.

- A. CHA Funding Summary – p. 25
- B. CHA Capital Plan – p. 26

Appendix A: Detailed Property Listing

Appendix A includes a detailed list of all CHA Public Housing and Project-Based Voucher properties including development/property name and address; number of units and status; target population; and whether the unit is located in a limited/general/opportunity area.

- Appendix A. Detailed Property Listing – p. 27

CHA Quarterly Report, 1st Quarter 2019

I. CHA Residents

A. Current Demographics

CHA serves over 14,000 households in public housing and over 49,000 families participating in the voucher program. Combined, there are more than 63,000 households and over 135,000 individuals living in affordable housing at CHA properties or in the private market with vouchers under CHA jurisdiction. CHA's resident population is dynamic with various quarterly changes, and CHA will continue to lease from several waitlists to offer housing to additional eligible Chicago families. Initial eligibility for the public housing and voucher programs are limited to households who earn 80% or less of the local Area Median Income (AMI). HUD establishes income limits every year based on income and family size. In 2018, 80% of the applicable AMI for a family of four is \$67,700.

The majority of current CHA heads of household are female, and, while most heads of household are African American, the number of White and Hispanic heads of household have been increasing over the past several years. The average size of CHA households has been shrinking over time, as the youth population has decreased while the senior population has increased. Additionally, the number of CHA families living in mobility¹ and general and/or opportunity areas² has continuously been growing.

	Public Housing			Section 8 Voucher			All CHA
	All Family-Designated	Senior-Designated	Total Public Housing	HCV*	PBV**	Total Voucher	
OVERALL DEMOGRAPHICS							
Total Households	9,153	5,118	14,271	41,062	8,377	49,439	63,710
Total Residents	22,981	5,698	28,679	95,526	10,807	106,333	135,012
HOUSEHOLD SIZE							
Average Household Size	2.5	1.1	2.0	2.3	1.3	2.2	2.1
HEAD OF HOUSEHOLD GENDER							
Female	8,066	2,457	10,523	34,066	4,244	38,310	48,833
Male	1,087	2,661	3,748	6,996	4,133	11,129	14,877
RESIDENT AGE							
Youth (0-17)	9,680	6	9,686	35,251	1,508	36,759	46,445
Working-Age (18-54)	9,856	87	9,943	43,222	2,577	45,799	55,742
Near-Elderly (55-61)	1,518	244	1,762	7,283	1,185	8,468	10,230
Elderly (62+)	1,927	5,361	7,288	9,770	5,537	15,307	22,595
HEAD OF HOUSEHOLD RACE/ETHNICITY							
African American, non-Hispanic	8,089	2,646	10,735	36,206	6,209	42,415	53,150
Hispanic, any race	908	703	1,611	3,605	627	4,232	5,843
White, non-Hispanic	127	934	1,061	1,106	988	2,094	3,155
Asian, non-Hispanic	15	788	803	90	520	610	1,413
Other/Unknown race	14	47	61	55	33	88	149
DISABILITY STATUS							
Household with a disabled member	3,543	2,509	6,052	18,951	3,901	22,852	28,904
% of households with a disabled member	39%	49%	42%	46%	47%	46%	45%
HOUSEHOLD INCOME							
# at 0-30% AMI (Extremely Low Income)	7,151	4,624	11,775	33,312	7,327	40,639	52,414
# at 31-50% AMI (Very Low Income)	1,339	421	1,760	5,961	904	6,865	8,625
# at 51-80% AMI (Low Income)	504	63	567	1,692	136	1,828	2,395
# at 81%+ AMI (Moderate Income)	159	10	169	97	10	107	276
% at 0-30% AMI (Extremely Low Income)	78%	90%	83%	81%	87%	82%	82%
% at 31-50% AMI (Very Low Income)	15%	8%	12%	15%	11%	14%	14%
% at 51-80% AMI (Low Income)	6%	1%	4%	4%	2%	4%	4%
% at 81%+ AMI (Moderate Income)	2%	0%	1%	0%	0%	0%	0%
HEAD OF HOUSEHOLD EMPLOYMENT STATUS							
Total # of Work-Eligible***	5,103	3	5,106	21,088	1,624	22,712	27,818
# of Work-Eligible Employed	3,219	2	3,221	10,592	655	11,247	14,468
% of Work-Eligible Employed	63%	67%	63%	50%	40%	50%	52%
OPPORTUNITY/GENERAL & MOBILITY AREAS							
Households living in Mobility Areas	3,504	3,766	7,270	9,045	3,505	12,550	19,820
Households living in General or Opportunity Areas	2,069	3,088	5,157	7,840	3,688	11,528	16,685

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

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

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

¹ Community areas with 20% or less poverty and less than median reported violent crime (0.67 per 100 community area residents), or areas with improving poverty and violent crime rates along with significant job opportunity clusters (over 200 jobs per census block).

² General Areas are census tracts whose population is less than 30% African American. Opportunity Areas are census tracts with less than 20% family poverty and less than 5% subsidized housing saturation or improving tracts with moderate neighborhood indicators.

CHA Quarterly Report, 1st Quarter 2019

B. Wait List Demographics

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

The following CHA waitlist demographics are based on available information that is self-reported by applicants on the waitlists.

	Public Housing Family Site- Based	Public Housing Senior Site- Based	HCV	PBV Site-Based	Total - All Wait Lists
OVERALL DEMOGRAPHICS					
Total Applicants*	42,249	8,650	41,527	41,388	133,814
HOUSEHOLD SIZE					
Average Household Size	2.2	1.2	2.2	2.1	2.1
HEAD OF HOUSEHOLD GENDER					
Female	32,077	4,382	28,924	29,820	95,203
Male	9,736	4,244	12,229	11,073	37,282
Unknown Gender	436	24	374	495	1,329
HEAD OF HOUSEHOLD AGE					
Working Age (18-54)	36,930	24	29,948	32,535	99,437
Near-Elderly (55-61)	3,726	3,404	3,938	4,369	15,437
Elderly (62+)	1,582	5,196	4,255	4,475	15,508
Unknown Age	11	26	3,386	9	3,432
HEAD OF HOUSEHOLD RACE/ETHNICITY					
African American, non-Hispanic	34,090	4,944	33,299	32,031	104,364
Hispanic, any race	3,319	1,082	4,401	3,496	12,298
White, non-Hispanic	1,018	1,146	1,960	1,509	5,633
Asian, non-Hispanic	223	1,045	212	760	2,240
Other or Unknown race and ethnicity	3,599	433	1,655	3,592	9,279
DISABILITY STATUS					
Households requesting accessible unit	81	1,003	2,039	593	3,716
HOUSEHOLD INCOME					
\$0	4,901	729	1,958	5,541	13,129
\$1-\$4,999	2,940	956	2,148	3,612	9,656
\$5,000-\$9,999	7,344	3,212	7,216	9,074	26,846
\$10,000-\$19,999	11,710	2,649	7,696	12,892	34,947
\$20,000-\$29,999	7,262	761	2,420	6,727	17,170
\$30,000+	7,793	295	1,118	3,303	12,509
Unknown Income	299	48	18,971	239	19,557

*Applicants may be on multiple waitlists.

CHA Quarterly Report, 1st Quarter 2019

C. Right of Return Status by Original Site

There are 16,846 households who originally lived in family and scattered site housing who have been granted a Right of Return. As of March 31, 2019, 61% of these households had moved to their final housing choice to satisfy their Right of Return; of the remaining households, 2% had not yet made their final housing choice; 17% are deceased or have been evicted; and 19% have been unresponsive to CHA outreach and thus their residential status and location is unknown. Households who are non-responsive have an option for reinstatement should they ever contact CHA. The table below shows relocation status based on the residential development that each household occupied on October 1, 1999 (hereafter referred to as 10/1/99).

Relocation Status of 10/1/99 Family Households* by Site** As of 3/31/2019										
10/1/99 Development	Number of Families with a Right of Return, by Site		Satisfied Right of Return		Awaiting Right of Return		Evicted, Deceased, No HCS (Loss of Right of Return)		Option for Reinstatement (Public Notice)***	
	Number of Families	Percent of Families from Site	Number of Families	Percent of Families from Site	Number of Families	Percent of Families from Site	Number of Families	Percent of Families from Site	Number of Families	Percent of Families from Site
ABLA Homes (not including Loomis Courts)	1,153	100%	728	63%	11	1%	246	21%	168	15%
Altgeld-Murray Homes	1,717	100%	974	57%	19	1%	299	17%	425	25%
Bridgeport Homes	123	100%	83	67%	3	2%	17	14%	20	16%
Cabrini	1,770	100%	1,056	60%	70	4%	349	20%	295	17%
Dearborn Homes	639	100%	363	57%	4	1%	124	19%	148	23%
Hilliard Homes	140	100%	90	64%	0	0%	29	21%	21	15%
Horner Homes	699	100%	511	73%	1	0%	105	15%	82	12%
Ickes Homes	820	100%	455	55%	36	4%	154	19%	175	21%
Lake Parc Place	235	100%	166	71%	0	0%	27	11%	42	18%
Lathrop Homes	747	100%	260	35%	82	11%	219	29%	186	25%
Lawndale Gardens	121	100%	68	56%	2	2%	23	19%	28	23%
LeClaire Courts	402	100%	194	48%	31	8%	65	16%	112	28%
Lowden Homes	116	100%	80	69%	1	1%	14	12%	21	18%
Madden-Wells Homes	1,621	100%	893	55%	30	2%	335	21%	363	22%
Randolph Towers	139	100%	96	69%	6	4%	17	12%	20	14%
Rockwell Gardens	519	100%	295	57%	9	2%	93	18%	122	24%
SS North Central	974	100%	765	79%	5	1%	90	9%	114	12%
SS North East	605	100%	475	79%	3	0%	52	9%	75	12%
SS South East	454	100%	335	74%	2	0%	58	13%	59	13%
SS South West	262	100%	202	77%	0	0%	20	8%	40	15%
SS West	192	100%	167	87%	0	0%	10	5%	15	8%
Stateway Gardens	696	100%	444	64%	10	1%	111	16%	131	19%
Taylor Homes	1,564	100%	978	63%	46	3%	219	14%	321	21%
Trumbull Park Homes	383	100%	207	54%	5	1%	60	16%	111	29%
Washington Park Homes	367	100%	223	61%	8	2%	70	19%	66	18%
Wentworth Gardens	388	100%	245	63%	7	2%	61	16%	75	19%
Grand Total	16,846	100%	10,353	61%	391	2%	2,867	17%	3,235	19%

*Does not include 10/1/99 households from Senior-designated properties.

**This report reflects the 10/1/99 development only; it does not indicate where families currently reside or where they satisfied their Right of Return.

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

CHA Quarterly Report, 1st Quarter 2019

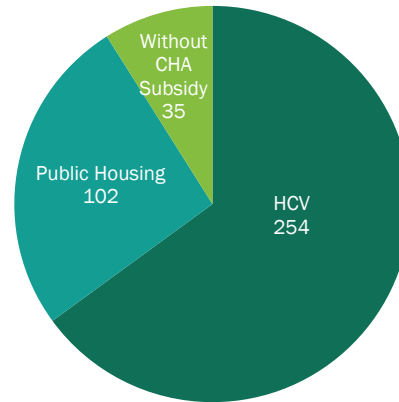
D. Status of Households Awaiting Right of Return

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

As of March 31, 2019, there were 391 original 10/1/99 households who had not yet satisfied their Right of Return. The table below displays their first housing preference for satisfying their Right of Return, and the pie chart shows their current residential status: 26% (102) currently reside in CHA public housing; 65% (254) live in the private market with a Housing Choice Voucher provided by CHA; and 9% (35) live in the private market without a voucher or CHA subsidy, but have expressed a desire to return to CHA housing.

Housing Choice Survey Status for Families with a Right of Return As of 3/31/2019	
Site	Total Families Choosing this Site as their First Choice
ABLA Homes	19
Altgeld-Murray Homes	8
Bridgeport Homes	4
Cabrini (all sites)	56
Dearborn Homes	5
HCV	36
Hilliard Homes	1
Horner Homes	3
Ickes Homes	18
Lakefront Properties	5
Lake Parc Place	2
Lathrop Homes	73
Lawndale Gardens	1
LeClaire Courts	29
Lowden Homes	3
Madden-Wells Homes	25
Robert Taylor Homes	34
Rockwell Gardens	8
Scattered Sites (all areas)	19
Senior Housing	1
Stateway Gardens	11
Trumbull Park Homes	4
Washington Park Homes	17
Wentworth Gardens	9
<i>Grand Total Awaiting their Right of Return as of 1st Quarter 2019</i>	391

Current Location of Households Awaiting Right of Return



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

CHA Quarterly Report, 1st Quarter 2019

II. CHA Public Housing Portfolio

CHA provides public housing across several portfolios, including traditional family properties, scattered sites, senior-designated properties, and mixed-income developments. Additionally, CHA has been converting some of its public housing properties to RAD PBV since 1st Quarter 2016. Information on these properties is located in Section III of this report.

As of March 31, 2019, the total number of CHA public housing units is 16,431. This number includes all public housing units and is not counted towards CHA's progress to the 25,000 unit delivery goal. CHA's public housing units are categorized in two ways:

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

A. Public Housing Occupancy by Portfolio and Target Population*

Public Housing						
Portfolio	Total Units	Occupied Units	Offline Units (more detail in following report)	Vacant Units	Vacancy Rate (%)	Units Vacant >60 days
Traditional Family	5,604	4,414	100	1,090	19.8%	1,015
Scattered	2,824	2,370	111	343	12.6%	278
Senior**	5,290	4,879	160	251	4.9%	187
Mixed	2,713	2,617	1	95	3.5%	70
Totals	16,431	14,280	372	1,779	11.1%	1,550

Portfolio	Total Units	Occupied Units	Offline Units (more detail in following report)	Vacant Units	Vacancy Rate (%)	Units Vacant >60 days
Family	10,893	9,160	212	1,521	14.2%	1,360
Senior	5,538	5,120	160	258	4.8%	190
Totals	16,431	14,280	372	1,779	11.1%	1,550

*Please see the Appendix for property-level detail.

**Included in the senior unit counts are senior designated units at the traditional family properties of Bridgeport Homes and Elderly, Trumbull Park Homes & Ida Platt Senior Apts, and Washington Park Low Rises and Elderly.

CHA Quarterly Report, 1st Quarter 2019

B. Public Housing Offline Unit Status

CHA Offline Unit Summary as of 1st Quarter 2019*	
Category	Offline Units as of Q1 2019
Pending Redevelopment/Planning	761
Pending Demolition or Disposition Activity	5
Non-Dwelling Units	168
Major or Routine Capital Maintenance	199

Offline Unit Status by Category as of 1st Quarter 2019		
<u>Units Vacant for Pending Redevelopment/Planning:</u> Includes sites with future redevelopment planning underway and pending RAD conversions; specific timelines for bringing new units online TBD pending finalization of plans.		
Development/Site	Offline Units as of Q1 2019	Q1 2019 Status
Lathrop Homes	323	The Lathrop Phase 1A closing occurred on September 29, 2017. 156 units previously offline were removed from inventory during 4th quarter of 2017 due to RAD conversion. Construction began in October 2017 and this first phase of construction is scheduled to be completed in 3rd quarter 2019. CHA and stakeholders are working on the Lathrop Phase 1B development project and plan to close the financial transaction by the end of 2019.
Frances Cabrini Rowhouses	438	On October 3, 2017, the CHA held a kick-off meeting with Stantec (the selected planning consultant) for the Rowhouses. The first step for the planning firm is to conduct an analysis of the existing condition of the property. The CHA, with assistance from Stantec, will develop a RFP for a developer who will put together three (3) alternative plans for the rowhouses. The RFP is projected to be issued sometime during the 2nd quarter of 2019 and a developer to be selected by the end of 3rd quarter 2019. Additionally, CHA plans to submit a HUD RAD Public Housing application for the Frances Cabrini Rowhouses by the end of the 4th quarter of 2019.
Total Pending Redevelopment/Planning	761	

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

CHA Quarterly Report, 1st Quarter 2019

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

Development/Site	Offline Units as of Q1 2019	Q1 2019 Status
Scattered Sites	5	There are 5 scattered sites units in Region 2 pending approval for demolition or disposition.
Total Pending Demolition or Disposition Activity	5	

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

Development/Site	Offline Units as of Q1 2019	Q1 2019 Status
Non-Dwelling Units	168	20 units previously used for non-dwelling purposes were brought back online or converted to RAD during the 1st quarter 2019.
Total Non-Dwelling Units	168	

Units Undergoing Major or Routine Capital Maintenance: Includes sites undergoing routine repairs or maintenance, updates to align with building requirements and codes, ADA modifications, and major capital maintenance projects.

Development/Site	Offline Units as of Q1 2019	Q1 2019 Status
Other Senior Sites	86	Offline due to water damage, repairs are scheduled for completion in 2019: 1 unit at Ella Flag, 2 units at Castleman. Offline due to water and exterior damage, scheduled for completion in 4th quarter 2019: 57 units at Albany Terrace, 25 units at Irene McCoy Gaines. The quantity of offline units at these sites will fluctuate during this project. 1 unit at Edith Spurlock Sampson is non-dwelling and offline, but is pending repairs to bring online as a dwelling unit.
Other Family Sites	19	Offline due to a mix of capital construction and Section 3 JOC work at the end of 1st quarter 2019: 19 units at Henry Horner/Westhaven. The quantity of offline units at this site will fluctuate during this project.
Scattered Sites	94	CHA continues to renovate units across the Scattered Site portfolio. Upon completion, units are made available for residents living in other scattered site units that need to be renovated and the previously occupied units are taken offline for construction. The number of offline units will continue to fluctuate until all scattered site units planned for renovation are completed. The status of current offline units is as follows: <ul style="list-style-type: none"> • Region 1: 22 units • Region 2: 59 units • Region 3: 6 units • Region 4: 7 units
Total Undergoing Major or Routine Capital Maintenance	199	

CHA Quarterly Report, 1st Quarter 2019

III. CHA Project-Based Voucher Program

CHA works to expand high-quality, affordable housing opportunities throughout the City of Chicago by providing Project Based Vouchers (PBV) that utilize HUD Section 8 funding. The subsidy remains with the unit for the benefit of a low-income household. CHA administers the following four PBV initiatives:

- **Property Rental Assistance (PRA)** creates long-term affordability in privately owned rental housing throughout the City of Chicago through a long-term Housing Assistance Payments (HAP) contract. Through PRA, project-based vouchers create additional housing opportunities for low-income households.
- **Mod Rehab (MR)** provides an annual contract for PBV assistance in properties previously rehabilitated. Mod Rehab properties have an opportunity to apply to HUD for conversion and to CHA to administer a long-term RAD contract (RAD2).
- **Rental Assistance Demonstration (RAD)** is a tool to preserve and improve affordable housing properties by allowing the leveraging of public and private debt and equity. CHA uses the first component of RAD (**RAD1**) to transition public housing units to Section 8 PBV units.
- **RAD2** utilizes the second component of the Rental Assistance Demonstration program to convert Mod Rehab units to long-term Section 8 HAP contracts to support the preservation of existing affordable housing.

A. Project-Based Voucher Units Under Contract*

As of March 31, 2019, the total number of units under Project-Based Voucher (PBV) Housing Assistance Payment (HAP) Contracts is 9,260.

PBV Type	Resident Type			Total
	Family	Supportive	Senior	
PRA	1,738	1,053	948	3,739
MR	195	792	0	987
RAD1	185	0	4,113	4,298
RAD2	0	236	0	236
Total	2,118	2,081	5,061	9,260

*Please see the Appendix for property-level detail.

CHA Quarterly Report, 1st Quarter 2019

B. Project-Based Voucher Offline Unit Status for Former Public Housing RAD1 Properties

Offline Unit Status by Category as of 1st Quarter 2019		
Units Undergoing Major or Routine Capital Maintenance: Includes sites undergoing routine repairs or maintenance, updates to align with building requirements, ADA modifications, and major capital maintenance projects.		
Development/Site	Offline Units as of Q1 2019	Q1 2019 Status
Elizabeth Davis Apartments	1	1 unit offline pending repairs between tenants.
Judge Fisher Apartments	3	The property was converted to RAD in August 2017 and most of the unit work was completed in 3rd quarter 2017. The remaining 3 units are being prepared to come back online in 2nd Quarter 2019.
Lincoln Perry Apartments and Annex	46	The remaining work is being split into two separate projects with the life safety and common area work to be completed through the Job Order Contracts (JOC) program. The number of units offline will fluctuate to accommodate different phases of renovation. The anticipated completion for all of the work is 1st quarter 2020.
Major Lawrence Apartments	2	Construction began in June 2014 and initially required 36 offline units to accommodate construction. As of the end of 1st quarter 2019, construction has been completed on all but 1 unit with an additional 1 unit being prepared to come back online. The bids for the exterior facade work on the remaining unit were not accepted and the CHA is currently exploring alternatives.
Minnie Riperton Apartments	1	1 unit offline pending repairs between tenants.
Total Undergoing Major or Routine Capital Maintenance	53	

CHA Quarterly Report, 1st Quarter 2019

IV. CHA Housing Choic Voucher Program

A. Voucher Utilization

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

Voucher Election*	
	2019 Authorized
Block Grant Vouchers	5,230
Leasing Vouchers	47,259
TOTAL	52,489

Progress on Utilization Goals	
Total Vouchers Leased as of 1/1/19	46,350
Total Vouchers Leased as of 3/31/2019	47,370
Difference (Increase/Decrease)	1,020

Total Voucher Utilization	
	3/31/2019
Total Vouchers Leased	47,370
Total Vouchers Available	52,489
% Leasing Utilization	90%

Other Voucher Utilization Key Indicators	
	3/31/2019
Vouchers Returned in 2019 (Attrition)	1,243
Vouchers Issued in 2019	366
Vouchers Leased in 2019	380
Voucher Holders Currently Searching for Units	347

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

CHA Quarterly Report, 1st Quarter 2019

B. Housing Choice Voucher Exception Payment Standards (EPS)

Background

- In 2010, CHA, under its MTW authority, was authorized to apply exception payment standards of up to 300% of the HUD Fair Market Rent (FMR).
- CHA's current MTW authority allows HCV households to receive an exception payment standard when:
 - Living in a Mobility Area; or
 - A Reasonable Accommodation is approved.
- In August 2014, CHA lowered the limit on exception payment standards to 150% of the HUD FMR.
- In March 2018, CHA began granting exception payment standards up to 250% of the HUD FMR if needed for families with an approved reasonable accommodation for family members with disabilities.

Analysis of Exception Payment Standards

As of March 31st 2019, CHA administered 3,719 vouchers with approved exception payment standards, representing approximately 7.9% of CHA's HCV portfolio.

% FMR	Active Exception Payment Standards as of 12/31/2018	Active Exception Payment Standards as of 3/31/2019	Change from 12/31/19 to 3/31/19
Under 111%*	1,192	1,459	267
111-120%	591	663	72
121-135%	652	723	71
136-150%	761	847	86
151-180%**	4	5	1
181-200%	3	4	1
201-250%	13	17	4
251-300%	1	1	0
TOTAL	3,217	3,719	502

Reason for Exception Payment Standard	Active Exception Payment Standards as of 12/31/19	Active Exception Payment Standards as of 3/31/19	Change from 12/31/2019 to 3/31/19
Reasonable Accommodation	107	109	2
Mobility Area***	3,110	3,610	500
TOTAL	3,217	3,217	502

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

** Five (5) of the participants with payment standards over 150% of FMR have HUD waivers to remain at their current levels and twenty-two (22) are approved for up to 250% of FMR due to an approved reasonable accommodation request.

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

CHA Quarterly Report, 1st Quarter 2019

C. Housing Choice Voucher Landlord Incentive Payments (LIP)

CHA provides a one-time incentive payment in the amount of the contract rent to landlords when a HCV participant enters into a new lease for a unit located in a Mobility Area. The tight rental market in Chicago, especially in Mobility Areas, coupled with the additional processing time to lease-up an HCV tenant compared to a market rate tenant, may provide a disincentive for landlords in Mobility Areas to participate in the HCV Program. CHA believes this payment incentivizes more landlords in Mobility Areas to participate in the HCV Program.

This incentive partially offsets any losses the landlord may incur as a result of holding the unit for a tenant with a voucher. This payment is made simultaneously with the initial HAP payment. Below is information on the number of LIPs issued as well as the number of new owners with HCV tenants due to this program.

Time Period	# of LIPs Issued*	# of New Owners
1 st Quarter 2019	428	76
YTD 2019	428	76
All Time**	2,182	384

*These numbers are based on effective date of contract, not date payment is issued.

**Since program implementation in June 2017.

CHA Quarterly Report, 1st Quarter 2019

V. CHA Unit Delivery

A. Unit Delivery Status by Site

CHA continues to pursue a variety of unit delivery strategies to achieve the original Plan for Transformation goal of rehabilitating or replacing 25,000 units of affordable housing in Chicago and to fulfill the obligations of CHA's MTW Agreement with HUD. As of March 31, 2019 the unit delivery goal of 25,000 units is 98% complete, with a total of 24,394 units. For the purposes of these tables, units are counted based on the original category under which they were delivered. For example, senior properties that have since been converted to RAD PBVs are still counted as a Public Housing unit delivery.

Unit Delivery Summary as of Q1 2019				
Unit Delivery Category	Total Units by Unit Delivery Category	Target Population		
		Family	Senior	Supportive
Total Housing Units Delivered	24,394	12,329	10,776	1,289
Public Housing Units by Category	19,990	10,254	9,736	0
Traditional Family	4,907	4,907	0	0
Scattered Site	2,880	2,880	0	0
Senior	9,429	0	9,429	0
Mixed Income	2,774	2,467	307	0
PBV Units	4,404	2,075	1,040	1,289

Public Housing Unit Delivery by Site as of Q1 2019				
Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
Ada S. Dennison-McKinley Apts	661 E 69th St	125	Senior	Senior
Albany Terrace Apts	3030 W 21st Pl	350	Senior	Senior
Alfreda Barnett Duster Apts	150 S Campbell Ave	129	Senior	Senior
Altgeld-Murray Homes	Bishop Ford Fwy & E 130th St	1,541	Family	Family
Armour Square Apts & Annex	3120 & 3146 & 3216 & 3250 S Wentworth Ave	384	Senior	Senior
Bridgeport Elderly	841 W 32nd St	14	Senior	Senior
Bridgeport Homes	S Halsted St & W 31st St	111	Family	Family
Britton Budd Apts	501 W Surf St	172	Senior	Senior
Brooks Homes	S Racine Ave & W Roosevelt Rd	330	Family	Family
Cabrini Rowhouses	N LaSalle Blvd & W Chicago Ave	146	Family	Family
<i>Caroline Hedger Apts*</i>	<i>6400 N Sheridan Rd</i>	<i>450</i>	<i>Senior</i>	<i>Senior</i>
Casa Queretaro	2012 W 17th St	15	Family	Mixed Income
Castleman Apts	4945 N Sheridan Rd	201	Senior	Senior
City Gardens	S Western Ave & W Van Buren St	25	Family	Mixed Income
Clybourn 1200	454 W Division St	26	Family	Mixed Income
Coleman Place	S Michigan Ave & E 43rd St	52	Family	Mixed Income
Crowder Place Apts	3801 N Pine Grove Ave	22	Senior	Senior
<i>Daniel Hudson Burnham Apts*</i>	<i>1930 W Loyola Ave</i>	<i>181</i>	<i>Senior</i>	<i>Senior</i>
Devon Place Apts	1950 W Devon Ave	18	Family	Scattered Site
Dearborn Homes	S State St & W 31st St	668	Family	Family
Domain Lofts	900 N Kingsbury Ave	16	Family	Mixed Income
Edith Spurlock Sampson Apts	2640 & 2720 N Sheffield Ave	394	Senior	Senior
<i>Elizabeth Davis Apts*</i>	<i>440 N Drake Ave</i>	<i>149</i>	<i>Senior</i>	<i>Senior</i>
Elizabeth Wood Apts	1845 N Larrabee St	83	Senior	Senior

*Indicates Public Housing Developments that were converted to RAD by 1st quarter 2019.

CHA Quarterly Report, 1st Quarter 2019

Public Housing Unit Delivery by Site as of Q1 2019				
Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
Ella Flagg Young Apts	4645 N Sheridan Rd	235	Senior	Senior
Fannie Emanuel Apts*	3916 W Washington St	181	Senior	Senior
Fountain View	1335-1343 S Independence Blvd	14	Family	Mixed Income
Gwendolyn Place	S Michigan Ave & E 47th St	30	Family	Mixed Income
Hansberry Square	S State St & W Pershing Rd	83	Family	Mixed Income
Hattie Callner Apts*	855 W Aldine Ave	147	Senior	Senior
Hilliard Family Phase 1	2031 S Clark St	59	Family	Mixed Income
Hilliard Family Phase 2	2030 S State St	58	Family	Mixed Income
Hilliard Senior Phase 1	2111 S Clark St	94	Senior	Mixed Income
Hilliard Senior Phase 2	30 W Cermak Rd	94	Senior	Mixed Income
Horner-Westhaven	N Western Ave & W Madison St	351	Family	Family
Ida Platt Senior Apts	10513-10551 S Yates Ave & 2440-2454 E 106th St	28	Senior	Senior
Irene McCoy Gaines Apts	3700 W Congress Pky	151	Senior	Senior
Jackson Square at West End	S Western Ave & W Van Buren St	57	Family	Mixed Income
Jazz On the Boulevard	S Cottage Grove Ave & E 43rd St	30	Family	Mixed Income
Judge Fisher Apts*	5821 N Broadway St	200	Senior	Senior
Judge Green Apts*	4030 S Lake Park Ave	154	Senior	Senior
Judge Slater Apts & Annex*	4218 S Cottage Grove Ave & 740 E 43rd St	407	Senior	Senior
Kenneth Campbell Apts*	6360 S Minerva Ave	165	Senior	Senior
Keystone Place	S Ellis Ave & E Marquette Rd	38	Family	Mixed Income
Lake Parc Place	S Ellis Ave & E Pershing Rd	300	Family	Family
Lake Park Crescent Phase 1	S Ellis Ave & E Pershing Rd	60	Family	Mixed Income
Lake Park Crescent Phase 1A For Sale	Varies by Building	29	Family	Mixed Income
Langston	S Cottage Grove Ave & E 43rd St	29	Family	Mixed Income
Las Americas Apartments*	1611 S Racine Ave	212	Senior	Senior
Lawndale Gardens	S California Ave & W 26th St	125	Family	Family
Lidia Pucinska Apts	847 N Greenview Ave & 838 N Noble St	378	Senior	Senior
Lincoln Perry Apts and Annex*	243 E 32nd St & 3245 S Prairie Ave	450	Senior	Senior
Long Life Apts*	344 W 28th Pl	116	Senior	Senior
Lorraine Hansberry Apts*	5670 W Lake St	169	Senior	Senior
Lowden Homes	Dan Ryan Expy & W 95th St	127	Family	Family
Mahalia Jackson Apts	9141 & 9177 S South Chicago Ave	282	Senior	Senior
Mahalia Place	S Michigan Ave & E 43rd St	54	Family	Mixed Income
Major Robert Lawrence Apts*	655 W 65th St	193	Senior	Senior
Margaret Day Blake Apts	2140 N Clark St	100	Senior	Senior
Maria Diaz Martinez Apts	2111 N Halsted St	138	Senior	Senior
Mary Hartwell Catherwood Apts	3920 & 3930 & 3940 N Clark St	355	Senior	Senior
Mary Jane Richardson-Jones Apts	4930 S Langley Ave	174	Senior	Senior
Maudelle Brown Bousfield Apts	4949 S Cottage Grove Ave	92	Senior	Senior
Minnie Riperton Apts*	4250 S Princeton St	339	Senior	Senior
Mohawk North	N Halsted St & W North Ave	16	Family	Mixed Income
Mulvey Place	416 W Barry Ave	21	Senior	Senior
North Town Village Phase 1	N Halsted St & W Division St	39	Family	Mixed Income
North Town Village Phase 2	N Halsted St & W Division St	40	Family	Mixed Income

*Indicates Public Housing Developments that were converted to RAD by 1st quarter 2019.

CHA Quarterly Report, 1st Quarter 2019

Public Housing Unit Delivery by Site as of Q1 2019				
Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
Oakwood Shores 202	3750 S Cottage Grove Ave	59	Senior	Mixed Income
Oakwood Shores Phase 1A	S Cottage Grove Ave & E Pershing Rd	63	Family	Mixed Income
Oakwood Shores Phase 1B	S Cottage Grove Ave & E Pershing Rd	63	Family	Mixed Income
Oakwood Shores Phase 2A	S Vincennes Ave & E Pershing Rd	81	Family	Mixed Income
Oakwood Shores Phase 2B	S Vincennes Ave & E Pershing Rd	29	Family	Mixed Income
Oakwood Shores Phase 2C Mercy	3753-55 S Cottage Grove Ave	19	Family	Mixed Income
Oakwood Shores Terrace Phase 2D	S Cottage Grove Ave & E Pershing Rd	22	Family	Mixed Income
Old Town Square	N Clark St & W Division St	16	Family	Mixed Income
Old Town Village West	N Halsted St & W Division St	66	Family	Mixed Income
One South Leavitt	1 S Leavitt	2	Family	Mixed Income
Orchard Park	N Halsted St & W Division St	77	Family	Mixed Income
Park Boulevard Phase 1	S State St & W 35th St	54	Family	Mixed Income
Park Boulevard Phase 2A	S State St & W 35th St	46	Family	Mixed Income
Park Boulevard Phase 2B	S State St & W 35th St	37	Family	Mixed Income
Park Douglas	S California Ave & W Roosevelt Rd	60	Family	Mixed Income
Parkside Condo	N Halsted St & W Division St	72	Family	Mixed Income
Parkside Condo Phase 1B	545 W Division St	35	Family	Mixed Income
Parkside of Old Town Phase 2A	544 W Oak St	39	Family	Mixed Income
Parkside of Old Town Phase 2B	459 W Division St & 1151 N Cleveland Ave	36	Family	Mixed Income
Patrick Sullivan Apts	1633 W Madison St	482	Senior	Senior
P11 Northern Region	Various	23	Family	Scattered Site
P11 Southern Region	Various	14	Family	Scattered Site
Quincy	S Cottage Grove Ave & E 43rd St	27	Family	Mixed Income
Real Estate Acquisition Program (REAP)	Various	53	Family	Scattered Site
Renaissance North	551 W North Ave	18	Family	Mixed Income
Roosevelt Square Phase 1	S Racine Ave & W Roosevelt Rd	125	Family	Mixed Income
Roosevelt Square Phase 2	S Racine Ave & W Roosevelt Rd	120	Family	Mixed Income
Rosenwald Courts Apartments	4642 S Michigan Ave	60	Senior	Mixed Income
Savoy Square	S State St & W 43rd St	60	Family	Mixed Income
Schneider Apts*	1750 W Peterson Ave	174	Senior	Senior
Shops and Lofts at 47th	S Cottage Grove Ave & E 47th St	28	Family	Mixed Income
SS North Central	Varies by Building	1,101	Family	Scattered Site
SS North East	Varies by Building	618	Family	Scattered Site
SS South East	Varies by Building	523	Family	Scattered Site
SS South West	Varies by Building	281	Family	Scattered Site
SS West	Varies by Building	249	Family	Scattered Site
St. Edmunds Meadows	S Michigan Ave & E 59th St	14	Family	Mixed Income
St. Edmunds Oasis	S Michigan Ave & E 63rd St	20	Family	Mixed Income
Sterling Park Apts	3301 W Arthington St	66	Family	Mixed Income
Sullivan Station	S Ellis Ave & E 43rd St	47	Family	Mixed Income
The Dorchester	S Stony Island Ave & E 71st St	12	Family	Mixed Income
The Kenmore	5040 N Kenmore Ave	99	Senior	Senior
The Pershing	3845 S State St	27	Family	Mixed Income
The Pomeroy	5650 N Kenmore Ave	104	Senior	Senior
Thomas Flannery Apts	1507 & 1531 N Clybourn Ave	252	Senior	Senior
Trumbull Park Homes	S Torrence Ave & E 107th St	434	Family	Family

*Indicates Public Housing Developments that were converted to RAD by 1st quarter 2019.

CHA Quarterly Report, 1st Quarter 2019

Public Housing Unit Delivery by Site as of Q1 2019				
Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
Villages of Westhaven* (Horner Superblock)	N Damen Ave & W Madison St	201	Family	Family
Vivian Carter Apts*	6401 S Yale Ave	221	Senior	Senior
Vivian Gordan Harsh Apts*	4227 S Oakenwald Ave	124	Senior	Senior
Washington Park Elderly	S Woodlawn Ave & E 55th St	22	Senior	Senior
Washington Park Low Rises	S Vincennes Ave & E 43rd St	230	Family	Family
Wentworth Gardens	Dan Ryan Expy & W Pershing Rd	343	Family	Family
West End Phase 1	S California Ave & W Madison St	14	Family	Mixed Income
West End Phase 2	S Western Ave & W Van Buren St	65	Family	Mixed Income
Westhaven Park Phase 1	N Damen Ave & W Madison St	87	Family	Mixed Income
Westhaven Park Phase 2B	N Damen Ave & W Madison St	70	Family	Mixed Income
Westhaven Park Phase 2C	N Damen Ave & W Madison St	46	Family	Mixed Income
Westhaven Park Tower	100 N Hermitage Ave	34	Family	Mixed Income
Wicker Park Apts & Annex	1414 N Damen Ave & 2020 W Schiller St	225	Senior	Senior
William Jones Apts*	1447 S Ashland Ave	116	Senior	Senior
Zelda Ormes Apts	116 W Elm St	269	Senior	Senior
Total Public Housing Units		19,990		

*Indicates Public Housing Developments that were converted to RAD by 1st quarter 2019.

PBV Unit Delivery by Site as of Q1 2019			
PBV Site Name	Central Address	Total PBV Units	Target Population
3714-16 W. Wrightwood Apartments	3714-3716 W Wrightwood Ave	5	Family
5801 S Michigan (Sojourner Truth Apartments)	103-115 E 58th St/ 5801 S Michigan Ave	23	Family
5840 S Dr Martin Luther King Jr Dr	5840 S Dr Martin Luther King Jr Dr	4	Supportive
600 S Wabash LP	618 S Wabash Ave	76	Supportive
65th Infantry Regiment Veterans Housing	1045 N Sacramento Ave	48	Supportive
90th Street Development (9000 S Justine LLC)	1531-1539 W 90th St	4	Family
Access Housing	Varies by Building	38	Supportive
Anchor House	1230 W 76th St	108	Family
Archer Avenue Senior Residences	2928 S Archer Ave	12	Senior
Austin Apartments	334 N Menard Ave	57	Supportive
Bettendorf Place	8425 S Saginaw Ave	18	Supportive
Black Hawk Manor	4955 W Medill Ave/2317 N Lavergne Ave	2	Senior
Boulevard Apartments	Varies by Building	12	Family
Boxelder Court	6205-6215 S Langley Ave	6	Family
Brainerd Apartments	8920 S Loomis St	9	Family
Branch of Hope	5628-5630 S Halsted St	58	Family
Bryn Mawr Apartments	5550 N Kenmore Ave	10	Family
Buffett Place	3208 N Sheffield Ave	51	Supportive
The Carling	1512 N La Salle Dr	39	Family
Casa Kirk (RHI)	3242-3260 E 92nd St	5	Family
Casa Maravilla (RHI)	2021 S Morgan St	15	Senior
Casa Morelos (RHI)	2015 S Morgan St	9	Family
Colonial Park Apartments (RHI)	Varies by Building (Park City, IL)	60	Family
Congress Parkway Apartments (RHI)	385-416 Ambassador Dr (Crystal Lake, IL)	6	Family
Crestwood Apartments	525 N Austin Blvd	57	Senior
Crowder Place Apartments	3801 N Pine Grove Ave	21	Senior

CHA Quarterly Report, 1st Quarter 2019

PBV Unit Delivery by Site as of Q1 2019			
PBV Site Name	Central Address	Total PBV Units	Target Population
Deborah's Place II	1530 N Sedgwick St	39	Supportive
Deborah's Place III	2822 W Jackson Blvd	90	Supportive
Devon Place Apartments	1950 W Devon Ave	18	Family
Diversey Manor	3213-3223 W Diversey Ave/2749-2761 N Sawyer Ave	50	Family
Dr MLK Legacy Apartments	3800-3814 W 16th St/1550-1556 S Hamlin Ave/1549-1555 S Avers Ave	10	Family
East Park Apartments	3300 W Maypole Ave	150	Family
Eastwood Garden Apartments	6531 S Lowe Ave	47	Family
Englewood Permanent Supportive Housing	901 W 63rd St	50	Supportive
Evergreen Towers	1343 N Cleveland Ave	10	Senior
G & A Residence at Spaulding	1750 N Spaulding Ave	9	Family
G & A Senior Residence at Eastgate Village	300 E 26th St	35	Senior
G & A Senior Residences at Ravenswood	1818 W Peterson Ave	37	Senior
G & A Senior Residences of West Ridge (West Ridge Senior Apartments)	6142 N California Ave	19	Senior
Grais Apartments	6808 N Wayne Ave	44	Supportive
Greenwood Courts	4433-4437 S Greenwood Ave	9	Family
Hancock House	12045 S Emerald Ave	18	Senior
Harriet Tubman Apartments	5755-5759 S Michigan Ave/108-114 E 58th St	11	Family
Harrison Courts (city-state)	2910-2950 W Harrison St	123	Family
Harvest Commons Apartments	1519 W Warren Blvd	89	Supportive
Hilliard Homes (I & II)	2111 S Clark St & 30 W Cermak Rd	158	Senior
Hollywood House	5700 N Sheridan Rd	51	Senior
Hope Manor I	3053 W Franklin Blvd	30	Supportive
Hope Manor II	815-823 W 60th St & 6000-6030 S Green St & 6002 S Halsted St	73	Supportive
Hope Manor Joliet Apartments (RHI)	1331-1361 Eagle St & 1330-1360 Copperfield Ave (Joliet, IL)	42	Supportive
Howard Apartments	1567-1569 N Hoyne Ave	12	Family
Humboldt House	1819 N Humboldt Blvd	31	Supportive
Humboldt Park Residence	1152 N Christiana Ave	20	Family
Illinois Accessible Housing Initiative	Varies by Building	46	Supportive
Independence Apartments	924 S Lawndale Ave & 925-935 S Independence Blvd	9	Family
Ironwood Courts	6019-6029 S Indiana Ave	14	Family
Ivy Park Homes (Formerly Princeton Park Homes)	Dan Ryan Expy & W 91st St	28	Family
Jade Garden Apartments	330-338 W Cermak Rd & 2156-2162 S Tan Ct	35	Family
Jarvis Apartments	2049-2051 W Jarvis Ave	4	Family
Karibuni Place	8200 S Ellis Ave	11	Supportive
Kenmore Plaza	5225 N Kenmore Ave	105	Senior
Lake Street Studios	727 W Lake St	61	Family
Lake Village East Apartments	4700 S Lake Park Ave/1350-1360 E 47th Pl	67	Family
Lathrop 1A	N Clybourn Ave & W Diversey Pkwy	90	Family
Lathrop Elderly (city-state)	2717 N Leavitt St	92	Senior
Leigh Johnson Courts	1034-1112 E 73rd St & 7227-7239 S Dobson Ave	18	Family
Leland Apartments	1207 W Leland Ave	14	Family
Leland Apartments	1207 W Leland Ave	5	Supportive

CHA Quarterly Report, 1st Quarter 2019

PBV Unit Delivery by Site as of Q1 2019			
PBV Site Name	Central Address	Total PBV Units	Target Population
Leontyne Apartments	E 43rd St & S Vincennes Ave	14	Family
Liberty Square Apartments	S Central Park Blvd & W Harrison St	16	Family
Loomis Courts (city-state)	1314-1342 W 15th St	124	Family
Los Vecinos Apartments	4250 W North Ave	11	Supportive
Luxe Properties (Formerly Barnes Real Estate)	Varies by Building	6	Family
Lyndale Apartments	2569-2575 W Lyndale St/2207-2221 N Rockwell St	42	Family
Major Jenkins	5016 N Winthrop Ave	80	Supportive
Maple Pointe Apartments	150 W Maple St	114	Family
Midwest Apartments	6 N Hamlin Ave	15	Family
Milwaukee Avenue Apartments	3064 N Milwaukee Ave	11	Supportive
Montclare Senior Residences	1210 E 78th St	38	Senior
Mt Greenwood Estates	3225 W 111th St	3	Supportive
Mulvey Place Apartments	416 W Barry Ave	19	Senior
Nathalie Salmon House	7320 N Sheridan Rd	6	Senior
Near North Apartments	1244 N Clybourn Ave	46	Family
New Mom's Transformation Project	5317 W Chicago Ave	40	Supportive
North & Talman III	1605-1619 N Washtenaw Ave	8	Family
North Avenue Apartments	2654 W North Ave	16	Family
Nuestro Hogar	1314-1318 N Karlov Ave/4101-4103 W Kamerling Ave	12	Family
Park Apartments	202-224 E Garfield Blvd & 5447 S Indiana Ave & 5446-5450 S Prairie Ave & 5732 S Calumet Ave	30	Family
Pearl Street Apartments (RHI)	3512 Pearl St (McHenry, IL)	12	Supportive
Reba Place Fellowship	1528 W Pratt Blvd & 1545 W Pratt Blvd	8	Family
Renaissance West Apartments	2517 W Fullerton Ave	99	Family
Roosevelt Towers I	3440 W Roosevelt Rd	126	Senior
Rosa Parks Apartments	N Central Park Ave & W Chicago Ave	26	Family
Rosenwald Courts	4642 S Michigan Ave	60	Senior
Rowan Trees Apartments	500 W Englewood Ave	45	Supportive
San Miguel	907 W Argyle St	14	Family
Sankofa House	4041 W Roosevelt Rd	36	Family
Senior Suites at Auburn Gresham	1050 W 79th St	17	Senior
South Park Plaza	S Dr Martin Luther King Jr Dr & E 26th St	34	Family
St. Andrews Court	50 N Hoyne Ave	30	Supportive
St Edmund's Court	5921-5937 S Wabash Ave	10	Family
St Leo Residence	7750 S Emerald Ave	50	Supportive
St Leo Residence Vash	7750 S Emerald Ave	40	Supportive
Sunnyside Kenmore Apartments	4130 N Kenmore Ave & 847-849 W Sunnyside Ave	10	Family
The Drexel	8031-8035 S Drexel Ave	12	Supportive
The Marshall	1216 N La Salle St	90	Family
The Resurrection Home	1910 S Albany Ave & 2124 W 19th St	5	Family
The Suites of Autumn Green at Wright Campus	4255 N Oak Park Ave	8	Senior
Thresholds at Casa de Troy	6355-6357 S Troy St/3116-3120 W 64th St	16	Supportive
Thresholds at Edgewater Shores	5326 N Winthrop Ave	8	Supportive
Tierra Linda Apartments	Varies by Building	14	Family
Town Hall Apartments	3600 N Halsted St	79	Senior

CHA Quarterly Report, 1st Quarter 2019

PBV Unit Delivery by Site as of Q1 2019			
PBV Site Name	Central Address	Total PBV Units	Target Population
Trumbull Apartments (Spaulding and Trumbull Apartments)	1310-1314 S Spaulding Ave & 1428 S Trumbull Ave	13	Supportive
Veterans New Beginnings	8140 S Racine Ave	48	Supportive
Victory Centre of South Chicago SA	9233 S Burley Ave	18	Senior
Wabash Apartments	23-31 E 61st St/6100-6108 S Wabash Ave	24	Supportive
Washington Park Apartments	5000 S Indiana Ave	32	Family
Wentworth Commons (RHI)	11045 S Wentworth Ave	10	Family
West Humboldt Place	3543 W Chicago Ave	4	Supportive
Wilson Yards Family Apartments	1026 W Montrose Ave	16	Family
Wilson Yards Senior Apartments	1032 W Montrose Ave	20	Senior
Winterberry Place	321-325 E 48th St/4802-4806 S Calumet Ave	6	Family
Woodstock Commons (RHI)	1400-1475 Commons Dr (Woodstock, IL)	22	Family
Wrightwood Apartments	3821 W Wrightwood Ave	5	Family
Wrightwood Senior Apartments	2815 W 79th St	17	Senior
Xavier Apartments	625 W Division St	24	Family
Zapata Apartments	3734 W Cortland St & 3503 W Armitage Ave & 1955 N St Louis Ave & 3230 W Armitage Ave	18	Family
Total PBV Units		4,404	

CHA Quarterly Report, 1st Quarter 2019

B. Annual Unit Delivery Projections/Status

In FY2018, CHA projects a total of 812 new units through mixed-income redevelopment, public housing rehabilitation, acquisition, and project-based vouchers through the PRA and RAD Programs. As of March 31, 2019, CHA completed 46 new units in FY2019 using 46 project-based vouchers.

FY2019 Unit Delivery Projections/Completion				
Development/Program	FY2019 Planned Units	Q1 2019 Total	Target Population	Unit Delivery Category
Taylor Street Library and Apartments	37	0	Family	Mixed Income
Real Estate Acquisition Program (REAP)	25	0	Family	Scattered Site
Multiple Properties--Property Rental Assistance (PRA)	395	0	TBD	PBV
Pearl Street Apartments (RHI)	----	12	Supportive	PBV
Multiple Properties--RAD 1 PBV	255	0	TBD	PBV
Lathrop 1A	----	34	Family	PBV
Lawson House--Mod Rehab Conversions (RAD 2 PBV)	100	0	Supportive	PBV
Total	812	46		

CHA Quarterly Report, 1st Quarter 2019

VI. CHA Compliance

A. Section 3 and M/W/DBE

Overview of Section 3

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

Q1 2019 Section 3–Compliance

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

There were 83 new hires needed for CHA contracts executed during 1st Quarter 2019. CHA contractors committed to 83 of the 83 needed new hires (100%) being Section 3 during the term of the contracts; this commitment far exceeds the required 30% (25 out of 83 new hires). At the end of 1st Quarter 2019, 47 out of the 83 new Section 3 hires needed were employed (56.63%). The remaining new hires will be employed in future phases of the contracts.

Q1 2019 SECTION 3 HIRES	Q1 2019	YTD
Total Number of New Hires Needed	83	83
Total Number of New Hires Required (30%)	25	25
Total Number of Actual Section 3 New Hires	47	47
Total Percentage of Actual Section 3 New Hires	56.63%	56.63%

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

In 1st Quarter 2019, CHA exceeded its contracting requirements for Professional Services (3.42%) and Construction (87.14%).

Q1 2019 SECTION 3 CONTRACT AWARDS ²				
	Professional Service	Construction	Total	YTD
Section 3 Business Concern Contract Awards (\$)	\$70,721.57	\$7,715,799.85	\$7,786,521.42	\$7,786,521.42
Total CHA Contract Awards (\$)	\$2,069,685.26	\$8,854,413.74	\$10,924,099.00	\$10,924,099.00
Section 3 Business Concern Contract Awards (%)	3.42%	87.14%	71.28%	71.28%

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

² PPM Professional Service and PPM Construction Awards are now included in the larger Professional Service and Construction Awards categories.

CHA Quarterly Report, 1st Quarter 2019

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

In addition, a contribution to CHA's Section 3 Fund is allowable under the "Other Economic Opportunities" category, as long as the contribution complies with CHA's Section 3 policy. As of March 31st, CHA's Section 3 Fund has a balance of \$828,987.75.

- From January 1, 2019 to March 31, 2019 CHA expended \$3,041.34 from the fund.
- Section 3 Fund expenditures were for Section 3 Competitive Grants and the CHA's Central Advisory grant program.
- CHA Contractors contributed \$275,309.27 to the Fund as Other Economic Opportunities in the 1st Quarter 2019.

Q1 2019 Section 3–Program Highlights

Major Section 3 events undertaken during 1st Quarter included:

Building Your Website Using WordPress: Setting UP HTTPS/SSL for Domain Name; Bridging the Digital Divide: Doing More with Excel; How to Get Money for Your Business; Introduction to Microsoft Word; Importance of Technical Scoring of a Request for Proposal; RFP Cohort; Responding to a RFP Part I; Overview of a Small Purchase; Crafting a Great Resume; Nuts and Bolts of Contract Management; Deconstruction of a Small Purchase; Intermediate Microsoft Word; Landing Page Set-Up for Website Home Page; Doing Business with CHA; What is a Solicitation?; Doing More with Google; Advanced Microsoft Word; Responding to a RFP Part II; Phlebotomy Medical Careers Information Session; LCP Tracker/B2G Now; Responding to a RFP Part III; Understanding the HUD Forms; Careers in Healthcare, Manufacturing, Hospitality and Transportation Training Orientation; What is Section 3?; Intermediate Microsoft Excel; Advanced Microsoft Excel; The Purpose of the Commodity Codes; Navigating on the CHA Supplier Portal; WordPress: Google Cloud Platform Session 3; and WordPress: Configuring WordPress on GCP Session 4.

M/W/DBE Overview and YTD Compliance

The Chicago Housing Authority (CHA) takes all necessary and reasonable steps to ensure that Minority, Women, and Disadvantaged Business Enterprise (M/W/DBE) contractors have the maximum opportunity to compete for and perform on contracts and subcontracts administered by the CHA. MBE/WBE/DBE goals vary depending on the contract amount and type. Construction contracts are broken down by their contract value, requiring a different percentage requirement for each threshold, as detailed below. All Professional Service and Supply & Delivery contracts have a twenty percent (20%) participation requirement. Any contract under twenty-five thousand dollars (\$25,000) does not require M/W/DBE participation. The chart below outlines the MBE/WBE/DBE participation requirements and achievements for 1st Quarter based on expenditures.

Type of Contract	Contract Amount (\$)	MBE/WBE/DBE Participation Goals (%)	2019 - 1st Quarter Total Payments	2019 - 1st Quarter Payments for credit M/W/DBE Primes and Subcontractors	2019 - 1st Quarter MBE/WBE/DBE Participation Rate (%)	YTD MBE/WBE/DBE Participation Rate (%)
Construction	25,000 - 200,000	25.00%	\$10,222,094.07	\$3,402,833.89	33.3%	33.3%
	200,001 - 500,000	30.00%	\$3,832,943.08	\$1,754,108.54	45.8%	45.8%
	500,001 - 1,000,000	35.00%	\$429,515.43	\$429,515.43	100.0%	100.0%
	1,000,001+	40.00%	\$45,809,364.23	\$20,807,851.88	45.4%	45.4%
Pro Srvc and Supply & Delivery	25,000+	20.00%	\$23,023,766.09	\$10,670,768.63	46.3%	46.3%
Private Property Management	25,000+	20.00%	\$5,763,196.99	\$5,111,405.08	88.7%	88.7%

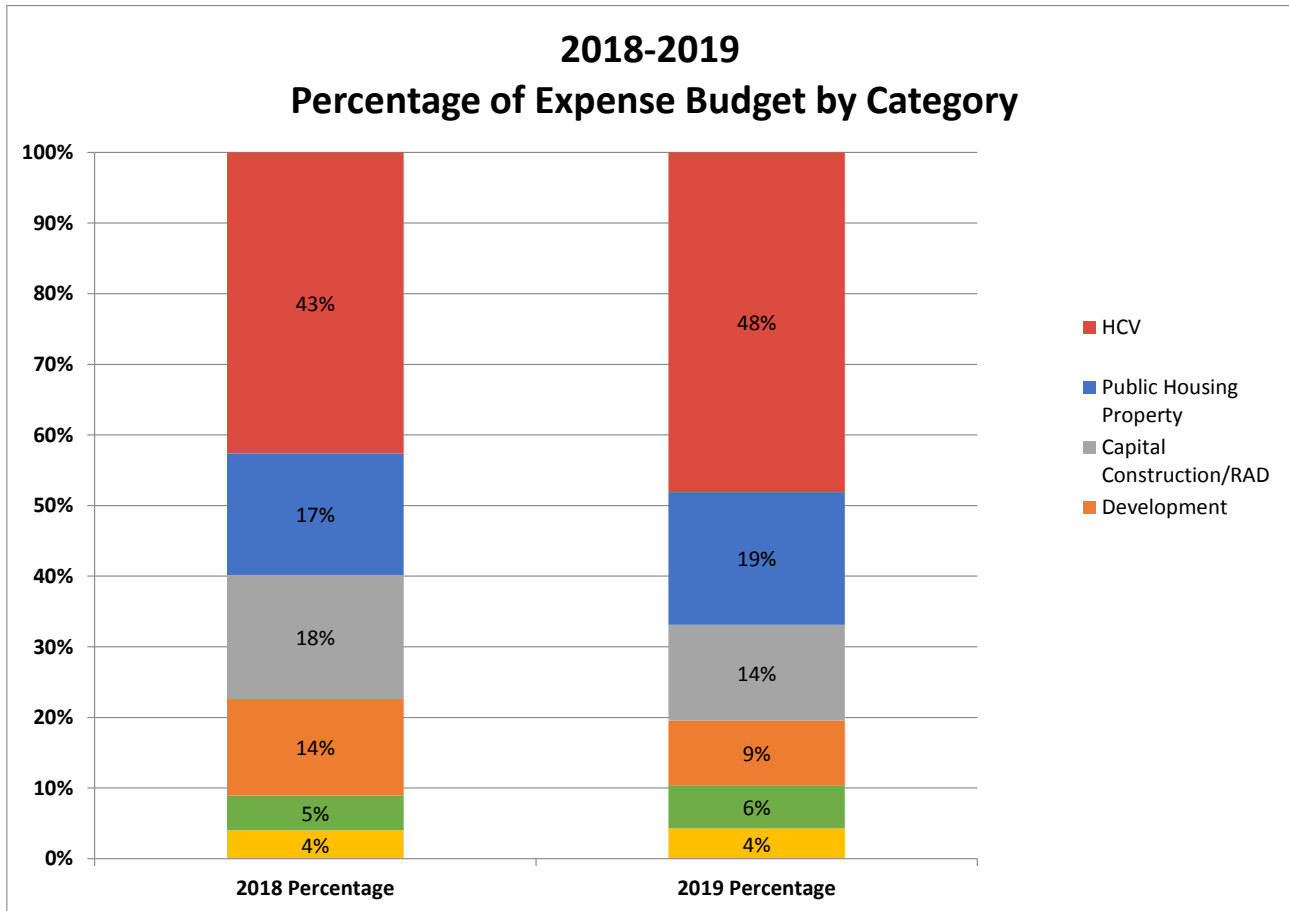
CHA Quarterly Report, 1st Quarter 2019

VII. CHA Finances

A. CHA Funding Summary

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

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



Expense Category	2018 Expense Budget	2018 Percentage	2019 Expense Budget	2019 Percentage
HCV	\$ 513,610	43%	\$ 530,802	48%
Public Housing Property	\$ 206,903	17%	\$ 207,135	19%
Capital Construction/RAD	\$ 211,577	18%	\$ 150,053	14%
Development	\$ 164,588	14%	\$ 100,861	9%
Central Office	\$ 59,403	5%	\$ 67,580	6%
Resident Services	\$ 48,151	4%	\$ 47,246	4%
Grand Total	\$ 1,204,232	100%	\$ 1,103,677	100%

CHA Quarterly Report, 1st Quarter 2019

B. CHA Capital Plan

CHA Capital Plan as of 3/31/2019 (000's omitted)

	2019 Budget	2019 1st Qtr	2020 Proposed	2021 Proposed	2022 Proposed
SOURCES					
1 Capital Grant	\$ -	\$ -	\$ 20,747	\$ 25,464	\$ 17,498
2 Third Party Financing - Bonds Taxable	69,932	69,932	61,780	33,270	-
3 Third Party Financing - Bonds Tax Exempt	39,809	39,809	5,990	5,000	-
4 LIHTC & Mortgages/CHA Loan Repayment	110,253	110,253	50,648	59,190	4,780
5 MTW Funds	7,600	7,600	-	3,501	-
6 Other Funds	2,787	2,787	-	-	-
Total Available Source	\$ 230,381	\$ 230,381	\$ 139,165	\$ 126,425	\$ 22,278
USES					
Development	\$ 100,861	\$ 100,861	\$ 75,500	\$ 49,417	\$ 15,998
Capital Construction	42,650	42,650	5,240	4,500	1,500
Rental Assistance Demonstration	86,870	86,870	58,425	72,508	4,780
Total Uses	\$ 230,381	\$ 230,381	\$ 139,165	\$ 126,425	\$ 22,278
Bal Sheet Change/Unspent Funding	-	-	-	-	-
REMAINING FUNDS	\$ -	\$ -	\$ -	\$ -	\$ -

CHA Quarterly Report, 1st Quarter 2019

Appendix A: Detailed Property Listing

Public Housing							
Family Housing Portfolio							
Property Name	Address/Closest Intersection	Target Population	Total Units	Occupied Units	Offline Units	Vacant Units	Opportunity and/or General Area
Altgeld-Murray Homes	Bishop Ford Fwy & E 130th St	Family	1541	1478	11	52	No
Bridgeport Homes	S Halsted St & W 31st St	Family	115	102	10	3	Yes
Brooks Homes	S Racine Ave & W Roosevelt Rd	Family	330	310	0	20	No
Cabrini Rowhouses	N LaSalle Blvd & W Chicago Ave	Family	584	134	6	444	No
Dearborn Homes	S State St & W 31st St	Family	668	624	4	40	No
Horner-Westhaven	N Western Ave & W Madison St	Family	353	278	19	56	No
Lake Parc Place	S Ellis Ave & E Pershing Rd	Family	290	256	10	24	No
Lathrop Homes	N Damen Ave & W Diversey Ave	Family	465	67	4	394	Yes
Lawndale Gardens	S California Ave & W 26th St	Family	121	109	5	7	Yes
Lowden Homes	Dan Ryan Expy & W 95th St	Family	127	125	2	0	No
Trumbull Park Homes	S Torrence Ave & E 107th St	Family	437	417	11	9	No
Washington Park Low Rises	S Vincennes Ave & E 43rd St	Family	230	190	10	30	Varies by Building
Wentworth Gardens	Dan Ryan Expy & W Pershing Rd	Family	343	324	8	11	No
Totals			5,604	4,414	100	1,090	
Scattered Sites Portfolio							
Scattered Sites Region	Address/Closest Intersection	Target Population	Total Units	Occupied Units	Offline Units	Vacant Units	Opportunity and/or General Area
SS Region 1	Varies by Building	Family	1457	1301	28	128	Varies by Building
SS Region 2	Varies by Building	Family	606	430	66	110	Varies by Building
SS Region 3	Varies by Building	Family	337	310	8	19	Varies by Building
SS Region 4	Varies by Building	Family	424	329	9	86	Varies by Building
Totals			2,824	2,370	111	343	
Senior Housing Portfolio							
Property Name	Address/Closest Intersection	Target Population	Total Units	Occupied Units	Offline Units	Vacant Units	Opportunity and/or General Area
Ada S. Dennison-McKinley Apts	661 E 69th St	Senior	125	116	3	6	No
Albany Terrace Apts	3030 W 21st Pl	Senior	350	254	62	34	No
Alfreda Barnett Duster Apts	150 S Campbell Ave	Senior	129	116	3	10	No
Armour Square Apts & Annex	3120 & 3146 & 3216 & 3250 S Wentworth Ave	Senior	392	376	13	3	Yes
Bridgeport Elderly	841 W 32nd St	Senior	14	14	0	0	Yes
Britton Budd Apts	501 W Surf St	Senior	173	167	0	6	Yes
Castleman Apts	4945 N Sheridan Rd	Senior	201	194	2	5	Yes
Crowder Place	3801 N Pine Grove Ave	Senior	22	9	3	10	Yes
Edith Spurlock Sampson Apts	2640 & 2720 N Sheffield Ave	Senior	394	382	9	3	Yes
Elizabeth Wood Apts	1845 N Larrabee St	Senior	83	81	1	1	Yes
Ella Flagg Young Apts	4645 N Sheridan Rd	Senior	235	225	3	7	Yes
Ida Platt Senior Apts	10513-10551 S Yates Ave & 2440-2454 E 106th St	Senior	28	27	0	1	No
Irene McCoy Gaines Apts	3700 W Congress Pkwy	Senior	151	100	27	24	No
Lidia Pucinska Apts	847 N Greenview Ave & 838 N Noble St	Senior	378	369	2	7	Yes
Mahalia Jackson Apts	9141 & 9177 S South Chicago Ave	Senior	282	265	3	14	No
Margaret Day Blake Apts	2140 N Clark St	Senior	100	94	2	4	Yes
Maria Diaz Martinez Apts	2111 N Halsted St	Senior	134	131	2	1	Yes
Mary Hartwell Catherwood Apts	3920 & 3930 & 3940 N Clark St	Senior	357	350	2	5	Yes
Mary Jane Richardson-Jones Apts	4930 S Langley Ave	Senior	174	156	4	14	No
Maudelle Brown Bousfield Apts	4949 S Cottage Grove Ave	Senior	92	82	1	9	No
Mulvey Place	416 W Barry Ave	Senior	21	15	3	3	Yes
Patrick Sullivan Apts	1633 W Madison St	Senior	482	429	4	49	No
The Kenmore	5040 N Kenmore Ave	Senior	100	99	0	1	Yes
The Pomeroy	5650 N Kenmore Ave	Senior	105	101	0	4	Yes
Thomas Flannery Apts	1507 & 1531 N Clybourn Ave	Senior	252	245	1	6	No
Washington Park Elderly	S Woodlawn Ave & E 55th St	Senior	22	19	0	3	Yes
Wicker Park Apts & Annex	1414 N Damen Ave & 2020 W Schiller St	Senior	225	216	5	4	Yes
Zelda Ormes Apts	116 W Elm St	Senior	269	247	5	17	Yes
Totals			5,290	4,879	160	251	

CHA Quarterly Report, 1st Quarter 2019

Mixed-Income Portfolio							
Property Name	Address/Closest Intersection	Target Population	Total Units	Occupied Units	Offline Units	Vacant Units	Opportunity and/or General Area
Casa Queretaro	2012 W 17th St	Family	15	15	0	0	Yes
City Gardens	S Western Ave & W Van Buren St	Family	25	25	0	0	No
Clybourn 1200	454 W Division St	Family	26	26	0	0	No
Coleman Place	S Michigan Ave & E 43rd St	Family	52	52	0	0	No
Domain Lofts	900 N Kingsbury St	Family	16	15	0	1	Yes
Fountain View	1335-1343 S Independence Blvd	Family	14	14	0	0	No
Gwendolyn Place	S Michigan Ave & E 47th St	Family	30	29	0	1	No
Hansberry Square	S State St & W Pershing Rd	Family	83	82	0	1	No
Hilliard Family Phase 1	2031 S Clark St	Family	59	58	0	1	No
Hilliard Family Phase 2	2030 S State St	Family	58	55	0	3	No
Hilliard Senior Phase 1	2111 S Clark St	Senior	94	92	0	2	No
Hilliard Senior Phase 2	30 W Cermak Rd	Senior	94	90	0	4	No
Jackson Square at West End	S Western Ave & W Van Buren St	Family	57	56	0	1	No
Jazz On the Boulevard	S Cottage Grove Ave & E 43rd St	Family	30	29	0	1	No
Keystone Place	S Ellis Ave & E Marquette Rd	Family	38	37	0	1	No
Lake Park Crescent Phase 1	S Ellis Ave & E Pershing Rd	Family	60	59	0	1	No
Lake Park Crescent Phase 1A For Sale	Varies by Building	Family	26	26	0	0	Varies by Building
Langston	S Cottage Grove Ave & E 43rd St	Family	29	26	0	3	No
Mahalia Place	S Michigan Ave & E 43rd St	Family	54	49	0	5	No
Mohawk North	N Halsted St & W North Ave	Family	16	14	0	2	No
North Town Village Phase 1	N Halsted St & W Division St	Family	39	37	0	2	No
North Town Village Phase 2	N Halsted St & W Division St	Family	40	36	0	4	No
Oakwood Shores Phase 1A	S Cottage Grove Ave & E Pershing Rd	Family	63	60	0	3	No
Oakwood Shores Phase 1B	S Cottage Grove Ave & E Pershing Rd	Family	63	57	0	6	No
Oakwood Shores Phase 2A	S Vincennes Ave & E Pershing Rd	Family	81	79	0	2	No
Oakwood Shores Phase 2B	S Vincennes Ave & E Pershing Rd	Family	29	27	0	2	No
Oakwood Shores Phase 2C Mercy	3753-55 S Cottage Grove Ave	Family	19	18	0	1	No
Oakwood Shores Phase 2D	S Cottage Grove Ave & E Pershing Rd	Family	22	18	0	4	No
Old Town Square	N Clark St & W Division St	Family	16	14	0	2	Yes
Old Town Village West	N Halsted St & W Division St	Family	66	62	0	4	Yes
Orchard Park	N Halsted St & W Division St	Family	81	78	0	3	Varies by Building
Park Boulevard Phase 1	S State St & W 35th St	Family	54	54	0	0	No
Park Boulevard Phase 2A	S State St & W 35th St	Family	46	44	0	2	No
Park Boulevard Phase 2B	S State St & W 35th St	Family	37	34	0	3	No
Park Douglas	S California Ave & W Roosevelt Rd	Family	60	58	0	2	No
Parkside Condo	N Halsted St & W Division St	Family	72	71	0	1	No
Parkside Condo Phase 1B	545 W Division St	Family	35	35	0	0	No
Parkside of Old Town Phase 2A	544 W Oak St	Family	39	39	0	0	No
Parkside of Old Town Phase 2B	459 W Division St & 1151 N Cleveland Ave	Family	36	35	0	1	No
Quincy	S Cottage Grove Ave & E 43rd St	Family	27	26	0	1	No
Renaissance North	551 W North Ave	Family	18	17	0	1	No
Roosevelt Square Phase 1	S Racine Ave & W Roosevelt Rd	Family	125	123	0	2	No
Roosevelt Square Phase 2	S Racine Ave & W Roosevelt Rd	Family	120	118	0	2	No
Rosenwald Courts Apartments	4642 S Michigan Ave	Senior	60	59	0	1	No
Savoy Square	S State St & W 43rd St	Family	60	59	0	1	No
Shops and Lofts at 47th	S Cottage Grove Ave & E 47th St	Family	28	28	0	0	No
St. Edmunds Meadows	S Michigan Ave & E 59th St	Family	14	13	0	1	No
St. Edmunds Oasis	S Michigan Ave & E 63rd St	Family	19	19	0	0	No
Sterling Park Apartments	3301 W Arthington St	Family	66	65	0	1	No
Sullivan Station	S Ellis Ave & E 43rd St	Family	47	45	0	2	No
The Dorchester	S Stony Island Ave & E 71st St	Family	12	12	0	0	No
The Pershing	3845 S State St	Family	27	26	0	1	No
West End Phase 1	S California Ave & W Madison St	Family	14	13	0	1	No
West End Phase 2	S Western Ave & W Van Buren St	Family	65	59	1	5	No
Westhaven Park Phase 1	N Damen Ave & W Madison St	Family	87	85	0	2	No
Westhaven Park Phase 2B	N Damen Ave & W Madison St	Family	70	67	0	3	No
Westhaven Park Phase 2C	N Damen Ave & W Madison St	Family	46	45	0	1	No
Westhaven Park Tower	100 N Hermitage Ave	Family	34	33	0	1	No
Totals			2,713	2,617	1	95	

CHA Quarterly Report, 1st Quarter 2019

Project Based Vouchers				
RAD1 Portfolio (Former Public Housing Developments)				
Property Name	Address/Closest Intersection	Target Population	Total Units Under HAP Contract	Opportunity and/or General Area
Caroline Hedger Apts	6400 N Sheridan Rd	Senior	450	Yes
Daniel Hudson Burnham Apts	1930 W Loyola Ave	Senior	178	Yes
Elizabeth Davis Apts	440 N Drake Ave	Senior	148	No
Fannie Emanuel Apts	3916 W Washington Bl	Senior	180	No
Hattie Callner Apts	855 W Aldine Ave	Senior	145	Yes
Judge Fisher Apts	5821 N Broadway St	Senior	199	Yes
Judge Green Apts	4030 S Lake Park Ave	Senior	153	No
Judge Slater Apts and Annex	4218 S Cottage Grove Ave & 740 E 43rd St	Senior	402	No
Kenneth Campbell Apts	6360 S Minerva Ave	Senior	165	No
Las Americas Apartments	1611 S Racine Ave	Senior	211	Yes
Lathrop	N Clybourn Ave & W Diversey Pkwy	Family	90	Yes
Lincoln Perry Apts and Annex	243 E 32nd St & 3245 S Prairie Ave	Senior	442	Yes
Long Life Apts	344 W 28th Pl	Senior	114	Yes
Lorraine Hansberry Apts	5670 W Lake St	Senior	168	No
Major Robert Lawrence Apts	655 W 65th St	Senior	191	No
Minnie Riperton Apts	4250 S Princeton Ave	Senior	335	No
Schneider Apts	1750 W Peterson Ave	Senior	174	Yes
Villages of Westhaven	N Damen Ave & W Madison St	Family	95	No
Vivian Carter Apts	6401 S Yale Ave	Senior	221	No
Vivian Gordan Harsh Apts	4227 S Oakenwald Ave	Senior	123	No
William Jones Apts	1447 S Ashland Ave	Senior	114	No
Totals			4298	
RAD2 Portfolio (MR Conversions)				
Property Name	Address/Closest Intersection	Target Population	Total Units Under	Opportunity and/or
Austin Apartments (include units under separate non-RAD PBV contract)	334 N Menard Ave	Supportive	57	No
Deborah's Place III	2822 W Jackson Blvd	Supportive	90	No
Grais Apartments (include units under separate non-RAD PBV contract)	6808 N Wayne Ave	Supportive	44	Yes
Rowan Trees Apartments (include units under separate non-RAD PBV contract)	500 W Englewood Ave	Supportive	45	No
Totals			236	
Mod Rehab				
Property Name	Address/Closest Intersection	Target Population	Total Units Under	Opportunity and/or
16 N Lorel	16-18 N Lorel Ave	Family	23	No
4240-4248 S Michigan	4240-4248 S Michigan Ave	Family	42	No
4441-47 S Greenwood	4441-4447 S Greenwood Ave	Family	32	No
Austin Village	431-439 N Central Ave	Family	29	No
Belray Apartments	3150 N Racine Ave	Supportive	70	Yes
Butler Lindon Apartments	6146 S Kenwood Ave	Supportive	5	No
Carlton/Magnolia Apartments	4626 N Magnolia Ave	Supportive	70	Yes
Dickens Apartments	3621-3629 W Dickens Ave	Family	34	Yes
Eddie Mae & Alex Johnson Apartments	6230 S Dorchester Ave	Supportive	29	No
Holland House	240 W 107th Pl	Supportive	70	No
Karibuni Place	8200 S Ellis Ave	Supportive	60	No
Lawson House	30 W Chicago Ave	Supportive	100	Yes
Los Vecinos Apartments	4250 W North Ave	Supportive	50	Yes
Mae Suites	148 N Mayfield Ave	Supportive	39	No
Major Jenkins	5012 N Winthrop Ave	Supportive	80	Yes
Miriam Apartments	4707 N Malden St	Supportive	66	Yes
Pine Central	743-755 N Central Ave	Family	35	No
Rebecca Walker Apartments	126 S Central Ave	Supportive	22	No
Renaissance Partners	3757 S Wabash Ave	Supportive	100	No
Washington Park Apartments	5000 S Indiana Ave	Supportive	31	No
Totals			987	

CHA Quarterly Report, 1st Quarter 2019

City-State				
Property Name	Address/Closest Intersection	Target Population	Total Units Under	Opportunity and/or
Harrison Courts	2910-2950 W Harrison St	Family	123	No
Lathrop Elderly	2717 N Leavitt St	Senior	92	Yes
Loomis Courts	1314-1342 W 15th St	Family	124	No
Totals			339	
PRA				
Property Name	Address/Closest Intersection	Target Population	Total Units Under	Opportunity and/or
3714-16 W. Wrightwood Apartments	3714-3716 W Wrightwood Ave	Family	5	Yes
5801 S Michigan (Sojourner Truth Apartments)	103-115 E 58th St/ 5801 S Michigan Ave	Family	23	No
5840 S Dr Martin Luther King Jr Dr	5840 S Dr Martin Luther King Jr Dr	Supportive	4	No
600 S Wabash LP	618 S Wabash Ave	Supportive	76	Yes
65th Infantry Regiment Veterans Housing	1045 N Sacramento Ave	Supportive	48	Yes
90th Street Development (9000 S Justine LLC)	1531-1539 W 90th St	Family	4	No
Access Housing	Varies by Building	Supportive	38	Yes
Anchor House	1230 W 76th St	Family	108	No
Archer Avenue Senior Residences	2928 S Archer Ave	Senior	12	Yes
Bettendorf Place	8425 S Saginaw Ave	Supportive	18	No
Black Hawk Manor	4955 W Medill Ave/2317 N Lavergne Ave	Senior	2	Yes
Boulevard Apartments	Varies by Building	Family	12	Varies by Building
Boxelder Court	6205-6215 S Langley Ave	Family	6	No
Brainerd Apartments	8920 S Loomis St	Family	9	No
Branch of Hope	5628-5630 S Halsted St	Family	58	No
Bryn Mawr Apartments	5550 N Kenmore Ave	Family	10	Yes
Buffett Place	3208 N Sheffield Ave	Supportive	51	Yes
The Carling	1512 N La Salle Dr	Family	39	Yes
Casa Kirk (RHI)	3242-3260 E 92nd St	Family	5	No
Casa Maravilla (RHI)	2021 S Morgan St	Senior	15	Yes
Casa Morelos (RHI)	2015 S Morgan St	Family	9	Yes
Colonial Park Apartments (RHI)	Varies by Building (Park City, IL)	Family	60	N/A
Congress Parkway Apartments (RHI)	385-416 Ambassador Dr (Crystal Lake, IL)	Family	6	N/A
Crestwood Apartments	525 N Austin Blvd	Senior	57	No
Crowder Place Apartments	3801 N Pine Grove Ave	Senior	21	Yes
Deborah's Place II	1530 N Sedgwick St	Supportive	39	No
Devon Place Apartments	1950 W Devon Ave	Family	18	Yes
Diversey Manor	3213-3223 W Diversey Ave/2749-2761 N Sawyer Ave	Family	50	Yes
Dr MLK Legacy Apartments	3800-3814 W 16th St/1550-1556 S Hamlin Ave/1549-1555 S Avers Ave	Family	10	No
East Park Apartments	3300 W Maypole Ave	Family	150	No
Eastwood Garden Apartments	6531 S Lowe Ave	Family	47	No
Englewood Permanent Supportive Housing	901 W 63rd St	Supportive	50	No
Evergreen Towers	1343 N Cleveland Ave	Senior	10	No
G & A Residence at Spaulding	1750 N Spaulding Ave	Family	9	Yes
G & A Senior Residence at Eastgate Village	300 E 26th St	Senior	35	No
G & A Senior Residences at Ravenswood	1818 W Peterson Ave	Senior	37	Yes
G & A Senior Residences of West Ridge (West Ridge Senior Apartments)	6142 N California Ave	Senior	19	Yes
Greenwood Courts	4433-4437 S Greenwood Ave	Family	9	No
Hancock House	12045 S Emerald Ave	Senior	18	No
Harriet Tubman Apartments	5755-5759 S Michigan Ave/108-114 E 58th St	Family	11	No
Harvest Commons Apartments	1519 W Warren Blvd	Supportive	89	Yes
Hilliard Homes (I & II)	2111 S Clark St & 30 W Cermak Rd	Senior	158	No
Hollywood House	5700 N Sheridan Rd	Senior	51	Yes
Hope Manor I	3053 W Franklin Blvd	Supportive	30	No
Hope Manor II	815-823 W 60th St & 6000-6030 S Green St & 6002 S Halsted St	Supportive	73	No
Hope Manor Joliet Apartments (RHI)	1331-1361 Eagle St & 1330-1360 Copperfield Ave (Joliet, IL)	Supportive	42	N/A

CHA Quarterly Report, 1st Quarter 2019

PRA (continued)				
Property Name	Address/Closest Intersection	Target Population	Total Units Under	Opportunity and/or
Howard Apartments	1567-1569 N Hoyne Ave	Family	12	Yes
Humboldt House	1819 N Humboldt Blvd	Supportive	31	Yes
Humboldt Park Residence	1152 N Christiana Ave	Family	20	No
Illinois Accessible Housing Initiative	Varies by Building	Supportive	46	Yes
Independence Apartments	924 S Lawndale Ave & 925-935 S Independence Blvd	Family	9	No
Ironwood Courts	6019-6029 S Indiana Ave	Family	14	No
Ivy Park Homes (Formerly Princeton Park Homes)	Dan Ryan Expy & W 91st St	Family	28	No
Jade Garden Apartments	330-338 W Cermak Rd & 2156-2162 S Tan Ct	Family	35	Yes
Jarvis Apartments	2049-2051 W Jarvis Ave	Family	4	No
Karibuni Place	8200 S Ellis Ave	Supportive	11	No
Kenmore Plaza	5225 N Kenmore Ave	Senior	105	Yes
Lake Street Studios	727 W Lake St	Family	61	Yes
Lake Village East Apartments	4700 S Lake Park Ave/1350-1360 E 47th Pl	Family	67	No
Leigh Johnson Courts	1034-1112 E 73rd St & 7227-7239 S Dobson Ave	Family	18	No
Leland Apartments	1207 W Leland Ave	Family	14	Yes
Leland Apartments	1207 W Leland Ave	Supportive	5	Yes
Leontyne Apartments	E 43rd St & S Vincennes Ave	Family	14	No
Liberty Square Apartments	S Central Park Blvd & W Harrison St	Family	16	No
Los Vecinos Apartments	4250 W North Ave	Supportive	11	Yes
Luxe Properties (Formerly Barnes Real Estate)	Varies by Building	Family	6	Varies by Building
Lyndale Apartments	2569-2575 W Lyndale St/2207-2221 N Rockwell St	Family	42	Yes
Major Jenkins	5016 N Winthrop Ave	Supportive	80	Yes
Maple Pointe Apartments	150 W Maple St	Family	114	Yes
Midwest Apartments	6 N Hamlin Ave	Family	15	No
Milwaukee Avenue Apartments	3064 N Milwaukee Ave	Supportive	11	Yes
Montclare Senior Residences	1210 E 78th St	Senior	38	No
Mt Greenwood Estates	3225 W 111th St	Supportive	3	Yes
Mulvey Place Apartments	416 W Barry Ave	Senior	19	Yes
Nathalie Salmon House	7320 N Sheridan Rd	Senior	6	Yes
Near North Apartments	1244 N Clybourn Ave	Family	46	No
New Mom's Transformation Project	5317 W Chicago Ave	Supportive	40	No
North & Talman III	1605-1619 N Washtenaw Ave	Family	8	Yes
North Avenue Apartments	2654 W North Ave	Family	16	Yes
Nuestro Hogar	1314-1318 N Karlov Ave/4101-4103 W Kamerling Ave	Family	12	Varies by Building
Park Apartments	202-224 E Garfield Blvd & 5447 S Indiana Ave & 5446-50 S Prairie Ave & 5732 S Calumet Ave	Family	30	No
Pearl Street Apartments (RHI)	3512 Pearl St (McHenry, IL)	Supportive	12	N/A
Reba Place Fellowship	1528 W Pratt Blvd & 1545 W Pratt Blvd	Family	8	Yes
Renaissance West Apartments	2517 W Fullerton Ave	Family	99	Yes
Roosevelt Towers I	3440 W Roosevelt Rd	Senior	126	No
Rosa Parks Apartments	N Central Park Ave & W Chicago Ave	Family	26	No
Rosenwald Courts	4642 S Michigan Ave	Senior	60	No
San Miguel	907 W Argyle St	Family	14	Yes
Sankofa House	4041 W Roosevelt Rd	Family	36	No
Senior Suites at Auburn Gresham	1050 W 79th St	Senior	17	No
South Park Plaza	S Dr Martin Luther King Jr Dr & E 26th St	Family	34	No
St. Andrews Court	50 N Hoyne Ave	Supportive	30	No
St Edmund's Court	5921-5937 S Wabash Ave	Family	10	No
St Leo Residence	7750 S Emerald Ave	Supportive	50	No
St Leo Residence Vash	7750 S Emerald Ave	Supportive	40	No
Sunnyside Kenmore Apartments	4130 N Kenmore Ave & 847-849 W Sunnyside Ave	Family	10	No
The Drexel	8031-8035 S Drexel Ave	Supportive	12	No
The Marshall	1216 N La Salle St	Family	90	Yes
The Resurrection Home	1910 S Albany Ave & 2124 W 19th St	Family	5	Varies by Building

CHA Quarterly Report, 1st Quarter 2019

PRA (continued)				
Property Name	Address/Closest Intersection	Target Population	Total Units Under	Opportunity and/or
The Suites of Autumn Green at Wright Campus	4255 N Oak Park Ave	Senior	8	Yes
Thresholds at Casa de Troy	6355-6357 S Troy St/3116-3120 W 64th St	Supportive	16	No
Thresholds at Edgewater Shores	5326 N Winthrop Ave	Supportive	8	Yes
Tierra Linda Apartments	Varies by Building	Family	14	Yes
Town Hall Apartments	3600 N Halsted St	Senior	79	Yes
Trumbull Apartments (Spaulding and Trumbull Apartments)	1310-1314 S Spaulding Ave & 1428 S Trumbull Ave	Supportive	13	No
Veterans New Beginnings	8140 S Racine Ave	Supportive	48	No
Victory Centre of South Chicago SA	9233 S Burley Ave	Senior	18	No
Wabash Apartments	23-31 E 61st St/6100-6108 S Wabash Ave	Supportive	24	No
Washington Park Apartments	5000 S Indiana Ave	Family	32	No
Wentworth Commons (RHI)	11045 S Wentworth Ave	Family	10	No
West Humboldt Place	3543 W Chicago Ave	Supportive	4	No
Wilson Yards Family Apartments	1026 W Montrose Ave	Family	16	No
Wilson Yards Senior Apartments	1032 W Montrose Ave	Senior	20	No
Winterberry Place	321-325 E 48th St/4802-4806 S Calumet Ave	Family	6	No
Woodstock Commons (RHI)	1400-1475 Commons Dr (Woodstock, IL)	Family	22	N/A
Wrightwood Apartments	3821 W Wrightwood Ave	Family	5	Yes
Wrightwood Senior Apartments	2815 W 79th St	Senior	17	Yes
Xavier Apartments	625 W Division	Family	24	Yes
Zapata Apartments	3734 W Cortland St & 3503 W Armitage Ave & 1955 N St Louis Ave & 3230 W Armitage Ave	Family	18	Yes
Totals			3,739	