

# CHA Quarterly Report, 4th Quarter 2020

## 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 close to 134,000 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 for the 4th Quarter 2020 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 the population CHA serves, 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 15,926 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. A detailed list of all Public Housing developments is included in Appendix A.

- 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 10,551 Project-Based Vouchers (PBVs) that provide long-term subsidies for units in privately-owned rental properties throughout the Chicago area. This section includes a breakdown of PBV units by portfolio 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 47,054 households 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 rowhomes, 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

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## 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. 23

## 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. 24

## Section VII: CHA Finances

This section provides an overview of CHA funding priorities.

- A. CHA Funding Summary – p. 27
- B. CHA Capital Plan – p. 28

## 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. 29

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## I. CHA Residents

### A. Current Demographics

As of December 31, 2020 CHA serves over 13,300 households in public housing and over 50,000 families participating in the voucher program. Combined, there are more than 63,000 households and nearly 134,000 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. As of December 31, 2020, 80% of the applicable AMI for a family of four is \$72,800.

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 Mobility<sup>a</sup> and General and/or Opportunity Areas<sup>b</sup> has continuously been growing.

	Public Housing			Section 8 Voucher			All CHA
	All Family-Designated	Senior-Designated	Total Public Housing	HCV <sup>1</sup>	PBV <sup>2</sup>	Total Voucher	
<b>OVERALL DEMOGRAPHICS</b>							
Total Households	8,909	4,440	13,349	41,248	9,109	50,357	63,706
Total Residents	22,220	4,957	27,177	95,091	11,654	106,745	133,922
<b>HOUSEHOLD SIZE</b>							
Average Household Size	2.5	1.1	2.0	2.3	1.3	2.1	2.1
<b>HEAD OF HOUSEHOLD GENDER</b>							
Female	7,846	2,198	10,044	34,144	4,536	38,680	48,724
Male	1,063	2,242	3,305	7,104	4,573	11,677	14,982
<b>RESIDENT AGE</b>							
Youth (0-17)	9,135	3	9,138	34,277	1,564	35,841	44,979
Working-Age (18-54)	9,603	60	9,663	43,108	2,790	45,898	55,561
Near-Elderly (55-61)	1,453	124	1,577	6,887	1,086	7,973	9,550
Elderly (62+)	2,029	4,770	6,799	10,819	6,214	17,033	23,832
<b>HEAD OF HOUSEHOLD RACE/ETHNICITY</b>							
African American, non-Hispanic	7,895	2,073	9,968	36,413	6,689	43,102	53,070
Hispanic, any race	861	681	1,542	3,551	784	4,335	5,877
White, non-Hispanic	114	863	977	1,090	1,054	2,144	3,121
Asian, non-Hispanic	14	780	794	85	514	599	1,393
American Indian/Alaska Native, non-Hispanic	13	15	28	48	18	66	94
Native Hawaiian/Other Pacific Islander, non-Hispanic	1	20	21	4	29	33	54
Other/Unknown race, non-Hispanic	11	8	19	57	21	78	97
<b>DISABILITY STATUS</b>							
Households with a disabled member	3,077	1,901	4,978	17,022	4,126	21,148	26,126
% of households with a disabled member	35%	43%	37%	41%	45%	42%	41%
<b>HOUSEHOLD INCOME<sup>3</sup></b>							
# at 0-30% AMI (Extremely Low Income)	6,976	4,047	11,023	34,870	8,106	42,976	53,999
# at 31-50% AMI (Very Low Income)	1,260	335	1,595	5,166	847	6,013	7,608
# at 51-80% AMI (Low Income)	506	53	559	1,170	148	1,318	1,877
# at 81%+ AMI (Moderate Income)	167	5	172	42	8	50	222
% at 0-30% AMI (Extremely Low Income)	78%	91%	83%	85%	89%	85%	85%
% at 31-50% AMI (Very Low Income)	14%	8%	12%	13%	9%	12%	12%
% at 51-80% AMI (Low Income)	6%	1%	4%	3%	2%	3%	3%
% at 81%+ AMI (Moderate Income)	2%	0%	1%	0%	0%	0%	0%
<b>HEAD OF HOUSEHOLD EMPLOYMENT STATUS</b>							
Total # of Work- Eligible <sup>4</sup>	4,909	2	4,911	20,929	1,757	22,686	27,597
# of Work-Eligible Employed	2,746	1	2,747	8,828	565	9,393	12,140
% of Work-Eligible Employed	56%	50%	56%	42%	32%	41%	44%
<b>OPPORTUNITY/GENERAL &amp; MOBILITY AREAS</b>							
Households living in Mobility Areas	3,493	3,198	6,691	10,109	4,365	14,474	21,165
Households living in General or Opportunity Areas	2,028	2,946	4,974	8,607	4,149	12,756	17,730

<sup>1</sup> 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.

<sup>2</sup> PBV demographic data includes all project-based vouchers including PRA, RAD, and Mod-Rehab. It does not include City-State vouchers.

<sup>3</sup> This measure is based on Family AMI.

<sup>4</sup> Heads of Household age 18-54 who are not receiving SSI, social security, or pensions are considered work-eligible.

<sup>a</sup> 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).

<sup>b</sup> 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.

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## 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 waitlist 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 as of December 31, 2020 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
<b>OVERALL DEMOGRAPHICS</b>					
Total Applicants*	75,314	8,009	37,881	72,972	194,176
<b>HOUSEHOLD SIZE</b>					
Average Household Size	2.2	1.2	2.3	2.2	2.1
<b>HEAD OF HOUSEHOLD GENDER</b>					
Female	55,751	3,953	26,198	52,062	137,964
Male	18,468	3,996	11,368	19,700	53,532
Unknown Gender	1,095	60	315	1,210	2,680
<b>HEAD OF HOUSEHOLD AGE</b>					
Working Age (18-54)	65,780	15	26,035	59,746	151,576
Near-Elderly (55-61)	5,816	2,044	3,967	6,911	18,738
Elderly (62+)	3,706	5,924	4,606	6,304	20,540
Unknown Age	12	26	3,273	11	3,322
<b>HEAD OF HOUSEHOLD RACE/ETHNICITY</b>					
African American/Black, non-Hispanic	57,983	4,521	30,541	54,792	147,837
Hispanic, any race	7,334	836	3,932	7,426	19,528
White, non-Hispanic	2,948	989	1,801	3,395	9,133
Asian, non-Hispanic	513	1,143	191	1,048	2,895
American Indian/Alaska Native, non-Hispanic	277	30	51	258	616
Native Hawaiian/Other Pacific Islander, non-Hispanic	94	25	16	46	181
Other or Unknown Race/Ethnicity	6,165	465	1,349	6,007	13,986
<b>DISABILITY STATUS</b>					
Households requesting an accessible unit**	8,269	2,445	4,034	9,814	24,562
<b>HOUSEHOLD INCOME</b>					
\$0	11,871	627	2,907	11,981	27,386
\$1-\$4,999	6,225	789	1,991	6,757	15,762
\$5,000-\$9,999	13,645	2,962	6,425	15,229	38,261
\$10,000-\$19,999	20,064	2,556	6,411	20,748	49,779
\$20,000-\$29,999	12,692	694	2,318	11,577	27,281
\$30,000+	10,142	337	1,169	6,059	17,707
Unknown Income	675	44	16,660	621	18,000

\*Some applicants are on multiple waitlists. There are 141,449 individual applicants on CHA's waitlist.

\*\*Accessibility requests based on updated set of waitlist preference codes that may differ from previous reports.

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## 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 December 31, 2020, 62.2% of these households had moved to their final housing choice to satisfy their Right of Return; 1.5% had not yet made their final housing choice; 17.2% are deceased or have been evicted; and 19.1% 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 12/31/2020										
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%	10	1%	249	22%	166	14%
Altgeld-Murray Homes	1,717	100%	975	57%	14	1%	303	18%	425	25%
Bridgeport Homes	123	100%	83	67%	3	2%	18	15%	19	15%
Cabrini	1,770	100%	1,067	60%	55	3%	355	20%	293	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%	512	73%	0	0%	105	15%	82	12%
Ickes Homes	820	100%	463	56%	27	3%	155	19%	175	21%
Lake Parc Place	235	100%	166	71%	0	0%	27	11%	42	18%
Lathrop Homes	747	100%	323	43%	13	2%	222	30%	189	25%
Lawndale Gardens	121	100%	70	58%	1	1%	23	19%	27	22%
LeClaire Courts	402	100%	195	49%	28	7%	66	16%	113	28%
Lowden Homes	116	100%	80	69%	1	1%	14	12%	21	18%
Madden-Wells Homes	1,621	100%	896	55%	25	2%	338	21%	362	22%
Randolph Towers	139	100%	99	71%	3	2%	17	12%	20	14%
Rockwell Gardens	519	100%	297	57%	8	2%	97	19%	117	23%
SS North Central	974	100%	766	79%	2	0%	90	9%	116	12%
SS North East	605	100%	476	79%	2	0%	52	9%	75	12%
SS South East	454	100%	336	74%	0	0%	58	13%	60	13%
SS South West	262	100%	202	77%	0	0%	21	8%	39	15%
SS West	192	100%	168	88%	0	0%	10	5%	14	7%
Stateway Gardens	696	100%	447	64%	6	1%	112	16%	131	19%
Taylor Homes	1,564	100%	986	63%	35	2%	223	14%	320	20%
Trumbull Park Homes	383	100%	208	54%	3	1%	61	16%	111	29%
Washington Park Homes	367	100%	228	62%	4	1%	71	19%	64	17%
Wentworth Gardens	388	100%	247	64%	5	1%	62	16%	74	19%
<b>Grand Total</b>	<b>16,846</b>	<b>100%</b>	<b>10,471</b>	<b>62.2%</b>	<b>249</b>	<b>1.5%</b>	<b>2,902</b>	<b>17.2%</b>	<b>3,224</b>	<b>19.1%</b>

\*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 addresses 10/1/99 families who have lost their Right of Return due to non-responsiveness but have a right to reinstate.

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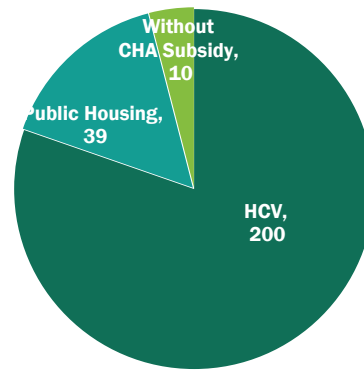
## D. Status of Households Awaiting Right of Return

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 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 December 31, 2020, there were 249 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: 16% (39) currently reside in CHA public housing; 80% (200) live in the private market with a Housing Choice Voucher provided by CHA; and 4% (10) live in the private market without a CHA subsidy, but have expressed a desire to return to CHA housing.

Housing Choice Survey Status for Families with a Right of Return As of 12/31/2020	
Site	Total Families Choosing this Site as their First Choice
ABLA Homes	14
Altgeld-Murray Homes	6
Bridgeport Homes	4
Cabrini (all sites)	48
Dearborn Homes	5
HCV	12
Hilliard Homes	2
Horner Homes	1
Ickes Homes	13
Lakefront Properties	2
Lake Parc Place	5
Lathrop Homes	11
Lawndale Gardens	1
LeClaire Courts	25
Lowden Homes	3
Madden-Wells Homes	20
Robert Taylor Homes	28
Rockwell Gardens	8
Scattered Sites (all areas)	13
Senior Housing	0
Stateway Gardens	9
Trumbull Park Homes	3
Washington Park Homes	10
Wentworth Gardens	6
<i>Grand Total Awaiting their Right of Return as of 4th Quarter 2020</i>	249

Current Location of Households Awaiting Right of Return



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

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## 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 December 31, 2020, the total number of CHA public housing units is 15,926. This number includes all public housing units and is not the same as CHA's progress toward the 25,000 unit delivery goal. CHA's public housing units are categorized in two ways:

- **Online Units:** This includes all occupied units plus those that are non-leased but may be available for occupancy or in the process of a transition. 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)	Non-Leased Units	Vacancy Rate (%)**	Units Vacant >60 days
Traditional Family	5,569	4,174	75	1,320	24.0%	1,254
Scattered	2,850	2,414	56	380	13.6%	356
Senior	4,762	4,150	160	452	9.8%	370
Mixed	2,745	2,637	0	108	3.9%	84
<b>Totals</b>	<b>15,926</b>	<b>13,375</b>	<b>291</b>	<b>2,260</b>	<b>14.5%</b>	<b>2,064</b>

Target Population	Total Units	Occupied Units	Offline Units (more detail in following report)	Non-Leased Units	Vacancy Rate (%)**	Units Vacant >60 days
Family	10,852	8,932	131	1,789	16.7%	1,677
Senior	5,074	4,443	160	471	9.6%	387
<b>Totals</b>	<b>15,926</b>	<b>13,375</b>	<b>291</b>	<b>2,260</b>	<b>14.5%</b>	<b>2,064</b>

\*Please see the Appendix for property-level detail.

\*\*The vacancy rate is calculated as the percent of total online units that are non-leased.

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## B. Public Housing Offline/Long-Term Redevelopment Unit Status

CHA Offline Unit Summary as of 4th Quarter 2020	
Category	Offline Units as of Q4 2020
Pending Redevelopment/ Planning	637
Pending Demolition or Disposition Activity	5
Non-Dwelling Units	146
Major or Routine Capital Maintenance	136

Offline Unit Status by Category as of 4th Quarter 2020		
<p><b>Units Vacant for Pending Redevelopment/Planning:</b> Includes sites with future redevelopment planning underway and pending RAD conversions; specific timelines for bringing new units online TBD pending finalization of plans. These units are counted as vacant in the Occupancy Report and Appendix A per HUD reporting guidelines, however, CHA does not plan to lease these units prior to redevelopment.</p>		
Development/Site	Offline Units as of Q4 2020	Q4 2020 Status
Lathrop Homes	199	Remaining Lathrop offline units will be removed from inventory for RAD conversion as additional construction phases at Lathrop occur. The Lathrop development team, Lathrop Community Partners (LCP), was successful in securing funding for Phase 1B and anticipates having a financial closing on this phase during the 2nd Quarter of 2021. LCP is pursuing both public and private funding sources for the next redevelopment phase at Lathrop (Phase 1C). An additional 183 vacant units (not included in this count) will be addressed during Phases 2 and 3 when Phase 1 is completed. Note that this count is based on development progress and may be different from the Appendix A total unit count and the total PIC inventory count.
Frances Cabrini Rowhouses	438	In February 2020, the CHA released a Request for Proposals (RFP) for the redevelopment of the Rowhouses and responses were received in June 2020. The RFP called for interested respondents to propose redevelopment, rehabilitation or a combination of redevelopment and rehabilitation. The solicitation is on hold until further notice.
<b>Total Pending Redevelopment/ Planning</b>	<b>637</b>	



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**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 Q4 2020	Q4 2020 Status
Scattered Sites	5	There are 5 scattered sites units in Region 2 pending approval for demolition or disposition.
<b>Total Pending Demolition or Disposition Activity</b>	<b>5</b>	

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

Development/Site	Offline Units as of Q4 2020	Q4 2020 Status
Non-Dwelling Units	146	No new units were designated for non-dwelling purposes during 4th quarter 2020. Additionally, 4 non-dwelling units at Lathrop Homes are now being reported under pending redevelopment/planning
<b>Total Non-Dwelling Units</b>	<b>146</b>	

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

Development/Site	Offline Units as of Q4 2020	Q4 2020 Status
Other Senior Sites	99	58 units at Albany Terrace and 38 units at Irene McCoy Gaines are offline due to internal repairs; a rehab construction contract is pending. Construction was scheduled to commence by the 4th Quarter 2020, however, further delays due to the COVID-19 pandemic are possible. The quantity of offline units will fluctuate during these projects. Two units at Castleman are offline due to water damage and the property manager is working with a vendor to submit a proposal to complete repairs in 2021. One unit at Edith Spurlock Sampson is non-dwelling and offline, but is pending repairs to bring online as a dwelling unit.
Other Family Sites	0	Construction on 11 offline units at Dearborn Homes was completed during 4th Quarter 2020 and they are back online.
Scattered Sites	37	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 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"> <li>• Region 1: 0 units</li> <li>• Region 2: 25 units</li> <li>• Region 3: 5 units</li> <li>• Region 4: 7 units</li> </ul>
<b>Total Undergoing Major or Routine Capital Maintenance</b>	<b>136</b>	

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## 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 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 the funding of public housing units to Section 8 PBV units either through the **conversion** of existing public housing properties to PBV properties or through the **transfer of assistance** from a former public housing building to a new property in CHA's portfolio that will come online as 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.
- **City-State** properties were created through a combination of city and state funding to provide housing for residents who were displaced by the construction of interstate highways. They are administered through a project-based rental assistance contract (PBRA) with HUD. CHA currently owns three city-state properties and they are operated by a tax credit partnership in which CHA LLC is the general partner.

### A. Project-Based Voucher Units Under Contract\*

As of December 31, 2020, the total number of units under Project-Based Voucher (PBV) Housing Assistance Payment (HAP) Contracts is 10,551.

PBV Type	Resident Type			Total
	Family	Supportive	Senior	
PRA	1,884	1,203	973	4,060
MR	195	613	0	808
RAD1 (Conversion)	246	0	4,594	4,840
RAD1 (Transfer of Assistance)	189	0	60	249
RAD2	0	257	0	257
City-State (PBRA)	246	0	91	337
<b>Total</b>	<b>2,760</b>	<b>2,073</b>	<b>5,718</b>	<b>10,551</b>

\*Please see the Appendix for property-level detail.

# CHA Quarterly Report, 4th Quarter 2020

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

<b>Offline Unit Status by Category as of 4th Quarter 2020</b>		
<b>Units Undergoing Major or Routine Capital Maintenance:</b> Includes sites undergoing routine repairs or maintenance, updates to align with building requirements, ADA modifications, and major capital maintenance projects.		
<b>Development/Site</b>	<b>Offline Units as of Q4 2020</b>	<b>Q4 2020 Status</b>
Lincoln Perry Apartments and Annex	5	The remaining work is being split into two separate projects with the life safety and common area work to be completed through the Section 3 Job Order Contracts (JOC) program. The number of units offline will fluctuate to accommodate different phases of renovation. Construction has been delayed due to the COVID-19 pandemic and the anticipated completion of the project is pending.
Major Robert Lawrence Apartments	2	Construction began in June 2014 and initially required 36 offline units to accommodate construction. Construction was completed on all but two units during 2nd Quarter 2019. These units are pending exterior repairs and are slated to be completed by the end of 1st Quarter 2021 absent any delays.
Minnie Riperton Apartments	1	One unit is offline pending repairs through the JOC program. Completion of the repairs is contingent upon restoration of JOC work, which has been delayed due to the COVID-19 pandemic.
<b>Total Undergoing Major or Routine Capital Maintenance</b>	<b>8</b>	

# CHA Quarterly Report, 4th Quarter 2020

## IV. CHA Housing Choice 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 after a voucher is issued, and estimated number of new participants each month who sign a lease agreement.

Voucher Election*	
	2020 Authorized
Block Grant Vouchers	5,230
Leasing Vouchers	47,337
<b>TOTAL</b>	<b>52,567</b>

Progress on Utilization Goals	
Total Vouchers Leased as of 1/1/2020	46,350
Total Vouchers Leased as of 12/31/2020	47,054
Difference (Increase/Decrease)	704

Total Voucher Utilization	
	12/31/2020
Total Vouchers Leased	47,054
Total Vouchers Available	52,567
% Leasing Utilization	90%

Other Voucher Utilization Key Indicators	
	12/31/2020
Vouchers Returned in 2020 (Attrition)	1,667
Vouchers Issued in 2020	1,911
Vouchers Leased in 2020	2,341
Voucher Holders Currently Searching for Units	514

\* 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, mod-rehab, and City-State). It does not include CHA administered Port-Ins.

# CHA Quarterly Report, 4th Quarter 2020

## 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).
- 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 a CHA-approved reasonable accommodation for family members with disabilities.
- 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.

### Analysis of Exception Payment Standards

As of December 31, 2020, CHA administered 6,608 vouchers with approved exception payment standards, representing approximately 16.4% of eligible HCV households served.

% FMR	Active Exception Payment Standards as of 9/30/2020	Active Exception Payment Standards as of 12/31/2020	Change from 9/30/2020 to 12/31/2020
Under 111%*	2,487	2,233	-254
111-120%	1,070	1,077	7
121-135%	1,178	1,265	87
136-150%	1,780	1,946	166
151-180%**	14	15	1
181-200%	14	19	5
201-250%	49	52	3
251-300%	1	1	0
<b>TOTAL</b>	<b>6,593</b>	<b>6,608</b>	<b>15</b>

Reason for Exception Payment Standard	Active Exception Payment Standards as of 9/30/2020	Active Exception Payment Standards as of 12/31/2020	Change from 9/30/2020 to 12/31/2020
Reasonable Accommodation	184	198	14
Mobility Area***	6,409	6,410	1
<b>TOTAL</b>	<b>6,593</b>	<b>6,608</b>	<b>15</b>

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

\*\* Three (3) of the participants with payment standards over 150% of FMR have HUD waivers to remain at their current levels and eighty-four (84) are approved for up to 250% of FMR due to an approved reasonable accommodation request.

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

# CHA Quarterly Report, 4th Quarter 2020

## 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 <sup>st</sup> Quarter 2020	392	57
2 <sup>nd</sup> Quarter 2020	352	68
3 <sup>rd</sup> Quarter 2020	338	64
4 <sup>th</sup> Quarter 2020	66	60
YTD 2020	1,148	249
All Time**	4,682	859

*\*These numbers are based on effective date of contract, not date payment is issued. As a result, included in the counts are both payments that have been issued as well as those where they have been approved and payments are pending. Retroactive corrections and approvals sometimes occur, resulting in adjustments to previous quarters' numbers—all numbers in this table represent updated counts per quarter, year, and all time, and do not include anything with an effective date after December 31, 2020. Beginning in September 2020, CHA modified this program to only issue these payments to new HCV owners who lease to voucher holders in Mobility Areas.*

*\*\*Since program implementation in June 2017.*

# CHA Quarterly Report, 4th Quarter 2020

## 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 December 31, 2020 the unit delivery goal of 25,000 units is 99% complete, with a total of 24,732 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 Q4 2020				
Unit Delivery Category	Total Units by Unit Delivery Category	Target Population		
		Family	Senior	Supportive
<b>Total Housing Units Delivered</b>	<b>24,732</b>	<b>12,523</b>	<b>10,749</b>	<b>1,460</b>
Public Housing Units by Category	19,678	10,085	9,593	0
Traditional Family	4,753	4,753	0	0
Scattered Site	2,807	2,807	0	0
Senior	9,345	0	9,345	0
Mixed Income	2,773	2,525	248	0
PBV Units	5,054	2,438	1,156	1,460

Public Housing Unit Delivery by Site as of Q4 2020				
Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
4400 Grove	4424 & 4434 S Cottage Grove Ave	21	Family	Mixed Income
Ada S. Dennison-McKinley Apartments	661 E 69th St	123	Senior	Senior
Albany Terrace Apartments	3030 W 21st Pl	345	Senior	Senior
Alfreda Barnett Duster Apartments	150 S Campbell Ave	126	Senior	Senior
Altgeld-Murray Homes	Bishop Ford Fwy & E 130th St	1,540	Family	Family
Armour Square Apartments & Annex	3120 & 3146 & 3216 & 3250 S Wentworth Ave	378	Senior	Senior
Bridgeport Elderly	841 W 32nd St	14	Senior	Senior
Bridgeport Homes	S Halsted St & W 31st St	107	Family	Family
Britton Budd Apartments	501 W Surf St	173	Senior	Senior
Brooks Homes	S Racine Ave & W Roosevelt Rd	330	Family	Family
Cabrini Rowhouses	N LaSalle Blvd & W Chicago Ave	141	Family	Family
<i>Caroline Hedger Apartments*</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 Apartments	4945 N Sheridan Rd	200	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 Apartments	3801 N Pine Grove Ave	30	Senior	Senior
<i>Daniel Hudson Burnham Apartments*</i>	<i>1930 W Loyola Ave</i>	<i>178</i>	<i>Senior</i>	<i>Senior</i>
Dearborn Homes	S State St & W 31st St	666	Family	Family
Devon Place Apartments	1950 W Devon Ave	17	Family	Scattered Site
Domain Lofts	900 N Kingsbury Ave	16	Family	Mixed Income
Edith Spurlock Sampson Apartments	2640 & 2720 N Sheffield Ave	386	Senior	Senior
<i>Elizabeth Davis Apartments*</i>	<i>440 N Drake Ave</i>	<i>148</i>	<i>Senior</i>	<i>Senior</i>

\*Indicates Public Housing Developments that were converted to RAD by 4th quarter 2020.

# CHA Quarterly Report, 4th Quarter 2020

Public Housing Unit Delivery by Site as of Q4 2020				
Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
Elizabeth Wood Apartments	1845 N Larrabee St	83	Senior	Senior
Ella Flagg Young Apartments	4645 N Sheridan Rd	235	Senior	Senior
<i>Fannie Emanuel Apartments*</i>	<i>3916 W Washington St</i>	<i>180</i>	<i>Senior</i>	<i>Senior</i>
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
<i>Hattie Callner Apartments*</i>	<i>855 W Aldine Ave</i>	<i>144</i>	<i>Senior</i>	<i>Senior</i>
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 Apartments	10513-10551 S Yates Ave & 2440-2454 E 106th St	28	Senior	Senior
Irene McCoy Gaines Apartments	3700 W Congress Pky	149	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
<i>Judge Fisher Apartments*</i>	<i>5821 N Broadway St</i>	<i>197</i>	<i>Senior</i>	<i>Senior</i>
<i>Judge Green Apartments*</i>	<i>4030 S Lake Park Ave</i>	<i>151</i>	<i>Senior</i>	<i>Senior</i>
<i>Judge Slater Apartments &amp; Annex*</i>	<i>4218 S Cottage Grove Ave &amp; 740 E 43rd St</i>	<i>402</i>	<i>Senior</i>	<i>Senior</i>
<i>Kenneth Campbell Apartments*</i>	<i>6360 S Minerva Ave</i>	<i>165</i>	<i>Senior</i>	<i>Senior</i>
Keystone Place	S Ellis Ave & E Marquette Rd	38	Family	Mixed Income
Lake Parc Place	S Ellis Ave & E Pershing Rd	280	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	26	Family	Mixed Income
Langston	S Cottage Grove Ave & E 43rd St	29	Family	Mixed Income
<i>Las Americas Apartments*</i>	<i>1611 S Racine Ave</i>	<i>209</i>	<i>Senior</i>	<i>Senior</i>
Lawndale Gardens	S California Ave & W 26th St	120	Family	Family
Lidia Pucinska Apartments	847 N Greenview Ave & 838 N Noble St	377	Senior	Senior
<i>Lincoln Perry Apartments and Annex*</i>	<i>243 E 32nd St &amp; 3245 S Prairie Ave</i>	<i>440</i>	<i>Senior</i>	<i>Senior</i>
<i>Long Life Apartments*</i>	<i>344 W 28th Pl</i>	<i>113</i>	<i>Senior</i>	<i>Senior</i>
<i>Lorraine Hansberry Apartments*</i>	<i>5670 W Lake St</i>	<i>166</i>	<i>Senior</i>	<i>Senior</i>
Lowden Homes	Dan Ryan Expy & W 95th St	127	Family	Family
Mahalia Jackson Apartments	9141 & 9177 S South Chicago Ave	280	Senior	Senior
Mahalia Place	S Michigan Ave & E 43rd St	54	Family	Mixed Income
<i>Major Robert Lawrence Apartments*</i>	<i>655 W 65th St</i>	<i>191</i>	<i>Senior</i>	<i>Senior</i>
Margaret Day Blake Apartments	2140 N Clark St	98	Senior	Senior
Maria Diaz Martinez Apartments	2111 N Halsted St	132	Senior	Senior
Mary Hartwell Catherwood Apartments	3920 & 3930 & 3940 N Clark St	356	Senior	Senior
Mary Jane Richardson-Jones Apartments	4930 S Langley Ave	175	Senior	Senior
Maudelle Brown Bousfield Apartments	4949 S Cottage Grove Ave	92	Senior	Senior
<i>Minnie Riperton Apartments*</i>	<i>4250 S Princeton St</i>	<i>335</i>	<i>Senior</i>	<i>Senior</i>
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

\*Indicates Public Housing Developments that were converted to RAD by 4th quarter 2020.



# CHA Quarterly Report, 4th Quarter 2020

Public Housing Unit Delivery by Site as of Q4 2020				
Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
North Town Village Phase 2	N Halsted St & W Division St	40	Family	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 St	2	Family	Mixed Income
Orchard Park	N Halsted St & W Division St	81	Family	Mixed Income
Park Boulevard Phase 1B	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
<i>Patrick Sullivan Apartments*</i>	<i>1633 W Madison St</i>	<i>479</i>	<i>Senior</i>	<i>Senior</i>
Quincy	S Cottage Grove Ave & E 43rd St	27	Family	Mixed Income
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
<i>Schneider Apartments*</i>	<i>1750 W Peterson Ave</i>	<i>175</i>	<i>Senior</i>	<i>Senior</i>
Shops and Lofts at 47th	S Cottage Grove Ave & E 47th St	28	Family	Mixed Income
SS Region 1	Varies by Building	1,434	Family	Scattered Site
SS Region 2	Varies by Building	603	Family	Scattered Site
SS Region 3	Varies by Building	336	Family	Scattered Site
SS Region 4	Varies by Building	417	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	19	Family	Mixed Income
Sterling Park Apartments	3301 W Arthington St	66	Family	Mixed Income
Sullivan Station	S Ellis Ave & E 43rd St	47	Family	Mixed Income
Taylor Street Library and Apartments	1342 W Taylor St	37	Family	Mixed Income
The Dorchester	S Stony Island Ave & E 71st St	12	Family	Mixed Income
The Kenmore	5040 N Kenmore Ave	100	Senior	Senior
The Pershing	3845 S State St	27	Family	Mixed Income
The Pomeroy	5650 N Kenmore Ave	104	Senior	Senior
Thomas Flannery Apartments	1507 & 1531 N Clybourn Ave	251	Senior	Senior
Trumbull Park Homes	S Torrence Ave & E 107th St	429	Family	Family
<i>Villages of Westhaven*</i>	<i>N Damen Ave &amp; W Madison St</i>	<i>95</i>	<i>Family</i>	<i>Family</i>
<i>Vivian Carter Apartments*</i>	<i>6401 S Yale Ave</i>	<i>221</i>	<i>Senior</i>	<i>Senior</i>
<i>Vivian Gordon Harsh Apartments*</i>	<i>4227 S Oakenwald Ave</i>	<i>121</i>	<i>Senior</i>	<i>Senior</i>

\*Indicates Public Housing Developments that were converted to RAD by 4th quarter 2020.

## CHA Quarterly Report, 4th Quarter 2020

Public Housing Unit Delivery by Site as of Q4 2020				
Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
Washington Park Elderly	S Woodlawn Ave & E 55th St	22	Senior	Senior
Washington Park Low Rises	S Vincennes Ave & E 43rd St	226	Family	Family
Wentworth Gardens	Dan Ryan Expy & W Pershing Rd	341	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 1414 N Damen Ave & 2020 W Schiller St	34	Family	Mixed Income
Wicker Park Apartments & Annex	1414 N Damen Ave & 2020 W Schiller St	223	Senior	Senior
<i>William Jones Apartments*</i>	<i>1447 S Ashland Ave</i>	<i>114</i>	<i>Senior</i>	<i>Senior</i>
Zelda Ormes Apartments	116 W Elm St	265	Senior	Senior
<b>Total Public Housing Units</b>		<b>19,678</b>		

*\*Indicates Public Housing Developments that were converted to RAD by 4th quarter 2020.*

PBV Unit Delivery by Site as of Q4 2020			
PBV Site Name	Central Address	Total PBV Units	Target Population
3714-16 W. Wrightwood Apartments (Data Properties Inc.)	3714-3716 W Wrightwood Ave	5	Family
5751 S Michigan Inc (Harriet Tubman Apartments)	5755-5759 S Michigan Ave/108-114 E 58th St	11	Family
5801 S Michigan LLC (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	71	Supportive
65th Infantry Regiment Veterans Housing	1045 N Sacramento Ave	48	Supportive
9000 S Justine LLC (formerly aka 90th Street Development -Tremarq Partners Inc.)	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 (Community Housing Partners VII, LP)	2928 S Archer Ave	12	Senior
Aurea E Martinez Apartments (RAD)	5525 W Diversey Ave	45	Family
Bettendorf Place	8425 S Saginaw Ave	18	Supportive
Boulevard Apartments	Varies by Building	12	Family
Boxelder Court	6205-6215 S Langley Ave	6	Family
Brainerd Park Apartments (Brainerd Park Apartments Limited Partnership)	8920 S Loomis St	9	Family
Branch of Hope	5628-5630 S Halsted St	58	Family
Bryn Mawr (Belle Shore Limited Partnership)	5550 N Kenmore Ave	10	Family
Buffett Place	3208 N Sheffield Ave	51	Supportive
Butler Lindon Apartments	6146 S Kenwood Ave	7	Supportive
Butler Lindon Apartments (RAD)	6146 S Kenwood Ave	5	Supportive
Carling, LLC	1512 N La Salle Dr	39	Family
Casa Maravilla LP (RHI)	2021 S Morgan St	15	Senior
Casa Morelos LP (RHI)	2015 S Morgan St	9	Family

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PBV Unit Delivery by Site as of Q4 2020			
PBV Site Name	Central Address	Total PBV Units	Target Population
Clark Estes Apartments	7070 N Clark St	15	Family
Colonial Park Apartments (RHI)	Varies by Building (Park City, IL)	60	Family
Concord at Sheridan (RAD)	6438 N Sheridan Rd	65	Family
Congress Parkway Apartments (Pedcor Investments-2012-CLXLV Limited Partnership) (RHI)	385-416 Ambassador Dr (Crystal Lake, IL)	6	Family
Crestwood Apartments (MICH Chicago LLC)	525 N Austin Blvd	57	Senior
Crowder Place Apartments	3801 N Pine Grove Ave	16	Senior
Deborah's Place II (Deborah's Place I, Limited Partnership)	1530 N Sedgwick St	39	Supportive
Deborah's Place III, Limited Partnership (RAD)	2822 W Jackson Blvd	90	Supportive
Devon Place	1950 W Devon Ave	16	Family
Diversey Manor LLC	3213-3223 W Diversey Ave/ 2749-2761 N Sawyer Ave	50	Family
Drex 8031 LLC	8031-8035 S Drexel Ave	12	Supportive
East Park Apartments	3300 W Maypole Ave	150	Family
Eddie Mae & Alex Johnson Apartments (POAH JBL 1, LLC) (RAD)	6230 S Dorchester Ave	29	Supportive
Englewood Permanent Supportive Housing	901 W 63rd St	50	Supportive
Evergreen Towers II LLC	1343 N Cleveland Ave	10	Senior
Focus Apartments	165 N Central Ave	10	Supportive
G & A Residence at Spaulding (Spaulding Partners LP) (RHI)	1750 N Spaulding Ave	9	Family
G & A Senior Residence at Eastgate Village (East Gate Village Partners LP)	300 E 26th St	35	Senior
G & A Senior Residences at Ravenswood (Ravenwood Partners of Illinois Limited Partnership)	1818 W Peterson Ave	37	Senior
G & A Senior Residences of West Ridge (West Ridge Senior Partners Limited Partnership)	6142 N California Ave	19	Senior
Garden View Apartments (Heartland Garden View LLC)	1235 S Sawyer Ave	16	Supportive
Greenwood Courts (TWG Greenwood LLC)	4433-4437 S Greenwood Ave	9	Family
Hancock House Limited Partnership	12045 S Emerald Ave	18	Senior
Harrison Courts (City-State)	2910-2950 W Harrison St	122	Family
Harvest Commons Apartments	1519 W Warren Blvd	89	Supportive
Hilliard Homes (I & II)	2111 S Clark St & 30 W Cermak Rd	159	Senior
Hollywood House	5700 N Sheridan Rd	51	Senior
HOME (Nathalie Salmon/Blackhawk Manor)	4955 W Medill Ave/2317 N Lavergne Ave & 7320 N Sheridan Rd	8	Senior
Hope Manor Apartments I	3053 W Franklin Blvd	29	Supportive
Hope Manor Apartments 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
HOW Evanston (2215 Dempster LLC) (RHI)	2215 Dempster St (Evanston, IL)	12	Supportive
Howard Apartments Limited Partnership	1567-1569 N Hoyne Ave	12	Family
Humboldt House	1819 N Humboldt Blvd	31	Supportive
Humboldt Park Residence (HPR Preservation Limited Partnership)	1152 N Christiana Ave	20	Family

## CHA Quarterly Report, 4th Quarter 2020

PBV Unit Delivery by Site as of Q4 2020			
PBV Site Name	Central Address	Total PBV Units	Target Population
Illinois Accessible Housing Initiative	Varies by Building	46	Supportive
Independence Apartments (RAD)	4022 N Elston Ave	30	Senior
Independence Apartments (Westside Village Phase V Limited Partnership)	924 S Lawndale Ave & 925-935 S Independence Blvd	9	Family
Ironwood Courts	6019-6029 S Indiana Ave	14	Family
Ivy Park Homes	Dan Ryan Expy & W 91st St	2	Family
Jade Garden Limited Partnership	330-338 W Cermak Rd & 2156-2162 S Tan Ct	31	Family
Jarvis Apartments	2049-2051 W Jarvis Ave	4	Family
John Pennycuff Memorial Apts	2037 N Milwaukee Ave	47	Family
Karibuni Place (Ellis Neighborhood Development Corp)	8200 S Ellis Ave	11	Supportive
Kenmore Plaza	5225 N Kenmore Ave	105	Senior
King Legacy LP	3800-3814 W 16th St/1550-1556 S Hamlin Ave/ 1549-1555 S Avers Ave	10	Family
Lake Street Studios	727 W Lake St	61	Family
Lake Village East Apartments	4700 S Lake Park Ave/1350-1360 E 47th Pl	65	Family
Lathrop 1A (RAD)	N Clybourn Ave & W Diversey Pkwy	151	Family
Lathrop Elderly (City-State)	2717 N Leavitt St	91	Senior
Leigh Johnson Courts	1034-1112 E 73rd St & 7227-7239 S Dobson Ave	18	Family
Leland Apartments (RHI)	1207 W Leland Ave	14	Family
Leland Apartments (VASH)	1207 W Leland Ave	14	Supportive
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
LPCS Permanent Supportive Housing	1521 N Sedgwick St	20	Supportive
Luxe Properties (Verity Investments LLC)	Varies by Building	6	Family
Lyndale Apartments (THC Lyndale Place Limited Partnership)	2569-2575 W Lyndale St/ 2207-2221 N Rockwell St	35	Family
Major Jenkins (Red Door Limited Partnership)	5016 N Winthrop Ave	64	Supportive
Maple Pointe Apartments (Standard Maple Owner LLC)	150 W Maple St	114	Family
Mark Twain Apartments	111 W Division St	148	Family
Marshall 1232 LLC	1216 N LaSalle St	90	Family
Midwest Apartments	6 N Hamlin Ave	32	Family
Milwaukee Avenue Apartments	3064 N Milwaukee Ave	11	Supportive
Montclare Senior Residences of Avalon Park Phase II, LLC	1210 E 78th St	38	Senior
Montclare Senior Residences of Calumet Heights	9401 S Stony Island Ave	34	Senior
Mulvey Place	416 W Barry Ave	14	Senior
Near North Limited Partnership (aka Schiff Residence)	1244 N Clybourn Ave	46	Family
New Mom's Oak Park (RHI)	206-212 Chicago Ave	14	Supportive
New Mom's Transformation Project (New Mom's Housing Development LLC)	5317 W Chicago Ave	40	Supportive
North & Talman III Limited Partnership	1605-1619 N Washtenaw Ave	8	Family
North Avenue Apartments (North & Talman Family LP) (RHI)	2654 W North Ave	16	Family
Northtown Apartments (RAD)	2410 W Pratt Blvd	30	Senior

## CHA Quarterly Report, 4th Quarter 2020

PBV Unit Delivery by Site as of Q4 2020			
PBV Site Name	Central Address	Total PBV Units	Target Population
Nuestro Hogar (RHI)	3653-3657 W Wabansia Ave & 1314-1318 N Karlov Ave/4101-4103 W Kamerling Ave	12	Family
Oso Apartments (RAD)	3435 W Montrose Ave	32	Senior
Park Apartments (Park R, LLC)	202-224 E Garfield Blvd & 5447 S Indiana Ave & 5446-5450 S Prairie Ave & 5732 S Calumet Ave	30	Family
Pearl Street Commons, LLC (RHI)	3512 Pearl St (McHenry, IL)	12	Supportive
Phoenix House	1251 S Sawyer Ave	21	Supportive
Pierce House (La Casa Norte)	3527 W North Ave	25	Supportive
Pullman Artspace	11137 S Langley Ave	6	Family
Reba Place Fellowship	1528 W Pratt Blvd & 1545 W Pratt Blvd	7	Family
Renaissance West Apartments	2517 W Fullerton Ave	98	Family
Roosevelt Towers LLC	3440 W Roosevelt Rd	126	Senior
Rosa Parks Limited Partnership	N Central Park Ave & W Chicago Ave	26	Family
Rosenwald Courts	4642 S Michigan Ave	60	Senior
San Miguel (Argyle Neighborhood Development Corporation)	907 W Argyle St	14	Family
Sankofa House	4041 W Roosevelt Rd	26	Family
Sarah's on Sheridan	1005 W Leland Ave	27	Supportive
Senior Suites Chicago, Auburn Gresham, LLC	1050 W 79th St	17	Senior
South Park Plaza LP	S Dr Martin Luther King Jr Dr & E 26th St	34	Family
Spaulding & Trumbull Limited Partnership (aka Trumbull Apts)	1310-1314 S Spaulding Ave & 1428 S Trumbull Ave	13	Supportive
St. Andrews Court, LP	50 N Hoyne Ave	30	Supportive
St. Edmund's Court, LLC	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 (Community Housing Partners XII, LP)	4130 N Kenmore Ave & 847-849 W Sunnyside Ave	10	Family
The Douglass (aka Eastwood Garden)	6531 S Lowe Ave	47	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
Thresholds RAD LLC (Austin Apartments) (RAD)	334 N Menard Ave	57	Supportive
Thresholds RAD LLC (Graiss Apartments) (RAD)	6808 N Wayne Ave	45	Supportive
Thresholds RAD LLC (Rowan Trees Apartments)(RAD)	500 W Englewood Ave	45	Supportive
Tierra Linda Apartments (Tierra Linda Limited Partnership)	Varies by Building	14	Family
Town Hall Apartments (Halsted Limited Partnership)	3600 N Halsted St	79	Senior
Veterans New Beginnings Limited Partnership	8140 S Racine Ave	48	Supportive
Victory Centre of South Chicago SA (South Chicago SA Associates, LP)	9233 S Burley Ave	18	Senior
Wabash Apartments	23-31 E 61st St/6100-6108 S Wabash Ave	24	Supportive
Warren Apartments	3-11 N Ashland Ave	25	Family
Washington Park Apartments (AHPF 51st Street Y, LLC)	5000 S Indiana Ave	32	Family
Wentworth Commons (RHI)	11045 S Wentworth Ave	10	Family
West Humboldt Place (Children's Place Community Living LLC)	3543 W Chicago Ave	4	Supportive
Wilson Yards Partners Limited Partnership	1026 W Montrose Ave	16	Family

## CHA Quarterly Report, 4th Quarter 2020

PBV Unit Delivery by Site as of Q4 2020			
PBV Site Name	Central Address	Total PBV Units	Target Population
Wilson Yards Senior Apartments	1032 W Montrose Ave	20	Senior
Winterberry Place, Inc.	321-325 E 48th St/4802-4806 S Calumet Ave	6	Family
Woodstock Commons (111th and Wentworth LP) (RHI)	1400-1475 Commons Dr (Woodstock, IL)	17	Family
Wrightwood Apartments (Wright Avers LLC)	3821 W Wrightwood Ave	3	Family
Xavier Apartments (625 W Division LLC)	625 W Division St	24	Family
Wrightwood Senior Apartments	2815 W 79th St	17	Senior
Zapata Apartments Limited Partnership	3734 W Cortland St & 3503 W Armitage Ave & 1955 N St Louis Ave & 3230 W Armitage Ave	18	Family
<b>Total PBV Units</b>		<b>5,054</b>	

# CHA Quarterly Report, 4th Quarter 2020

## B. Annual Unit Delivery Projections/Status

In FY2020, CHA projects a total of 241 new units through mixed-income redevelopment, public housing rehabilitation, acquisition, and project-based vouchers through the PRA and RAD Programs. As of December 31, 2020, CHA completed 204 new units in FY2020 using 183 project-based vouchers and 21 new construction mixed income units.

FY2020 Unit Delivery Projections/Completions				
Development/Program	FY2020 Planned Units	Q4 2020 Total	Target Population	Unit Delivery Category
4400 Grove	21	21	Family	Mixed Income
Butler Lindon Apartments	23	7	Supportive	PBV/PRA
Humboldt Park Residence	8	0	Family	PBV/PRA
Montclare Senior Residences of Calumet Heights	34	34	Senior	PBV/PRA
Sarah's on Sheridan	18	27	Supportive	PBV/PRA
Warren Apartments	25	25	Family	PBV/PRA
1221 W. Sherwin (Levy House)	36	0	Senior	PBV/PRA
1221 W. Sherwin (Levy House)	20	0	Senior	PBV/RAD1
Southbridge	34	0	Family	PBV/RAD1
Parkside 4 Phase 2	22	0	Family	PBV/RAD1
John Pennycuff Memorial Apartments	0	47	Family	PBV/RAD1
Property Rental Assistance (PRA)	0	----	TBD	PBV/PRA
Garden View Apartments	----	16	Supportive	PBV/PRA
Phoenix House Apartments	----	21	Supportive	PBV/PRA
Pullman Artspace	----	6	Family	PBV/PRA
<b>Total</b>	<b>241</b>	<b>204</b>		

# CHA Quarterly Report, 4th Quarter 2020

## VI. CHA Compliance <sup>1</sup>

### 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, and alternative programs.

#### Q4 2020 Section 3–Compliance

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

There were 17 new hires needed for CHA contracts executed during 4<sup>th</sup> Quarter 2020. As of the end of the quarter, 5 new Section 3 hires were employed (30% of total new hires), which just met the 30% requirement (5 out of 17 new hires).

Q4 2020 SECTION 3 HIRES	Q4 2020	YTD
Total Number of New Hires Needed <sup>2</sup>	17	131
Total Number of New Hires Required (30%)	5	39
Total Number of Actual Section 3 New Hires <sup>3</sup>	5	61
Total Percentage of Actual Section 3 New Hires	29.4%	46.6%

##### 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.<sup>4</sup>

In 4<sup>th</sup> Quarter 2020, CHA exceeded its contracting requirements for Construction contracts (**83.12%**). For Professional Services contracts, most contractors proposed an “Other Economic Opportunity” (OEO) by committing to contribute to the Section 3 Fund a cumulative amount of \$24,911.65 in lieu of the contracting requirement. This, in addition, to the \$381.00 in Section Business Concerns contracts represents the minimum 3% Section 3 goal requirement for Professional Services contracts.

Q4 2020 SECTION 3 CONTRACT AWARDS <sup>5</sup>				
	Professional Service	Construction	Q4 2020 Total	2020 YTD
Section 3 Business Concern Contract Awards (\$)	\$381.00	\$1,321,616.37	\$1,321,997.37	\$44,979,501.78
Total CHA Contract Awards <sup>6</sup> (\$)	\$856,160.20	\$1,590,027.17	\$2,446,187.37	\$148,687,040.78
Section 3 Business Concern Contract Awards (%)	0.04%	83.12%	54.04%	30.25%

<sup>1</sup> The impact of COVID-19 has greatly affected the number of S3 hires that were made in Q4 as well as the number of training & workshops that were held due to the government mandated social distancing guidelines.

<sup>2</sup> The “Total Number of Hires Needed” count is reflective of the number of job titles that were created in the portal during that period. Job titles are created in the portal when a contract is awarded that creates a commitment for a new hire in the current quarter and/or when there is a vacancy of a new hire commitment from a previous quarter. In Q4 2020 there were no non-CHA positions posted. In previous quarters, this number captured new hiring commitments on new contracts awarded in any quarter.

<sup>3</sup> NOTE: The “Total Number of Actual Section 3 Hires” is based on actual new hires made and anticipated start dates occurring within the current quarter. This number may include hire commitments counted in “Total Number of Hires Needed” from previous quarterly reports if their anticipated start date is during the current quarter. Additionally, this count is not contingent upon the number of hires needed during the same period. There were two (2) S3 hires reported in a previous quarter that were later determined to have never started work and so the YTD S3 total & percentage has been adjusted accordingly.

<sup>4</sup> 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.

<sup>5</sup> PPM Professional Service and PPM Construction Awards are now included in the larger Professional Service and Construction Awards categories.

<sup>6</sup> NOTE: The “Total CHA Contract Awards (\$)” is based on the portion of CHA contract awards that were created in the compliance monitoring system B2G with start dates that fall within Q4 of 2020. Only contracts that are subject to CHA’s Compliance requirements are entered into B2G. Not all contracts awarded by CHA in Q4 of 2020 were subject to Compliance.



# CHA Quarterly Report, 4th Quarter 2020

**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.

A contribution to CHA's Section 3 Fund is allowable under the "Other Economic Opportunities" category, as long as the contribution complies with CHA's Section 3 policy. As of December 31<sup>st</sup>, CHA's Section 3 Fund has a balance of \$1,141,185.24<sup>7</sup>.

- Between October 1, 2020 and December 31, 2020, CHA expended \$7,602.80 from the fund.
- Section 3 Fund expenditures were for training programs and resident support activities.
- Additionally, CHA received a \$20,000 Grant from Federal Home Loan Bank and together with \$15,000 from the Section 3 Fund, awarded 7 Resident-owned businesses \$5,000 each.
- CHA Contractors contributed \$198,429.76 to the Fund as Other Economic Opportunities in the 4<sup>th</sup> Quarter 2020.

## Q4 2020 Section 3–Program Highlights

A total of 46 Section 3 events were undertaken during the 4<sup>th</sup> Quarter, which included:

### **Business Development and Management Workshops**

How to Explain Your Products and Services with Infographics; Where's the Money NOW? Position Your Business for the Future of Small Business Lending; Increase Your Sales with Online Reviews; Planning Tips to Make Your E-Commerce Business Thrive During Peak Season; Funding Options for Hispanic Owned Businesses in the "Missing Middle" Gap, Doing Business with the CHA; Creating an Effective Capability Statement; The Purpose of Commodity Codes; Deconstruction of a Small Purchase, Responding to an RFP I, II, & III; and The Importance of Technical Scoring.

### **Technology and Job Skills Trainings**

Intro, Intermediate and Advanced Microsoft Excel; Microsoft Outlook Basics; Job Opportunities Through the Section 3 Program; LCP Tracker Training; How to Register in and Navigate the CHA Supplier Portal; Registering and Navigating the Section 3 Portal; and Registering in the Section 3 Applicant Portal.

### **Other CHA-hosted Events**

CMS – DCEO's Hispanic Heritage Month Series (Regulation Workforce & Finance); CMS Capital Development Board Black Chamber of Commerce of Illinois; How Has COVID-19 Affected Your Business? – An Open Forum Discussion; CMS – BEP Full Certification Application Webinar – Certification and Outreach.

<sup>7</sup> \$38,757.84 expended from the Fund during 1st Quarter 2020 was reversed during 2nd Quarter 2020. An additional \$22,440.00 expended from the Fund during a previous period was reversed during 3<sup>rd</sup> Quarter 2020. \$22,690 expended from the Fund during 2<sup>nd</sup> Quarter 2020 was reversed during 4<sup>th</sup> Quarter 2020.

# CHA Quarterly Report, 4th Quarter 2020

## 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 the 4<sup>th</sup> Quarter based on expenditures. Compliance exceeded all year-end M/W/DBE participation goals for 2020.

Type of Contract	Contract Amount (\$)	MBE/WBE/DBE Participation Goals (%)	2020 – 4 <sup>th</sup> Quarter Total Payments	2020 – 4 <sup>th</sup> Quarter Payments for credit M/W/DBE Primes and Subcontractors	2020 – 4 <sup>th</sup> Quarter MBE/WBE/DBE Participation Rate (%)	YTD MBE/WBE/DBE Participation Rate (%)
Construction	\$25,000 - \$200,000	25.0%	\$10,541,043.80	\$8,663,705.85	82.2%	76.1%
	\$200,001 - \$500,000	30.0%	\$3,655,477.08	\$3,076,991.03	84.2%	82.3%
	\$500,001 - \$1,000,000	35.0%	\$464,213.00	\$113,868.00	24.5%	45.4%
	\$1,000,001+	40.0%	\$33,640,531.56	\$14,690,391.21	43.7%	50.4%
Pro Services Supply & Delivery	\$25,000+	20.0%	\$20,757,125.00	\$9,358,797.81	45.1%	57.9%
Private Property Management	\$25,000+	20.0%	\$10,841,462.74	\$7,070,764.51	65.2%	73.5%

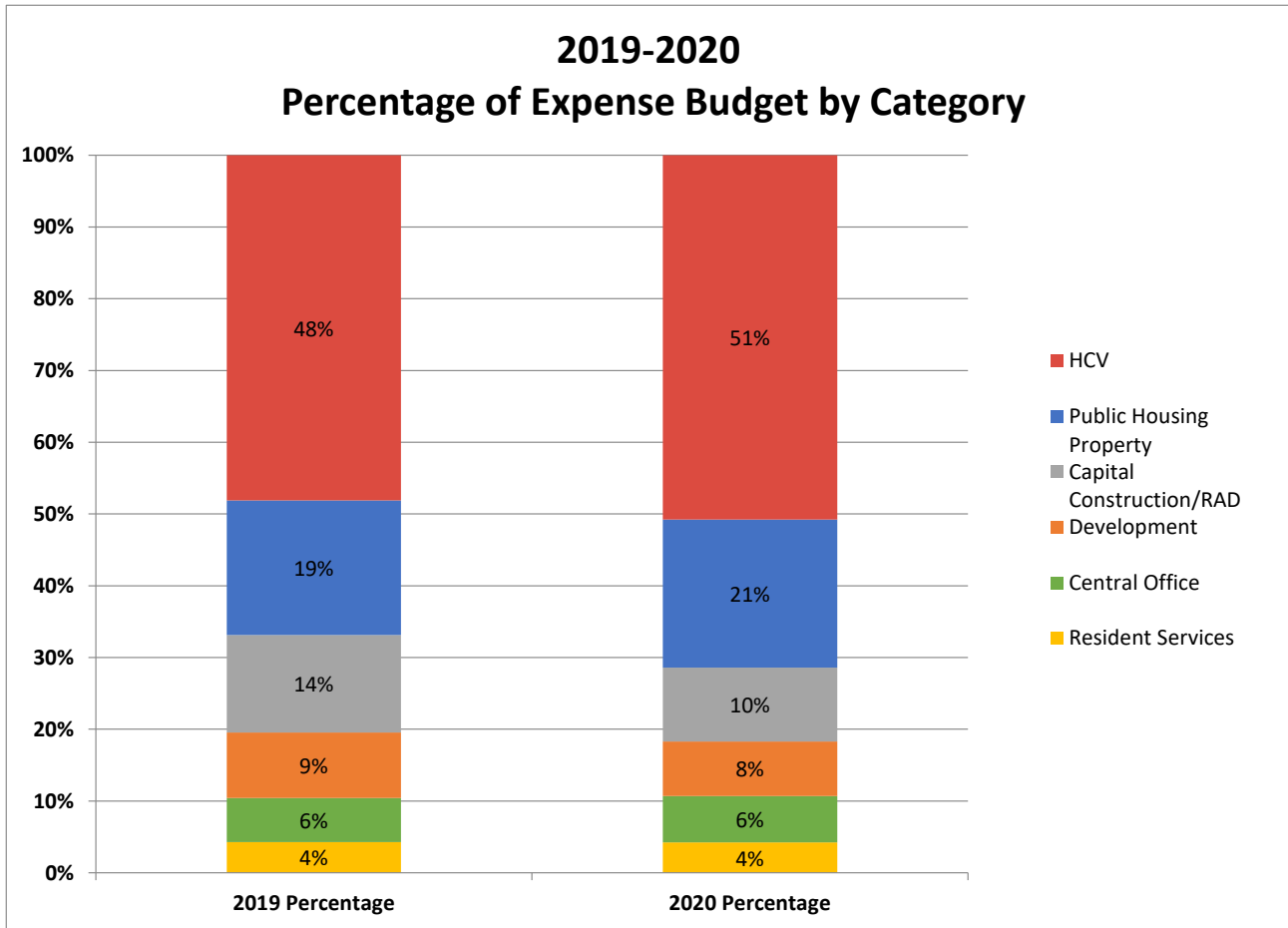
# CHA Quarterly Report, 4th Quarter 2020

## VII. CHA Finances

### A. CHA Funding Summary

As an MTW agency, CHA has the flexibility to combine MTW sources of funding, including the 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 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 during the 1st quarter to reflect the current year budget.



Expense Category	2019 Expense Budget	2019 Percentage	2020 Expense Budget	2020 Percentage
HCV	\$ 530,802	48%	\$ 559,878	51%
Public Housing Property	\$ 207,135	19%	\$ 227,397	21%
Capital Construction/RAD	\$ 150,053	14%	\$ 113,744	10%
Development	\$ 100,861	9%	\$ 83,560	8%
Central Office	\$ 67,580	6%	\$ 71,599	6%
Resident Services	\$ 47,246	4%	\$ 46,536	4%
<b>Grand Total</b>	<b>\$ 1,103,677</b>	<b>100%</b>	<b>\$ 1,102,714</b>	<b>100%</b>

# CHA Quarterly Report, 4th Quarter 2020

## B. CHA Capital Plan

CHA Capital Plan as of 12/31/2020 (000's omitted)

	2020 Budget	2020 4th Quarter	2021 Proposed	2022 Proposed	2023 Proposed	2024 Proposed
<b>SOURCES</b>						
1 Capital Grant	\$ 48,212	\$ 19,062	\$ 70,466	\$ 85,280	\$ 35,706	\$ 44,780
2 Third Party Financing - Bonds Taxable	63,860	24,714	48,884	26,449	91,492	53,200
3 Third Party Financing - Bonds Tax Exempt	12,866	11,390	1,000	3,285	-	-
4 LIHTC & Mortgages/CHA Loan Repayment	41,202	34,686	6,053	17,677	-	-
5 MTW Funds	-	2,269	-	-	-	-
6 Other Funds	2,560	5,075	16,657	-	-	-
<b>Total Available Sources</b>	<b>\$ 168,700</b>	<b>\$ 97,196</b>	<b>\$ 143,060</b>	<b>\$ 132,690</b>	<b>\$ 127,198</b>	<b>\$ 97,980</b>
<b>USES</b>						
Development	\$ 83,560	\$ 46,826	\$ 74,975	\$ 63,649	\$ 52,643	\$ 48,280
Capital Construction	21,090	15,319	48,575	6,002	10,055	13,700
Rental Assistance Demonstration	64,050	35,051	19,510	63,040	64,500	36,000
<b>Total Uses</b>	<b>\$ 168,700</b>	<b>\$ 97,196</b>	<b>\$ 143,060</b>	<b>\$ 132,690</b>	<b>\$ 127,198</b>	<b>\$ 97,980</b>
Bal Sheet Change/Unspent Funding	-	-	-	-	-	-
<b>REMAINING FUNDS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

# CHA Quarterly Report, 4th Quarter 2020

## Appendix A: Detailed Property Listing

Public Housing							
Family Housing Portfolio							
Property Name	Address/Closest Intersection	Target Population	Total Units	Occupied Units	Offline Units	Non-Leased Units	Opportunity and/or General Area
Altgeld-Murray Homes	Bishop Ford Fwy & E 130th St	Family	1,541	1,384	8	149	No
Bridgeport Elderly	841 W 32nd St	Senior	14	12	0	2	Yes
Bridgeport Homes	S Halsted St & W 31st St	Family	115	101	9	5	Yes
Brooks Homes	S Racine Ave & W Roosevelt Rd	Family	330	304	0	26	No
Cabrini Rowhouses	N LaSalle Blvd & W Chicago Ave	Family	584	131	6	447	No
Dearborn Homes	S State St & W 31st St	Family	668	574	4	90	No
Horner-Westhaven	N Western Ave & W Madison St	Family	353	292	0	61	No
Ida Platt Senior Apartments	10513-10551 S Yates Ave & 2440-2454 E 106th St	Senior	28	22	0	6	No
Lake Parc Place	S Ellis Ave & E Pershing Rd	Family	290	243	10	37	No
Lathrop Homes	N Damen Ave & W Diversey Ave	Family	366	0	4	362	Yes
Lawndale Gardens	S California Ave & W 26th St	Family	121	106	5	10	Yes
Lowden Homes	Dan Ryan Expy & W 95th St	Family	127	117	2	8	No
Trumbull Park Homes	S Torrence Ave & E 107th St	Family	437	383	11	43	No
Washington Park Elderly	S Woodlawn Ave & E 55th St	Senior	22	16	0	6	Yes
Washington Park Low Rises	S Vincennes Ave & E 43rd St	Family	230	182	8	40	Varies by Building
Wentworth Gardens	Dan Ryan Expy & W Pershing Rd	Family	343	307	8	28	No
<b>Totals</b>			<b>5,569</b>	<b>4,174</b>	<b>75</b>	<b>1,320</b>	

Scattered Sites Portfolio							
Scattered Sites Region	Address/Closest Intersection	Target Population	Total Units	Occupied Units	Offline Units	Non-Leased Units	Opportunity and/or General Area
SS Region 1	Varies by Building	Family	1,457	1,305	6	146	Varies by Building
SS Region 2	Varies by Building	Family	606	459	32	115	Varies by Building
SS Region 3	Varies by Building	Family	363	317	9	37	Varies by Building
SS Region 4	Varies by Building	Family	424	333	9	82	Varies by Building
<b>Totals</b>			<b>2,850</b>	<b>2,414</b>	<b>56</b>	<b>380</b>	

Senior Housing Portfolio							
Property Name	Address/Closest Intersection	Target Population	Total Units	Occupied Units	Offline Units	Non-Leased Units	Opportunity and/or General Area
Ada S. Dennison-McKinley Apartments	661 E 69th St	Senior	125	108	2	15	No
Albany Terrace Apartments	3030 W 21st Pl	Senior	350	218	63	69	No
Alfreda Barnett Duster Apartments	150 S Campbell Ave	Senior	129	121	3	5	No
Armour Square Apartments & Annex	3120 & 3146 & 3216 & 3250 S Wentworth Ave	Senior	392	350	14	28	Yes
Britton Budd Apartments	501 W Surf St	Senior	173	168	0	5	Yes
Castleman Apartments	4945 N Sheridan Rd	Senior	201	182	2	17	Yes
Crowder Place	3801 N Pine Grove Ave	Senior	33	23	3	7	Yes
Edith Spurlock Sampson Apartments	2640 & 2720 N Sheffield Ave	Senior	394	328	9	57	Yes
Elizabeth Wood Apartments	1845 N Larrabee St	Senior	83	81	1	1	Yes
Ella Flagg Young Apartments	4645 N Sheridan Rd	Senior	235	216	0	19	Yes
Irene McCoy Gaines Apartments	3700 W Congress Pkwy	Senior	151	97	40	14	No
Lidia Pucinska Apartments	847 N Greenview Ave & 838 N Noble St	Senior	378	364	1	13	Yes
Mahalia Jackson Apartments	9141 & 9177 S South Chicago Ave	Senior	282	239	3	40	No
Margaret Day Blake Apartments	2140 N Clark St	Senior	100	89	2	9	Yes
Maria Diaz Martinez Apartments	2111 N Halsted St	Senior	134	123	2	9	Yes
Mary Hartwell Catherwood Apartments	3920 & 3930 & 3940 N Clark St	Senior	358	338	2	18	Yes
Mary Jane Richardson-Jones Apartments	4930 S Langley Ave	Senior	175	152	0	23	No
Maudelle Brown Bousfield Apartments	4949 S Cottage Grove Ave	Senior	92	77	1	14	No
Mulvey Place	416 W Barry Ave	Senior	26	18	3	5	Yes
The Kenmore	5040 N Kenmore Ave	Senior	100	100	0	0	Yes
The Pomeroy	5650 N Kenmore Ave	Senior	105	103	0	2	Yes
Thomas Flannery Apartments	1507 & 1531 N Clybourn Ave	Senior	252	219	1	32	No
Wicker Park Apartments & Annex	1414 N Damen Ave & 2020 W Schiller St	Senior	225	202	2	21	Yes
Zelda Ormes Apartments	116 W Elm St	Senior	269	234	6	29	Yes
<b>Totals</b>			<b>4,762</b>	<b>4,150</b>	<b>160</b>	<b>452</b>	

# CHA Quarterly Report, 4th Quarter 2020

## Mixed-Income Portfolio

Property Name	Address/Closest Intersection	Target Population	Total Units	Occupied Units	Offline Units	Non-Leased Units	Opportunity and/or General Area
4400 Grove	4424 & 4434 S Cottage Grove Ave	Family	21	19	0	2	No
Casa Queretaro	2012 W 17th St	Family	15	15	0	0	Yes
City Gardens	S Western Ave & W Van Buren St	Family	25	23	0	2	No
Clybourn 1200	454 W Division St	Family	26	26	0	0	No
Coleman Place	S Michigan Ave & E 43rd St	Family	52	49	0	3	No
Domain Lofts	900 N Kingsbury St	Family	16	14	0	2	Yes
Fountain View	1335-1343 S Independence Blvd	Family	14	14	0	0	No
Gwendolyn Place	S Michigan Ave & E 47th St	Family	30	28	0	2	No
Hansberry Square	S State St & W Pershing Rd	Family	83	78	0	5	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	56	0	2	No
Hilliard Senior Phase 1	2111 S Clark St	Senior	94	93	0	1	No
Hilliard Senior Phase 2	30 W Cermak Rd	Senior	94	93	0	1	No
Jackson Square at West End	S Western Ave & W Van Buren St	Family	57	53	0	4	No
Jazz On the Boulevard	S Cottage Grove Ave & E 43rd St	Family	30	27	0	3	No
Keystone Place	S Ellis Ave & E Marquette Rd	Family	38	38	0	0	No
Lake Park Crescent Phase 1	S Ellis Ave & E Pershing Rd	Family	60	57	0	3	No
Langston	S Cottage Grove Ave & E 43rd St	Family	29	24	0	5	No
Mahalia Place	S Michigan Ave & E 43rd St	Family	54	53	0	1	No
Mohawk North	N Halsted St & W North Ave	Family	16	15	0	1	No
North Town Village Phase 1	N Halsted St & W Division St	Family	39	35	0	4	No
North Town Village Phase 2	N Halsted St & W Division St	Family	40	35	0	5	No
Oakwood Shores Phase 1A	S Cottage Grove Ave & E Pershing Rd	Family	63	57	0	6	No
Oakwood Shores Phase 1B	S Cottage Grove Ave & E Pershing Rd	Family	63	60	0	3	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	29	0	0	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	21	0	1	No
Old Town Square	N Clark St & W Division St	Family	16	16	0	0	Yes
Old Town Village West	N Halsted St & W Division St	Family	66	65	0	1	Yes
Orchard Park	N Halsted St & W Division St	Family	81	74	0	7	Varies by Building
Park Boulevard Phase 1	S State St & W 35th St	Family	54	50	0	4	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	37	0	0	No
Park Douglas	S California Ave & W Roosevelt Rd	Family	60	59	0	1	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	32	0	3	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	34	0	2	No
Quincy	S Cottage Grove Ave & E 43rd St	Family	27	25	0	2	No
Renaissance North	551 W North Ave	Family	18	18	0	0	No
Roosevelt Square Phase 1	S Racine Ave & W Roosevelt Rd	Family	125	124	0	1	No
Roosevelt Square Phase 2	S Racine Ave & W Roosevelt Rd	Family	120	119	0	1	No
Rosenwald Courts Apartments	4642 S Michigan Ave	Senior	60	57	0	3	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	27	0	1	No
St. Edmunds Meadows	S Michigan Ave & E 59th St	Family	14	14	0	0	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	46	0	1	No
Taylor Street Library and Apartments	1342 W Taylor St	Family	37	37	0	0	No
The Dorchester	S Stony Island Ave & E 71st St	Family	12	11	0	1	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	12	0	2	No
West End Phase 2	S Western Ave & W Van Buren St	Family	65	62	0	3	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	64	0	6	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	34	0	0	No
<b>Totals</b>			<b>2,745</b>	<b>2,637</b>	<b>0</b>	<b>108</b>	

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## 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 Apartments	6400 N Sheridan Rd	Senior	450	Yes
Daniel Hudson Burnham Apartments	1930 W Loyola Ave	Senior	178	Yes
Elizabeth Davis Apartments	440 N Drake Ave	Senior	148	No
Fannie Emanuel Apartments	3916 W Washington Blvd	Senior	180	No
Hattie Callner Apartments	855 W Aldine Ave	Senior	146	Yes
Judge Fisher Apartments	5821 N Broadway St	Senior	199	Yes
Judge Green Apartments	4030 S Lake Park Ave	Senior	153	No
Judge Slater Apartments and Annex	4218 S Cottage Grove Ave & 740 E 43rd St	Senior	402	No
Kenneth Campbell Apartments	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	151	Yes
Lincoln Perry Apartments and Annex	243 E 32nd St & 3245 S Prairie Ave	Senior	442	Yes
Long Life Apartments	344 W 28th Pl	Senior	114	Yes
Lorraine Hansberry Apartments	5670 W Lake St	Senior	168	No
Major Robert Lawrence Apartments	655 W 65th St	Senior	191	No
Minnie Riperton Apartments	4250 S Princeton Ave	Senior	335	No
Patrick Sullivan Apartments	1633 W Madison St	Senior	480	No
Schneider Apartments	1750 W Peterson Ave	Senior	174	Yes
Villages of Westhaven	N Damen Ave & W Madison St	Family	95	No
Vivian Carter Apartments	6401 S Yale Ave	Senior	221	No
Vivian Gordon Harsh Apartments	4227 S Oakenwald Ave	Senior	123	No
William Jones Apartments	1447 S Ashland Ave	Senior	114	No
<b>Totals</b>			<b>4,840</b>	

### RAD1 Portfolio (Transfer of Assistance)

Property Name	Address/Closest Intersection	Target Population	Total Units Under HAP Contract	Opportunity and/or General Area
Aurea E Martinez Apartments	5525 W Diversey Ave	Family	45	Yes
Concord at Sheridan	6438 N Sheridan Rd	Family	65	Yes
Independence Apartments	4022 N Elston Ave	Senior	30	Yes
John Pennycuff Memorial Apartments	2037 N Milwaukee Ave	Family	47	Yes
Northtown Apartments	2410 W Pratt Blvd	Senior	30	Yes
Oso Apartments	3435 W Montrose Ave	Family	32	Yes
<b>Totals</b>			<b>249</b>	

### RAD2 Portfolio (MR Conversions)

Property Name	Address/Closest Intersection	Target Population	Total Units Under HAP Contract	Opportunity and/or General Area
Butler Lindon Apartments	6146 S Kenwood Ave	Supportive	5	No
Deborah's Place III, Limited Partnership	2822 W Jackson Blvd	Supportive	90	No
Eddie Mae & Alex Johnson Apartments (POAH JBL 1, LLC)	6230 S Dorchester Ave	Supportive	29	No
Thresholds RAD LLC (Austin Apartments)	334 N Menard Ave	Supportive	52	No
Thresholds RAD LLC (Graiss Apartments)	6808 N Wayne Ave	Supportive	41	Yes
Thresholds RAD LLC (Rowan Trees Apartments)	500 W Englewood Ave	Supportive	40	No
<b>Totals</b>			<b>257</b>	

### City-State (Project-Based Rental Assistance)

Property Name	Address/Closest Intersection	Target Population	Total Units Under HAP Contract	Opportunity and/or General Area
Harrison Courts	2910-2950 W Harrison St	Family	122	No
Lathrop Elderly	2717 N Leavitt St	Senior	91	Yes
Loomis Courts	1314-1342 W 15th St	Family	124	No
<b>Totals</b>			<b>337</b>	

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## Mod Rehab

Property Name	Address/Closest Intersection	Target Population	Total Units Under HAP Contract	Opportunity and/or General Area
16 N Lorel	16-18 N Lorel Ave	Family	23	No
4240-4248 S Michigan (Arrisa, LLC)	4240-4248 S Michigan Ave	Family	42	No
4441-47 S Greenwood LP	4441-4447 S Greenwood Ave	Family	32	No
Austin Village (CRPI 431 N Central LLC / Looking Glass Opportunity Fund Ltd)	431-439 N Central Ave	Family	29	No
Belray Apartments (Belray Limited Partnership)	3150 N Racine Ave	Supportive	70	Yes
Carlton/Magnolia Apartments	4626 N Magnolia Ave	Supportive	70	Yes
Dickens Apartments (3625 W Dickens LLC)	3621-3629 W Dickens Ave	Family	34	Yes
Holland House	240 W 107th Pl	Supportive	70	No
Karibuni Place (Ellis Neighborhood Development Corp)	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 (Mayfield LP / Mayfield Neighborhood Development Corp)	148 N Mayfield Ave	Supportive	39	No
Major Jenkins (Red Door Limited Partnership)	5012 N Winthrop Ave	Supportive	1	Yes
Rebecca Walker	126 S Central Ave	Supportive	22	No
Renaissance Partners	3757 S Wabash Ave	Supportive	100	No
Washington Park Apartments (AHPF 51st Street Y, LLC)	5000 S Indiana Ave	Supportive	31	No
WGC 743 LLC (aka Pine Central Apartments)	743-755 N Central Ave	Family	35	No
<b>Totals</b>			<b>808</b>	

## PRA

Property Name	Address/Closest Intersection	Target Population	Total Units Under HAP Contract	Opportunity and/or General Area
3714-16 W. Wrightwood Apartments (Data Properties Inc.)	3714-3716 W Wrightwood Ave	Family	5	Yes
5751 S Michigan Inc (Harriet Tubman Apartments)	5755-5759 S Michigan Ave/108-114 E 58th St	Family	11	No
5801 S Michigan LLC (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	71	Yes
65th Infantry Regiment Veterans Housing	1045 N Sacramento Ave	Supportive	48	Yes
9000 S Justine LLC (formerly aka 90th Street Development -Tremarq Partners Inc.)	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 (Community Housing Partners VII, LP)	2928 S Archer Ave	Senior	12	Yes
Bettendorf Place	8425 S Saginaw Ave	Supportive	18	No
Boulevard Apartments	Varies by Building	Family	12	Varies by Building
Boxelder Court	6205-6215 S Langley Ave	Family	6	No
Brainerd Park Apartments (Brainerd Park Apartments Limited Partnership)	8920 S Loomis St	Family	9	No
Branch of Hope	5628-5630 S Halsted St	Family	58	No
Bryn Mawr (Belle Shore Limited Partnership)	5550 N Kenmore Ave	Family	10	Yes
Buffett Place	3208 N Sheffield Ave	Supportive	51	Yes
Butler Lindon Apartments	6146 S Kenwood Ave	Supportive	7	No
Carling, LLC	1512 N La Salle Dr	Family	39	Yes
Casa Maravilla LP (RHI)	2021 S Morgan St	Senior	15	Yes
Casa Morelos LP (RHI)	2015 S Morgan St	Family	9	Yes
Clark Estes Apartments	7070 N Clark St	Family	15	Yes
Colonial Park Apartments (RHI)	Varies by Building (Park City, IL)	Family	60	N/A
Congress Parkway Apartments (Pedcor Investments-2012-CLXLV Limited Partnership) (RHI)	385-416 Ambassador Dr (Crystal Lake, IL)	Family	6	N/A
Crestwood Apartments (MICH Chicago LLC)	525 N Austin Blvd	Senior	57	No
Crowder Place Apartments	3801 N Pine Grove Ave	Senior	16	Yes
Deborah's Place II (Deborah's Place I, Limited Partnership)	1530 N Sedgwick St	Supportive	39	No
Devon Place	1950 W Devon Ave	Family	16	Yes



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PRA (continued)

Property Name	Address/Closest Intersection	Target Population	Total Units Under HAP Contract	Opportunity and/or General Area
Diversey Manor LLC	3213-3223 W Diversey Ave/2749-2761 N Sawyer Ave	Family	50	Yes
Drex 8031 LLC	8031-8035 S Drexel Ave	Supportive	12	No
East Park Apartments	3300 W Maypole Ave	Family	150	No
Englewood Permanent Supportive Housing	901 W 63rd St	Supportive	50	No
Evergreen Towers II LLC	1343 N Cleveland Ave	Senior	10	No
Focus Apartments	165 N Central Ave	Supportive	10	No
G & A Residence at Spaulding (Spaulding Partners LP) (RHI)	1750 N Spaulding Ave	Family	9	Yes
G & A Senior Residence at Eastgate Village (East Gate Village Partners LP)	300 E 26th St	Senior	35	No
G & A Senior Residences at Ravenswood (Ravenwood Partners of Illinois Limited Partnership)	1818 W Peterson Ave	Senior	37	Yes
G & A Senior Residences of West Ridge (West Ridge Senior Partners Limited Partnership)	6142 N California Ave	Senior	19	Yes
Garden View Apartments (Heartland Garden View LLC)	1235 S Sawyer Ave	Supportive	16	No
Greenwood Courts (TWG Greenwood LLC)	4433-4437 S Greenwood Ave	Family	9	No
Hancock House Limited Partnership	12045 S Emerald Ave	Senior	18	No
Harvest Commons Apartments	1519 W Warren Blvd	Supportive	89	Yes
Hilliard Homes (I & II)	2111 S Clark St & 30 W Cermak Rd	Senior	159	No
Hollywood House	5700 N Sheridan Rd	Senior	51	Yes
HOME (Nathalie Salmon/Blackhawk Manor)	4955 W Medill Ave/2317 N Lavergne Ave & 7320 N Sheridan Rd	Senior	8	Yes
Hope Manor Apartments I	3053 W Franklin Blvd	Supportive	29	No
Hope Manor Apartments 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
HOW Evanston (2215 Dempster LLC) (RHI)	2215 Dempster St (Evanston, IL)	Supportive	12	N/A
Howard Apartments Limited Partnership	1567-1569 N Hoyne Ave	Family	12	Yes
Humboldt House	1819 N Humboldt Blvd	Supportive	31	Yes
Humboldt Park Residence (HPR Preservation Limited Partnership)	1152 N Christiana Ave	Family	20	No
Illinois Accessible Housing Initiative	Varies by Building	Supportive	46	Yes
Independence Apartments (Westside Village Phase V Limited Partnership)	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	Dan Ryan Expy & W 91st St	Family	2	No
Jade Garden Limited Partnership	330-338 W Cermak Rd & 2156-2162 S Tan Ct	Family	31	Yes
Jarvis Apartments	2049-2051 W Jarvis Ave	Family	4	No
Karibuni Place (Ellis Neighborhood Development Corp)	8200 S Ellis Ave	Supportive	11	No
Kenmore Plaza	5225 N Kenmore Ave	Senior	105	Yes
King Legacy LP	3800-3814 W 16th St/ 1550-1556 S Hamlin Ave/ 1549-1555 S Avers Ave	Family	10	No
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	65	No
Leigh Johnson Courts	1034-1112 E 73rd St & 7227-7239 S Dobson Ave	Family	18	No
Leland Apartments (RHI)	1207 W Leland Ave	Family	14	Yes
Leland Apartments (VASH)	1207 W Leland Ave	Supportive	14	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
LPCS Permanent Supportive Housing	1521 N Sedgwick St	Supportive	20	Yes
Luxe Properties (Verity Investments LLC)	Varies by Building	Family	6	Varies by Building
Lyndale Apartments (THC Lyndale Place Limited Partnership)	2569-2575 W Lyndale St/ 2207-2221 N Rockwell St	Family	35	Yes
Major Jenkins (Red Door Limited Partnership)	5016 N Winthrop Ave	Supportive	64	Yes
Maple Pointe Apartments (Standard Maple Owner LLC)	150 W Maple St	Family	114	Yes

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PRA (continued)

Property Name	Address/Closest Intersection	Target Population	Total Units Under HAP Contract	Opportunity and/or General Area
Mark Twain Apartments	111 W Division St	Family	148	Yes
Marshall 1232 LLC	1216 N La Salle St	Family	90	Yes
Midwest Apartments	6 N Hamlin Ave	Family	32	No
Milwaukee Avenue Apartments	3064 N Milwaukee Ave	Supportive	11	Yes
Montclare Senior Residences of Avalon Park Phase II, LLC	1210 E 78th St	Senior	38	No
Montclare Senior Residences of Calumet Heights	9401 S Stony Island Ave	Senior	34	Yes
Mulvey Place	416 W Barry Ave	Senior	14	Yes
Near North Limited Partnership (aka Schiff Residence)	1244 N Clybourn Ave	Family	46	No
New Mom's Oak Park (RHI)	206-212 Chicago Ave (Oak Park, IL)	Supportive	14	N/A
New Mom's Transformation Project (New Mom's Housing Development LLC)	5317 W Chicago Ave	Supportive	40	No
North & Talman III Limited Partnership	1605-1619 N Washtenaw Ave	Family	8	Yes
North Avenue Apartments (North & Talman Family LP) (RHI)	2654 W North Ave	Family	16	Yes
Nuestro Hogar (RHI)	1314-1318 N Karlov Ave/4101-4103 W Kamerling Ave & 3653-3657 W Wabansia Ave	Family	12	Varies by Building
Park Apartments (Park R, LLC)	202-224 E Garfield Blvd & 5447 S Indiana Ave & 5446-50 S Prairie Ave & 5732 S Calumet Ave	Family	30	No
Pearl Street Commons, LLC (RHI)	3512 Pearl St (McHenry, IL)	Supportive	12	N/A
Phoenix House	1251 S Sawyer Ave	Supportive	21	No
Pierce House (La Casa Norte)	3527 W North Ave	Supportive	25	Yes
Pullman Artspace	11137 S Langley Ave	Family	6	No
Reba Place Fellowship	1528 W Pratt Blvd & 1545 W Pratt Blvd	Family	7	Yes
Renaissance West Apartments	2517 W Fullerton Ave	Family	98	Yes
Roosevelt Towers LLC	3440 W Roosevelt Rd	Senior	126	No
Rosa Parks Limited Partnership	N Central Park Ave & W Chicago Ave	Family	26	No
Rosenwald Courts	4642 S Michigan Ave	Senior	60	No
San Miguel (Argyle Neighborhood Development Corporation)	907 W Argyle St	Family	14	Yes
Sankofa House	4041 W Roosevelt Rd	Family	26	No
Sarah's on Sheridan	1005 W Leland Ave	Supportive	27	No
Senior Suites Chicago, Auburn Gresham, LLC	1050 W 79th St	Senior	17	No
South Park Plaza LP	S Dr Martin Luther King Jr Dr & E 26th St	Family	34	No
Spaulding & Trumbull Limited Partnership (aka Trumbull Apts)	1310-1314 S Spaulding Ave & 1428 S Trumbull Ave	Supportive	13	No
St. Andrew's Court, LP	50 N Hoyne Ave	Supportive	30	No
St. Edmund's Court, LLC	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 (Community Housing Partners XII, LP)	4130 N Kenmore Ave & 847-849 W Sunnyside Ave	Family	10	No
The Douglass (aka Eastwood Garden)	6531 S Lowe Ave	Family	47	No
The Resurrection Home	1910 S Albany Ave & 2124 W 19th St	Family	5	Varies by Building
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
Thresholds RAD LLC (Austin Apartments)	334 N Menard Ave	Supportive	5	No
Thresholds RAD LLC (Graiss Apartments)	6808 N Wayne Ave	Supportive	4	Yes
Thresholds RAD LLC (Rowan Trees Apartments)	500 W Englewood Ave	Supportive	5	No
Tierra Linda Apartments (Tierra Linda Limited Partnership)	Varies by Building	Family	14	Yes
Town Hall Apartments (Halsted Limited Partnership)	3600 N Halsted St	Senior	79	Yes
Veterans New Beginnings Limited Partnership	8140 S Racine Ave	Supportive	48	No
Victory Centre of South Chicago SA (South Chicago SA Associates, LP)	9233 S Burley Ave	Senior	18	No
Wabash Apartments	23-31 E 61st St/6100-6108 S Wabash Ave	Supportive	24	No

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PRA (continued)

Property Name	Address/Closest Intersection	Target Population	Total Units Under HAP Contract	Opportunity and/or General Area
Warren Apartments	3-11 N Ashland Ave	Family	25	Yes
Washington Park Apartments (AHPF 51st Street Y, LLC)	5000 S Indiana Ave	Family	32	No
Wentworth Commons (RHI)	11045 S Wentworth Ave	Family	10	No
West Humboldt Place (Children's Place Community Living LLC)	3543 W Chicago Ave	Supportive	4	No
Wilson Yards Partners Limited Partnership	1026 W Montrose Ave	Family	16	No
Wilson Yards Senior Apartments	1032 W Montrose Ave	Senior	20	No
Winterberry Place, Inc.	321-325 E 48th St/4802-4806 S Calumet Ave	Family	6	No
Woodstock Commons (111th and Wentworth LP) (RHI)	1400-1475 Commons Dr (Woodstock, IL)	Family	17	N/A
Wrightwood Apartments (Wright Avers LLC)	3821 W Wrightwood Ave	Family	3	Yes
Wrightwood Senior Apartments	2815 W 79th St	Senior	17	Yes
Xavier Apartments (625 W Division LLC)	625 W Division St	Family	24	Yes
Zapata Apartments Limited Partnership	3734 W Cortland St & 3503 W Armitage Ave & 1955 N St Louis Ave & 3230 W Armitage Ave	Family	18	Yes
<b>Totals</b>			<b>4,060</b>	