



**CHA**

CHICAGO HOUSING  
AUTHORITY™

# MAKE THE DIFFERENCE

2022 IMPACT REPORT





### MESSAGE FROM THE CEO

CHA is on a mission. We know that quality, stable housing is foundational. It has the power to change the trajectory for children and to provide stability for aging adults.

CHA's theme for 2022 was "Make the Difference." Throughout the year, we encouraged our employees to be inspired by this theme and to pursue programs and initiatives that would increase our impact on families and seniors. The theme resonated, and CHA and our residents were more successful than ever. Through it all, CHA was there, from supporting Resident Owned Businesses through our Workforce Opportunity Resource Center to helping individuals experiencing homelessness secure a home with an Emergency Housing Voucher to making new affordable housing possible by committing long-term project-based vouchers.

As I reflect on the accomplishments and successes of 2022, presented in this Impact Report, I am reminded of the Reverend Dr. Martin Luther King's legacy and his dream of economic justice and equity. Thriving mixed-income, mixed-use communities that include quality affordable housing **are** economic justice. We are a stepping stone for families to pursue their dreams. Our commitment is unwavering and we will continue to advance this mission in 2023.

**Tracey Scott, Chief Executive Officer**



### MESSAGE FROM THE BOARD CHAIRPERSON

On behalf of CHA's Board of Commissioners. I am pleased and proud to join CEO Tracey Scott in presenting the 2022 Impact Report. It was truly an incredible 12 months, where we saw CHA and our residents succeed in many different ways. You can read some of their stories in this Impact Report, including De'Jah Donahue, who earned the "Intern of the Year" award at Bradley University; Sherrie Gary, who became the 800th CHA resident to purchase a home through the "Choose to Own" program; and Daijah Pierce, who is overcoming obstacles to pursue her dreams of becoming a doctor.

At CHA, we believe in helping residents reach great heights. Our summer youth programs changed lives for young people, creating opportunities for employment and education that will last a lifetime. Through our traditional celebrations, including the "Take Flight College Send Off," Operation Warm and the Senior Gala, we supported residents while enjoying fellowship and fun together. Whatever the month, whatever the week, CHA continued to utilize all of its resources to support residents in achieving their goals. As a volunteer for many neighborhood, family and educational causes, I am thrilled to be part of an agency that is such a strong helping force in the lives of the people it serves. I look forward to many more successes in the coming year.

Sincerely,

**Angela Hurlock, Chairperson**





## OUR MISSION:

Create and sustain strong communities where seniors thrive and everyone can unlock their economic power.

## OUR VISION:

A thriving city where every neighborhood has quality affordable housing and everyone feels welcome.

## WE BELIEVE

People first.

Public-private partnerships extend our impact.

We are stewards of the public trust.

Diversity makes us stronger.

We measure what we value.





*CHA CEO Tracey Scott joins Alderman Walter Burnett, Illinois Housing Development Authority Executive Director Kristin Faust and Development Partners from Evergreen Real Estate Group for the opening of Schiller Place Apartments*

# ABOUT CHA



Primary municipal agency responsible for providing housing assistance to low-income families and individuals in Chicago.



Largest owner of rental housing in Chicago



563 Full-Time Employees



Approximately 1 in every 22 Chicagoans receives CHA support

3<sup>rd</sup>

Largest housing authority in the country



\$1.2 Billion Operating Budget



132,000 people in almost 63,000 households across all 77 community areas

# HOUSING PROFILE

41,000  
Voucher Holders

38,000  
Housing Choice Vouchers

3,000  
Special Purpose Vouchers

13,000  
Public Housing Apartments

6,600  
Family Housing Apartments

3,800  
Senior Housing Apartments

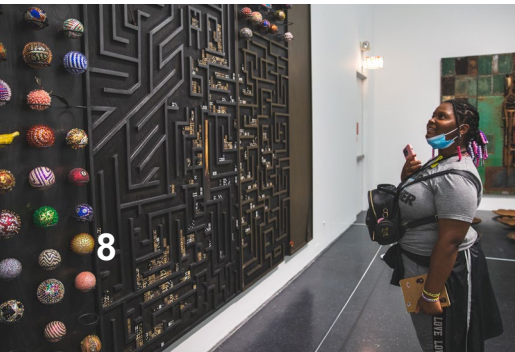
2,500  
Mixed-Income Housing Apartments

9,500  
Project-Based Vouchers

2,300  
Family Housing PBVs

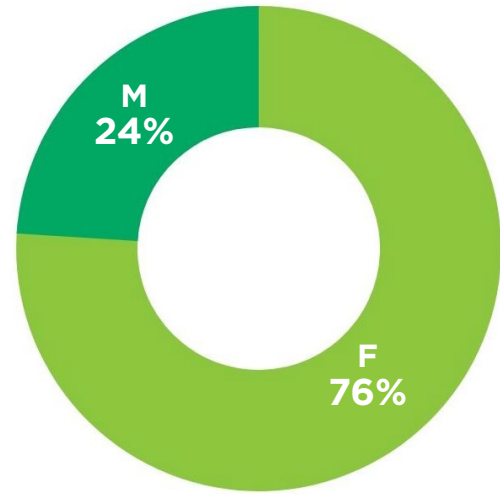
5,300  
Senior Housing PBVs

1,800  
Supportive Housing PBVs



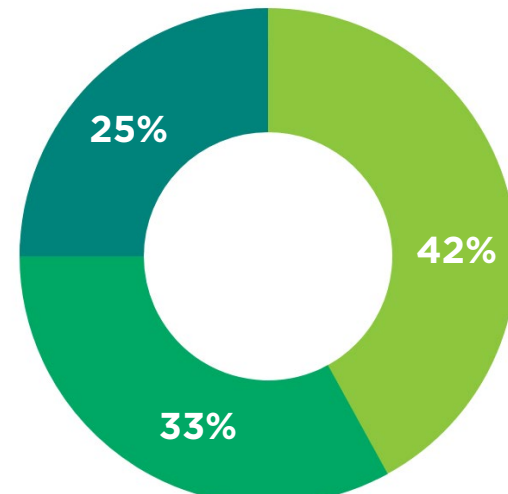
# RESIDENT PROFILE

- Average Household Size: **2.1 people**
- **36%** of households have a member with a disability



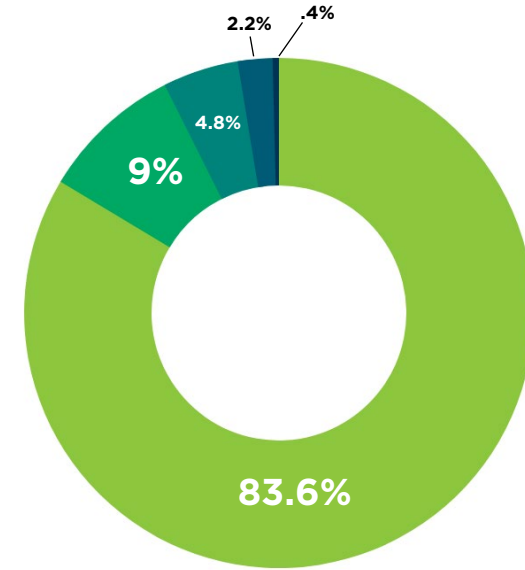
HEAD OF HOUSEHOLD BY GENDER

- Female
- Male



CHA RESIDENT AGE

- Working Age (18-54)
- Elderly/Near Elderly (55+)
- Youth (0-17)



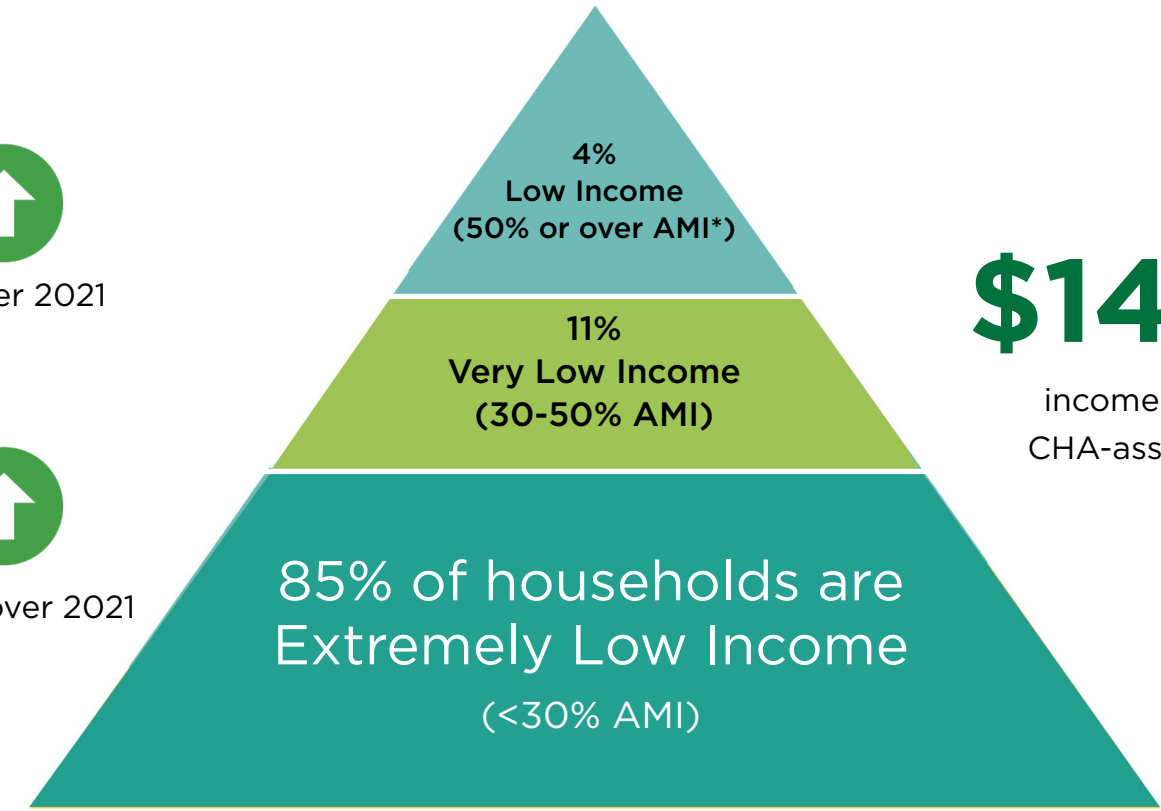
CHA HEAD OF HOUSEHOLD RACE/ETHNICITY

- African-American
- Hispanic
- White
- Asian
- Other

# HOUSEHOLD INCOME

**8.8%** ↑  
increase in income over 2021

**6.7%** ↑  
increase in employment over 2021



CHA HOUSEHOLD INCOME

\*For a household of four, Chicago's Area Median Income (AMI) is \$107,800

**\$14,500**  
income of the average CHA-assisted household





*Fannie Emanuel Apartments is a 20-story senior building with 181 apartments in West Garfield Park*



*Lucy Gonzalez Parsons Apartments is a transit-oriented development in the Logan Square neighborhood*

# 2022 ACCOMPLISHMENTS



508 Pershing, a 53-apartment building in the Bronzeville neighborhood



**433**

new apartments

**166**

CHA subsidized apartments

**\$201 million**

investment in communities

**445**

additional apartments under construction

## BUILDING COMMUNITIES: MIXED-INCOME DEVELOPMENT

*Healthy mixed-income, mixed-use neighborhoods catalyze families' growth and lead to economic power.*

Together with our development partners, CHA delivered more than **400** new homes in mixed-income communities on the sites of former public housing developments and in other locations including **166** CHA supported apartments. An additional **445** apartments at a dozen sites are under construction.



### 508 PERSHING

53 total units/20 CHA units  
Development Partner:  
The Community Builders



### SOUTHBRIDGE 1A AND 1B

206 total units/68 CHA units  
Development Partner:  
The Community Builders



### LUCY GONZALEZ PARSONS APTS.

100 total units/50 CHA units  
Development Partner:  
Bickerdike Redevelopment Corporation



### LATHROP 1B

74 total units/28 CHA units  
Development Partner:  
Related Midwest

**421**

new rental apartments

**172**

PBV apartments

**\$126 million**

investment in communities

**1,278**

additional apartments under construction

# PARTNERING FOR NEW HOUSING: PROJECT-BASED VOUCHERS

*CHA uses Project Based Vouchers to invest in ensuring long-term affordability throughout the City - especially in neighborhoods that have traditionally lacked affordable housing.*

In 2022, CHA celebrated the opening of more than **400** new rental apartments in privately-owned developments, including **172** new Project-Based Voucher apartments. Nearly **1300** apartments in family, senior and supportive affordable housing developments are under construction.



## **NORTH PARK VILLAGE APTS.**

180 total units/81 CHA units  
Development Partner:  
Elderly Housing Development & Operations Corporation



## **SCHILLER PLACE**

48 total units/24 CHA units  
Development Partner:  
Evergreen Real Estate Group



## **5150 NORTHWEST APTS.**

75 total units/30 CHA units  
Development Partner:  
Full Circle Communities, Inc.



## **CASA DURANGO**

36 total units/9 CHA units  
Development Partner:  
The Resurrection Project

*The 48-apartment Schiller Place on the Near North Side*



# PRESERVING PUBLIC HOUSING FOR THE FUTURE

*By protecting and preserving public housing, CHA is revitalizing communities and building a stronger Chicago.*



*Rendering of the renovated Albany Terrace Apartments, scheduled to be completed in 2024*



*At Edith Spurlock Sampson, CHA is pioneering an innovative new approach to multi-generational, mixed-income housing with the addition of a new “Bridge” building, called the Sheffield of Lincoln Park, which will offer 80 new family homes.*

**905**

Senior apartments under renovation

**100**

elevators modernized

**5**

buildings at Dearborn Homes with energy efficiency projects

**\$435 million**

invested in preservation projects

*In 2022, CHA met its goal of revitalizing 25,000 housing units through the delivery of 19,705 rehabbed, new construction and new acquisition public housing units and 5,481 project-based voucher units.*

# SUPPORTING RESIDENTS AT EVERY STAGE OF LIFE



# YOUTH

## SUMMER JOBS

Youth and emerging adults between the ages of 13 – 24, spent six weeks working, learning, creating, and developing their skills at hundreds of in-person and virtual worksites.

**10**

paid summer opportunities

**2100+**

CHA participants involved

**\$2.3 million**

in wages earned

**76%**

of youth reported an increase in confidence

## EDUCATION & SCHOLARSHIPS

**157**

\$2000 scholarships to college students

**93%**

college persistence rate among scholarship awardees

**144**

earned associate degrees from City Colleges of Chicago

**434**

total enrollments at City Colleges of Chicago



De'Jah Donahue is a former CHA resident who interned at the Chicago Housing Authority in the summer of 2020 and '21. Now a senior at Bradley University in Peoria, Illinois, she was honored in 2022 as the College of Liberal Arts "Intern of the Year" by the school's Employer Advisory Board. The prestigious award recognizes growth shown by one outstanding student in each of Bradley's five academic colleges. Her time interning at CHA prepped her for what is a bright future. "It allowed me to learn more about the agency that provides my family and thousands of others with affordable housing."



# THRIVING SENIORS

**207,250**

senior meals served through the Golden Diner program

**36,540**

hours served by Seniors as Community Ambassadors

**4,950**

seniors attended senior social events

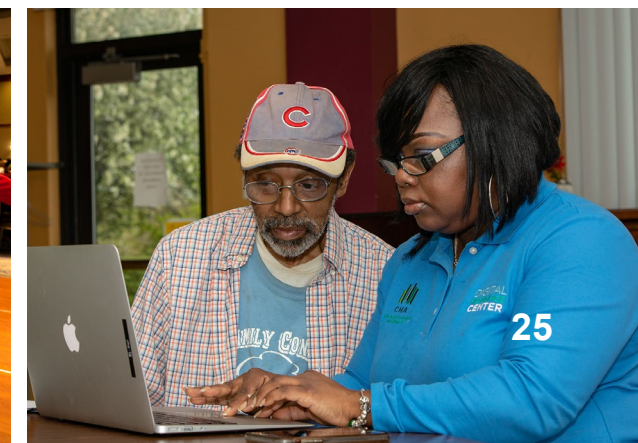
**84%**

of seniors who participated in CHA programs reported learning new skills

# BRIDGING THE DIGITAL DIVIDE

CHA worked with seniors to increase digital skills and access.

A digital literacy course was implemented with new grant funding from AARP and seniors received over **50** laptops from participation in Digital Inclusion events.





# FAMILIES

## FAMILY SELF-SUFFICIENCY (FSS)

With the Family Self Sufficiency program, financial coaches help participants set personal goals, develop a plan to meet those goals and increase financial stability. Participants earn financial incentives for meeting their goals. In 2022:

**132**

graduates of FSS earned an average of \$6300 each

**12**

residents purchased homes with their escrow of \$6300 each

## EMERGENCY HOUSING RENTAL ASSISTANCE

Through an innovative partnership with the Chicago Department of Housing, CHA applied **\$9 million** in federal Emergency Rental Assistance to households who were facing hardships to keep them in their homes and up to date on their rent.



# HOMEOWNERSHIP

The Choose to Own program provides families with an opportunity to build wealth by purchasing a home. CTO offers a comprehensive support network including financial assistance, credit counseling and other services to navigate the homebuying process.

**64**

families closed on a home this year

**800**

people have purchased a home since CTO's inception

**387**

families attended homeownership workshops



Sherrie M. Gary always heard her father's voice in her ear - never more than when she began looking for a house. Her father was old-school, and wanted to see his daughter, who lived on a CHA voucher for 14 years, own her own home. With the help of CHA's Choose to Own (CTO) program, Gary - a Special Education Classroom Assistant and sophomore at Chicago State University studying to become a special education teacher - achieved her late father's wish, closing on a home in the Chatham neighborhood in 2022. She is the 800th resident to purchase a house through the CTO program that began in 2002.





CHA's WORC team hosted forums, pop-ups, and hiring events in 2022

# WORKFORCE OPPORTUNITY RESOURCE CENTER (WORC)

CHA launched the Workforce Opportunity Resource Center in 2022. Through WORC, CHA hosted extensive outreach to Minority, Women, and Disadvantaged Business Enterprises and Section 3 Businesses and provided step-by-step training on how to develop a business plan, respond to an RFP, and do business with CHA. CHA supported residents with employment placement services, job training and hiring events and launched a trades and apprenticeship program.

**315**

residents connected to new or better jobs

**293**

residents attended hiring events

**9**

"Doing business with CHA" forums

**46**

residents connected to pre-apprenticeship and apprenticeship programs

**15**

members participated in CHA's first business development cohort



Thanks in part to CHA's support, Internet Webpages Newspaper, Inc., owned by CHA Resident Dante Hamilton, was one of 32 small businesses to receive a 2022 Accelerate Grant from the Federal Home Loan Bank of Chicago (FHLB). The \$25,000 grant aims to support the growth and development of local small businesses in communities served by FHLB Chicago member financial institutions. CHA is a member of FHLB and submitted Dante for the award. Internet Webpages Newspaper, Inc., helps small businesses grow, develop and create economic opportunity by providing them e-commerce website design and training and web-hosting services.



Back in 2006, Imani Muhammad operated a home day care, while also home schooling her seven-year-old daughter, Hadiyah. Together they began studying the Navy bean. They decided to make three dishes that incorporated the plant-based seed: bean soup, bean salad and bean pie. "The bean soup, they were used to, and the bean salad came out terrible," Muhammad said. "Then there was the pie." The bean pie turned out so well, that eight years later, Muhammad oversees "Imani's Original Bean Pies," a Resident Owned Business that operates out of South Shore restaurants, stores and kitchens.



CHA leadership joined Developer James Miller and General Contractors GMA and Walsh Construction for a hard-hat tour of Park Boulevard Phase 3B, scheduled to open in June 2023

## CONTRACTING DIVERSITY

CHA is committed to contracting with vendors who share our values for inclusive and equitable contracting opportunities. CHA strives to be fair, transparent and practical, and to optimize the use of public funds through its purchasing decisions. In 2023, CHA is streamlining processes and increasing requirements for spending with Minority, Women, and Disadvantaged Business Enterprises and Section 3 Businesses.

**\$132 million**  
million spent with  
MWDBE Businesses

**42%**  
of total CHA  
spending in 2023  
went to MWDBE  
Businesses

**\$97.5 million**  
spent with Section 3  
Businesses

**31%**  
of total CHA  
spending in 2023  
went to Section 3  
Businesses





## HOUSING CHOICE VOUCHERS

Housing Choice Vouchers give residents more choices about where they live. More than **13,000** property owners in all **77** Chicago community areas have voucher holders living in their apartments.

- For property owners, CHA:
  - Recruits new owners
  - Hosts the annual Owners Symposium
  - Incentivizes existing owners to reserve units during the leasing process
- For participant voucher holders, CHA:
  - Offers mobility counseling services
  - Funds physical accessibility modifications

**41,000**  
resident  
vouchers

**99%**  
utilization of  
vouchers

**223**  
new vouchers

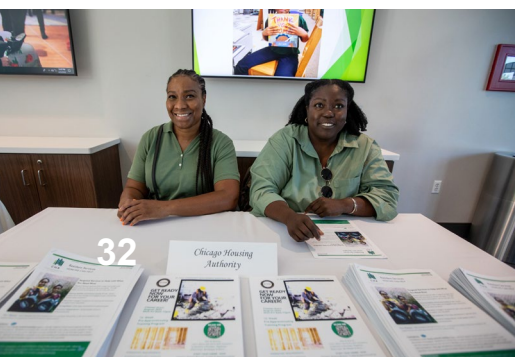
## EMERGENCY HOUSING VOUCHERS

- CHA was awarded **1,165** special Emergency Housing Vouchers (EHVs) and worked with the Chicago Continuum of Care to distribute them.
- CHA led all large Public Housing Authorities nationally in housing families with EHVs.
- EHVs serve families and individuals experiencing homelessness, at risk of homelessness, and survivors of domestic violence and sexual assault.



Chicago Emergency Housing Vouchers  
Providing Homes And

Joe Ann Wilson had happily lived in an apartment on the South Side for 18 years. But she suddenly found herself on the street after a dispute with her landlord, and her life changed forever. She was homeless. For about a year, the 73-year-old Chicagoan lived in shelters, where there were sometimes 20 people in a room, no privacy and little hope. But she prayed, knowing things would get better. And they did. In 2022, a social worker encouraged Wilson to apply for a Chicago Housing Authority Emergency Housing Voucher (EHV) that assists individuals and families who are homeless. Within a few months, Wilson was living in an apartment in Edgewater. "It was like, something I couldn't imagine came true."





*Sarah's on Sheridan offers 38 permanent supportive homes to women who are experiencing or are at risk of experiencing homelessness. CHA provides PBVs for 18 of the apartments*

# SUPPORTING THE UNHOUSED

CHA participates in a "Whole of Government" approach to supporting people who are experiencing homelessness.

CHA provides **5,300** project and tenant-based vouchers for people experiencing homelessness or at-risk of becoming homeless, including:

**2,061**  
supportive housing PBVs

**1,308**  
Veterans Administration Supportive Housing vouchers

**1,165**  
Emergency Housing Vouchers

**751**  
Family Unification Program vouchers

**100**  
Foster Youth to Independence vouchers

## Supportive Housing PBV Projects Under Development Include:

**400**  
apartments at Lawson House - largest SRO Preservation in Chicago

**7**  
apartments at Englewood Family Homes

**30**  
apartments at Covent House in Lincoln Park





## BUILDING VIBRANT COMMUNITIES

*Strong communities are made up of more than just housing – they need quality public schools, green space and outdoor recreation, jobs and career opportunities, healthcare access, grocery stores, public transportation, and more. CHA’s work in Roosevelt Square, on the site of the former ABLA Homes, is an example of this value in action.*

## NATIONAL PUBLIC HOUSING MUSEUM

The new National Public Housing Museum, located in the last standing structure of the Jane Addams Homes, is expected to open in late 2023. The building will undergo extensive rehabilitation to become the museum’s physical home and will include 15 mixed-income apartments. Once completed, NPHM will offer programs and exhibits that feature historically significant objects and art, presenting inclusive, diverse and balanced portrayals of the public housing experience in America

## ROOSEVELT SQUARE PHASE 3B

In January 2023, CHA’s partner Related Midwest broke ground on Roosevelt Square Phase 3B, which will produce 222 new mixed-income units in three buildings, a new grocery store and a restaurant. This project is being constructed with 100% minority-owned general contractors.



*CHA Commissioners Debra Parker and Dr. Mildred C. Harris with ABLA/Brooks LAC President Mary Baggett*



*Rendering of Roosevelt Square Phase 3B*



*Rendering of the Chicago Fire training facility*

## CHICAGO FIRE

Throughout 2022, CHA negotiated with the Chicago Fire Football Club to lease vacant land in Roosevelt Square. This public-private partnership will secure substantial funds to improve aging public housing at ABLA Brooks and Loomis Courts and has the support of the CHA residents in the area. All told, this project will bring in more than \$48 million in revenue to CHA over the next 40 years – money that will be reinvested in preserving and maintaining public housing in this city. The Chicago Fire partnership does not change CHA’s commitment to developing new affordable housing in the area.

# CITIES NEED SUSTAINABLE MIXED-INCOME COMMUNITIES

**By Tracey Scott, Chief Executive Officer, Chicago Housing Authority**

A city as diverse and prosperous as Chicago can only succeed with a strong commitment to affordable housing in all our neighborhoods.

As the Chief Executive Officer of the Chicago Housing Authority, I have a bold vision: a city filled with sustainable mixed-use, mixed-income neighborhoods where everyone feels welcome and can thrive.

It is a vision that is driven by the same commitment to equity and resilience outlined in the City's We Will Chicago plan.

Here in Chicago, and around the nation, we have seen that healthy neighborhoods catalyze families' growth and health and can lead to economic power. This is especially true for families who need housing assistance.

We also recognize that strong communities are made up of more than just housing - they need quality public schools, green space and outdoor recreation, jobs and career opportunities, healthcare access, grocery stores, public transportation, and more.

And in Chicago especially, we have borne witness to what happens when federal and local officials take the opposite approach and use public housing policy to intentionally isolate and concentrate primarily Black families in high-poverty areas.

It leads to the Chicago story that we have all heard - decades of neglect and declining

federal resources resulting in a public housing system largely overrun by crime, disrepair and neighborhoods without access to opportunities.

This is the lived experience in Chicago, and it is the 20th century history of public housing in America. And it is why our approach to public housing must evolve in the 21st century.

Examples include the recently opened 4400 Grove, on the site of the former Washington Park Homes in Bronzeville, which features mixed-income apartments, along with retail spaces dedicated to minority-owned businesses like the award-winning Bronzeville Winery.

On the Far South Side, we recently celebrated the opening of the Altgeld Family Resource Center and Chicago Public Library, which brings a daycare center and other much-needed services to families living in Altgeld Gardens and the broader Riverdale neighborhood. CHA is also one of many partners working to bring transit equity to the area by realizing the proposed Red Line extension, which would increase mobility and lead to transformational economic development in the community.

At Lathrop Homes, one of Chicago's first public housing sites, the first phase of the award-winning redevelopment features a river-walk and kayak launch linking its mixed-income apartments to the renaissance

happening on the Chicago River. The second phase at Lathrop is currently under construction, with another phase in planning.

We are not done yet. Under my leadership, we are leveraging all available tools to accelerate the pace of new mixed-use, mixed-income development projects.

Construction is currently underway on hundreds of new apartments. In the next year, we anticipate closing multiple projects with nearly 1,000 new units, including the first phases of the long-awaited redevelopment of LeClaire Courts on the Southwest Side.

CHA is also investing in protecting and preserving the public housing buildings we have today, ensuring that the neglect of the 20th century never happens again. Hundreds of homes are currently undergoing significant rehabilitation work. In early 2023, we began the redevelopment of approximately 500 apartments for seniors at Albany Terrace in South Lawndale and Irene McCoy Gaines in East Garfield Park.

While CHA's core is housing, the strength of our communities comes from their diversity and when affordable, public housing is one element among many. With this intention driving our work, it is my hope that future historians will say that the next generation of Chicago children thrived because of our efforts today.



# LOOKING AHEAD: 2023 - 2025 STRATEGIC PRIORITIES



Reposition public housing model for 50-year sustainability.



Increase rental housing opportunities using public-private partnerships.



Increase affordable homeownership opportunities using public-private partnerships.



Align support services and programs with goals of self-reliance and economic power.



Drive operational excellence



# 2022 FISCAL OVERVIEW\*

SOURCES	USES
Housing Choice Voucher <b>\$702</b>	Housing Assistance Payments <b>\$592</b>
Public Housing Subsidies <b>\$189</b>	Public Housing Operations & Maintenance <b>\$167</b>
Administrative Fees <b>\$68</b>	Administrative <b>\$131</b>
Tenant Rent <b>\$62</b>	Protective Services <b>\$31</b>
Capital Fund Grants <b>\$54</b>	Resident Services <b>\$28</b>
Other <b>\$8</b>	Capital Expenditures / New Construction Loans <b>\$107</b>
Bond Funds & Other Borrowings <b>\$30</b>	Debt Service <b>\$57</b>
<b>Total Sources \$1,113</b>	<b>Total Uses \$1,113</b>

\*2022 unaudited financial report. Dollars in Millions.

Sources and Uses include capital expenditures and use of reserves for development.

# BOARD OF COMMISSIONERS



**CHAIRPERSON  
ANGELA HURLOCK**



**VICE CHAIRPERSON  
MATTHEW BREWER**



**LUIS GUTIERREZ**



**DR. MILDRED C. HARRIS**



**MEGHAN HARTE**



**JAMES MATANKY**



**DEBRA PARKER**



**FRANCINE WASHINGTON**

# EXECUTIVE TEAM

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Chief Executive  
Officer

**ERIC GARRETT,**  
Chief Property  
Officer

**BRYAN LAND,**  
Chief Information  
Officer

**MICHAEL MORAN,**  
Chief Financial  
Officer

**CHERYL BURNS,**  
Chief Housing Choice  
Voucher Officer

**MARY HOWARD,**  
Chief Resident  
Services Officer

**DOMINICK MANISCALCO,**  
Deputy Chief of  
Human Resources

**KAREN VAUGHAN,**  
Deputy Chief of Marketing  
and Communications

**DANIEL CRUZ,**  
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**JENNY HOYLE,**  
Deputy Chief of Staff

**ANN MCKENZIE,**  
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