

CHA Quarterly Report, 1st Quarter 2015



Overview

CHA's Quarterly Report includes information on the progress of Plan Forward initiatives, CHA operations and projections for development and capital activities. Information on the following key areas will be reported on a quarterly basis.

Status Reports on Key Operations and Initiatives

Information and reports reflect data as of March 31, 2015 and status as of the end of the 1st quarter of 2015.

CHA's Housing Portfolio

This section includes key information on CHA's housing portfolio, including an update on occupancy by CHA portfolio and a status report on offline units. In addition, it includes overall unit delivery progress toward the 25,000 goal by site and the status of annual unit delivery projections.

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Who We Serve

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CHA Compliance

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CHA Funding Priorities

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Development and Capital Projections

This section provides a summary of CHA's projected development and capital expenditures, including utilization of reserves.

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I. Public Housing Occupancy and Unit Status*

CHA provides public housing across several portfolios, including traditional family properties, scattered sites, senior-designated properties and mixed-income developments.

As of March 31, 2015, the total number of CHA public housing units is 21,307. This number includes all standing public housing units and is not the same as CHA's progress toward the 25,000 unit delivery goal. CHA's public housing units are categorized in two ways:

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

A. Occupancy by Portfolio

The following tables summarize CHA occupancy by portfolio.

Public Housing Unit Summary						
Portfolio	Total Units	Occupied Units	Offline Units (more detail in following report)	Vacant Units	Vacancy Rate (%)	Units Vacant >60 days
Family	6,798	4,531	2,063	204	4.3%	148
Scattered	2,727	2,533	105	89	3.4%	46
Senior	8,955	8,107	659	189	2.3%	62
Mixed	2,827	2,542	3	61	2.2%	34
Totals	21,307	17,713	2,830	543	2.9%	290

Family Portfolio						
Property/Name	Total Units	Occupied Units	Offline Units (more detail in following report)	Vacant Units	Vacancy Rate (%)	Units Vacant >60 days
Altgeld-Murray Homes	1971	1242	661	68	5.2%	46
Bridgeport Homes & Elderly	129	118	10	1	0.8%	0
Brooks Homes	371	311	45	15	4.6%	12
Cabrini Rowhouses	584	138	444	2	1.4%	1
Dearborn Homes	668	650	4	14	2.1%	11
Horner Super Block	201	153	48	0	0.0%	0
Horner-Westhaven	351	267	45	39	12.7%	34
Lake Parc Place	290	269	10	11	3.9%	6
Lathrop Homes	925	143	759	23	13.9%	22
Lawndale Gardens	121	116	5	0	0.0%	0
Lowden Homes	127	122	2	3	2.4%	3
Trumbull Park Homes & Ida Platt Senior Apts	465	446	12	7	1.5%	1
Washington Park Low Rises & Elderly	252	226	10	16	6.6%	11
Wentworth Gardens	343	330	8	5	1.5%	1
Totals	6,798	4,531	2,063	204	4.3%	148

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Scattered Sites Portfolio						
Scattered Sites Region	Total Units	Occupied Units	Offline Units (more detail in following report)	Vacant Units	Vacancy Rate (%)	Units Vacant >60 days
SS North Central	1109	1026	49	34	3.2%	17
SS North East	621	562	28	31	5.2%	14
SS South East	528	501	17	10	2.0%	6
SS South West	220	208	3	9	4.1%	6
SS West	249	236	8	5	2.1%	3
Totals	2,727	2,533	105	89	3.4%	46

Senior Housing Portfolio						
Property/Name	Total Units	Occupied Units	Offline Units (more detail in following report)	Vacant Units	Vacancy Rate (%)	Units Vacant >60 days
Ada S. Dennison-McKinley Apts	125	120	3	2	1.6%	0
Albany Terrace Apts	350	335	7	8	2.3%	3
Alfreda Barnett Duster Apts	129	126	3	0	0.0%	0
Apartamentos Las Americas	212	205	3	4	1.9%	4
Armour Square Apts & Annex	392	359	28	5	1.4%	2
Blake/Martinez/Wood Apts	317	306	7	4	1.3%	2
Bousfield/Richardson-Jones Apts	266	260	5	1	0.4%	0
Caroline Hedger Apts	450	345	99	6	1.7%	1
Castleman/Ella Flagg Young Apts	436	423	8	5	1.2%	1
Daniel Hudson Burnham Apts	181	164	13	4	2.4%	1
Edith Spurlock Sampson Apts	394	374	9	11	2.9%	0
Elizabeth Davis Apts	149	143	1	5	3.4%	3
Fannie Emanuel Apts	181	0	181	0	0.0%	0
Fisher Apts	199	189	4	6	3.1%	2
Flannery Apts	252	241	5	6	2.4%	0
Green/Harsh Apts	278	267	6	5	1.8%	1
Harry Schneider Apts	174	171	1	2	1.2%	1
Hattie Callner Apts	147	138	4	5	3.5%	1
Irene McCoy Gaines Apts	151	145	2	4	2.7%	1
Judge Slater Apts & Annex	407	351	50	6	1.7%	5
Kenneth Campbell Apts	165	162	2	1	0.6%	0
Lidia Pucinska Apts	378	329	41	8	2.4%	5
Lincoln Perry Apts and Annex	450	365	72	13	3.4%	2
Long Life Apts	116	113	3	0	0.0%	0
Lorraine Hansberry Apts	169	166	3	0	0.0%	0
Mahalia Jackson Apts	282	274	5	3	1.1%	0
Major Lawrence Apts	193	146	38	9	5.8%	1
Mary Hartwell Catherwood Apts	357	347	3	7	2.0%	3
Minnie Riperton Apts	339	293	32	14	4.6%	5
Patrick Sullivan Apts	482	455	4	23	4.8%	9
Vivian Carter Apts	224	216	3	5	2.3%	2
Wicker Park Apts & Annex	225	215	5	5	2.3%	2

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Senior Housing Portfolio (continued)						
Property/Name	Total Units	Occupied Units	Offline Units (more detail in following report)	Vacant Units	Vacancy Rate (%)	Units Vacant >60 days
William Jones Apts	116	107	3	6	5.3%	3
Zelda Ormes Apts	269	257	6	6	2.3%	2
Totals	8,955	8,107	659	189	2.3%	62

Mixed-Income Portfolio						
Property/Name	Total Units	Occupied Units	Offline Units (more detail in following report)	Vacant Units	Vacancy Rate (%)	Units Vacant >60 days
Britton Budd Apts	173	171	1	1	0.6%	0
Coleman Place	52	50	0	2	3.8%	0
Domain Lofts	16	16	0	0	0.0%	0
Fountain View	14	13	0	1	7.1%	1
Gwendolyn Place	15	4	0	11	73.3%	7
Hansberry Square	83	83	0	0	0.0%	0
Hilliard Family Phase 1	59	59	0	0	0.0%	0
Hilliard Family Phase 2	58	58	0	0	0.0%	0
Hilliard Senior Phase 1	94	92	0	2	2.1%	0
Hilliard Senior Phase 2	94	94	0	0	0.0%	0
Jackson Square at West End	57	57	0	0	0.0%	0
Jazz On the Boulevard	30	29	0	1	3.3%	0
Keystone Place	38	38	0	0	0.0%	0
Lake Park Crescent Phase 1	60	56	0	4	6.7%	4
Lake Park Crescent Phase 1A For Sale	26	26	0	0	0.0%	0
Langston	29	29	0	0	0.0%	0
Mahalia Place	54	54	0	0	0.0%	0
Mohawk North	16	15	0	1	6.3%	1
North Town Village Phase 1	39	39	0	0	0.0%	0
North Town Village Phase 2	40	38	0	2	5.0%	1
Oakwood Shores Phase 1A	63	63	0	0	0.0%	0
Oakwood Shores Phase 1B	63	63	0	0	0.0%	0
Oakwood Shores Phase 2A	81	80	0	1	1.2%	1
Oakwood Shores Phase 2B	29	27	0	2	6.9%	2
Oakwood Shores Phase 2C Mercy	19	19	0	0	0.0%	0
Oakwood Shores Terrace Phase 2D	22	22	0	0	0.0%	0
Old Town Square	16	16	0	0	0.0%	0
Old Town Village West	66	65	0	1	1.5%	1
One South Leavitt	2	2	0	0	0.0%	0
Orchard Park	77	75	0	2	2.6%	2
Park Boulevard Phase 1	54	54	0	0	0.0%	0
Park Boulevard Phase 2A	46	46	0	0	0.0%	0
Park Douglas	60	59	0	1	1.7%	0
Parkside Condo	72	71	0	1	1.4%	0
Parkside Condo Phase 1B	35	34	0	1	2.9%	1

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Mixed-Income Portfolio (continued)						
Property/Name	Total Units	Occupied Units	Offline Units (more detail in following report)	Vacant Units	Vacancy Rate (%)	Units Vacant >60 days*
Parkside of Old Town Phase 2A	39	37	0	2	5.1%	0
PII Northern Region	23	23	0	0	0.0%	0
PII Southern Region	14	6	0	8	57.1%	7
Quincy	27	26	0	1	3.7%	1
Renaissance North	18	18	0	0	0.0%	0
Roosevelt Square Phase 1	125	123	0	2	1.6%	0
Roosevelt Square Phase 2	120	119	0	1	0.8%	0
Savoy Square	60	59	0	1	1.7%	0
Shops and Lofts at 47th	28	27	0	1	3.6%	0
St. Edmunds Meadows	14	13	0	1	7.1%	1
Sullivan Station	47	45	0	2	4.3%	1
The Dorchester	12	11	0	1	8.3%	1
The Kenmore	100	98	1	1	1.0%	0
The Pershing	27	27	0	0	0.0%	0
The Pomeroy	105	102	1	2	1.9%	0
West End Phase 1	14	14	0	0	0.0%	0
West End Phase 2	65	63	0	2	3.1%	1
Westhaven Park Phase 1	87	86	0	1	1.1%	0
Westhaven Park Phase 2B	70	70	0	0	0.0%	0
Westhaven Park Phase 2C	46	46	0	0	0.0%	0
Westhaven Park Tower	34	33	0	1	2.9%	1
Total	2,827	2,542	3	61	2.2%	34

*NOTE: This report was corrected on 8.4.15.

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B. Offline Unit Status Report

CHA Offline Unit Summary as of Q1 2015		
Category	Offline Units as Q1 2015	% of Offline Units Q1 2015
Pending Redevelopment/Planning	2,097	74%
Major or Routine Capital Maintenance	426	15%
Pending Demolition or Disposition Activity	41	1%
Non-Dwelling Units	266	9%
Total Offline Units	2,830	100%

Offline Unit Status by Category as of 1st Quarter 2015						
Units Offline for Pending Redevelopment/Planning : Includes sites with future redevelopment planning underway; specific timelines for bringing new units online TBD pending finalization of plans.						
Development/Site	Offline Units as of Q3 2014	Offline Units as of Q4 2014	Offline Units as of Q1 2015	Q3 2014 Status	Q4 2014 Status	Q1 2015 Status
Lathrop Homes	753	753	753	Planning and continuation of the Section 106 process are ongoing. CHA continues to work with stakeholders to pursue zoning approvals, financing and implementation plans for Phase I redevelopment.	Planning and continuation of the Section 106 process are ongoing. CHA continues to work with stakeholders to pursue zoning approvals, financing and implementation plans for Phase I redevelopment.	Planning and continuation of the Section 106 process are ongoing. CHA continues to work with stakeholders to pursue zoning approvals, financing and implementation plans for Phase I redevelopment.
Frances Cabrini Rowhouses	438	438	438	CHA plans to release a solicitation for the first phase of the Development Zone Plan in 4th quarter 2014. CHA will plan for a solicitation for the Cabrini Rowhouses upon resolution of pending litigation.	CHA plans to hold meetings to present the updated Development Zone Plan to the community and to release a solicitation for the first phase of the plan by the 2nd quarter of 2015. CHA will plan for a solicitation for the Cabrini Rowhouses upon resolution of the pending litigation.	CHA will hold meetings to present the updated Development Zone Plan to the community on April 17th and 22nd and expects to release a solicitation for the first phase of the plan in the 2nd quarter of 2015. CHA will plan for a solicitation for development proposals for the Cabrini Rowhouses upon resolution of the pending litigation.
Altgeld Gardens/Murray Homes	633	633	633	Implementation planning and continuation of the Section 106 process are ongoing. CHA will present the final site plan to the Altgeld-Murray residents and surrounding community in 4th quarter 2014.	Implementation planning and continuation of the Section 106 process are ongoing. In 4th quarter 2014, CHA received approval through the 106 process for Blocks 7 and 8 redevelopment plans. CHA will present the final site plan to the Altgeld-Murray residents and surrounding community in 1st quarter of 2015.	Implementation planning and continuation of the Section 106 process are ongoing. In the 1st quarter 2015, CHA's Board approved \$56.5M for the renovation of Blocks 7 and 8.
Horner-Westhaven	99	92	92	Agreed Order for Horner Superblock redevelopment now projected to be finalized in 4th Quarter 2014. Site planning and design continue.	Agreed Order for Horner Superblock redevelopment was finalized in 4th quarter 2014. Site planning and design continue. The offline unit count was adjusted during 3rd/4th quarter as a result of data system updates and AMP reconfiguration.	Planning is ongoing, and the financial transaction is expected to close in 4th quarter 2015.

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Development/Site	Offline Units as of Q3 2014	Offline Units as of Q4 2014	Offline Units as of Q1 2015	Q3 2014 Status	Q4 2014 Status	Q1 2015 Status
Parkview-Fannie Emanuel	181	181	181	Interior demolition expected to start in 4th quarter 2014. Construction expected to start in 2nd quarter 2015.	Interior demolition expected to begin in 1st quarter 2015. Construction expected to start in 2nd quarter 2015.	Interior demolition began in 1st quarter 2015. Construction now expected to start in 4th quarter 2015.
Total Pending Redevelopment/ Planning	2,104	2,097	2,097			
Units Undergoing Major or Routine Capital Maintenance : Includes sites undergoing routine repairs or maintenance, updates to align with building requirements, ADA modifications and major capital maintenance projects.						
Development/Site	Offline Units as of Q3 2014	Offline Units as of Q4 2014	Offline Units as of Q1 2015	Q3 2014 Status	Q4 2014 Status	Q1 2015 Status
Judge Slater (Senior Site)	45	45	45	45 units remain offline for the second phase of construction in the Annex building. Construction began in May 2014 and is scheduled for completion in 1st quarter of 2016.	45 units remain offline for the second phase of construction in the Annex building. Construction began in May 2014 and is scheduled for completion in 1st quarter of 2016.	45 units remain offline for the second phase of construction in the Annex building. Construction began in May 2014 and is scheduled for completion in 1st quarter of 2016.
Eckhart-Lidia Pucinska Apts (Senior Site)	41	39	38	Construction is expected to be completed in the 2nd quarter of 2015. The number of offline units will fluctuate during construction.	Construction is expected to be completed in the 2nd quarter of 2015. The number of offline units will fluctuate during construction.	Construction is expected to be completed in the 2nd quarter of 2015. The number of offline units will fluctuate during construction.
Lincoln Perry Apts and Annex (Senior Site)	64	64	64	Construction started as scheduled in October 2013; project expected to be completed in the 2nd quarter of 2015. The number of offline units will fluctuate during construction.	Construction started as scheduled in October 2013; project expected to be completed in the 2nd quarter of 2015. The number of offline units will fluctuate during construction.	Construction started as scheduled in October 2013; project expected to be completed in the 2nd quarter of 2015. The number of offline units will fluctuate during construction.
Long Life Apartments	23	0	0	Project is currently scheduled for completion in 4th quarter 2014 due to discovered conditions.	Project was completed in 4th quarter 2014. This will not be included in future reports.	Project was completed in 4th quarter 2014. (This will be removed in the Q2 2015 report.)
Caroline Hedger Apartments	98	98	98	Construction began in September 2014; project expected to be completed in the 3rd quarter of 2016. The number of offline units will fluctuate during construction.	Construction began in September 2014; project is now expected to be completed in the 4th quarter of 2016. The number of offline units will fluctuate during construction.	Construction began in September 2014; project is expected to be completed in the 4th quarter of 2016. The number of offline units will fluctuate during construction.
Minnie Riperton Apartments	26	26	26	Construction began in June 2014 and will require 26 offline units to accommodate construction. Project expected to be completed in the 1st quarter of 2016.	Construction began in June 2014 and will require 26 offline units to accommodate construction. Project is now expected to be completed in the 2nd quarter of 2016 due to discovered conditions.	Construction began in June 2014 and will require 26 offline units to accommodate construction. Project is expected to be completed in the 2nd quarter of 2016 due to discovered conditions.
Major Lawrence Apartments	36	36	36	Construction began in June 2014 and required 36 offline units to accommodate construction. Project expected to be completed in the 1st quarter of 2016.	Construction began in June 2014 and required 36 offline units to accommodate construction. Project is now expected to be completed in the 2nd quarter of 2016 due to discovered conditions.	Construction began in June 2014 and required 36 offline units to accommodate construction. Project is expected to be completed in the 2nd quarter of 2016 due to discovered conditions.

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Development/Site	Offline Units as of Q3 2014	Offline Units as of Q4 2014	Offline Units as of Q1 2015	Q3 2014 Status	Q4 2014 Status	Q1 2015 Status
Armour Square Apartments	14	14	14	<p><u>New project (3120 & 3250 S. Wentworth)</u> Construction began in January 2014 and initially did not require any units to be taken offline. Due to a discovered condition involving column deterioration, 14 units are required to be taken offline until December 2014 in order to make the necessary repairs.</p>	<p>Construction began in January 2014 and initially did not require any units to be taken offline. Due to a discovered condition involving column deterioration, 14 units are required to be taken offline. This project is now scheduled for completion in the 2nd quarter of 2015.</p>	<p>Construction began in January 2014 and initially did not require any units to be taken offline. Due to a discovered condition involving column deterioration, 14 units are required to be taken offline. This project is scheduled for completion in the 2nd quarter of 2015.</p>
Other Senior Sites	12	14	14	<p>Completion of the remaining 9 units at Loyola and Ridge (1930 W. Loyola Ave/Daniel Hudson Burnham Apts) is scheduled for occupancy by 1st quarter 2015.</p> <p>14 units were completed in 3rd quarter 2014, and 1 unit remains offline at 4645 Sheridan (Ella Flagg Apts) due to water damage. Completion of this unit is expected in 4th quarter 2014.</p> <p>2 units at 150 S Campbell (Alfreda Barnett Duster Apts) are offline as temporary onsite relocation resources during life safety construction work. These units will be made available for occupancy in 4th quarter 2014.</p>	<p>10 units are offline at Loyola and Ridge (1930 W. Loyola Ave/Daniel Hudson Burnham Apts); 1 additional unit was added to the project in 4th quarter 2014. Due to expansion of the project scope, these units are now scheduled for completion in 4th quarter 2015.</p> <p>2 units remain offline at 4645 Sheridan (Ella Flagg Apts) due to water damage and are scheduled for completion in 4th quarter of 2015.</p> <p>1 additional unit was moved to offline status in 4th quarter 2014.</p> <p>2 units at 150 S Campbell (Alfreda Barnett Duster Apts) were completed in 4th quarter 2014.</p> <p><u>New Project:</u> 2 units at 3030 W. 21st Place (Albany Terrace) are offline due to water damage and scheduled for completion in 4th quarter 2016.</p>	<p>10 units are offline at Loyola and Ridge (1930 W. Loyola Ave/Daniel Hudson Burnham Apts). Due to expansion of the project scope, these units are scheduled for completion in 4th quarter 2015.</p> <p>2 units remain offline at 4645 Sheridan (Ella Flagg Apts) due to water damage and are scheduled for completion in 4th quarter of 2015.</p> <p>2 units at 3030 W. 21st Place (Albany Terrace) are offline due to water damage and scheduled for completion in 4th quarter 2016.</p>
Other Family Sites	16	17	0	<p>11 ADA units at Brooks were made available for occupancy in 3rd quarter 2014. 7 additional units are now offline and scheduled for completion in 4th quarter 2014.</p> <p>9 units are offline at Washington Park due to a roof leak in 3rd quarter 2014. Repairs are expected to be completed in 4th quarter 2014.</p>	<p>7 units at Brooks Homes are now scheduled for completion in 1st quarter of 2015.</p> <p>10 units are offline at Washington Park due to a roof leak; 1 additional unit was added to the project in 4th quarter 2014. Units will now be completed in 1st quarter 2015.</p>	<p>7 units at Brooks Homes were completed in the 1st quarter of 2015.</p> <p>10 units at Washington Park were completed in the 1st quarter of 2015.</p>

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Development/Site	Offline Units as of Q3 2014	Offline Units as of Q4 2014	Offline Units as of Q1 2015	Q3 2014 Status	Q4 2014 Status	Q1 2015 Status
Scattered Sites	94	95	91	CHA continues to renovate units across the Scattered Site portfolio. Upon completion, units are made available for residents living in other scattered site units that need to be renovated, and the previously occupied units are taken offline for construction. The number of offline units will continue to fluctuate until all scattered site units planned for renovation are completed. -25 units available for occupancy by the end of 2014. -57 units available for occupancy in 2015. -12 units pending demolition/disposition.	CHA continues to renovate units across the Scattered Site portfolio. Upon completion, units are made available for residents living in other scattered site units that need to be renovated, and the previously occupied units are taken offline for construction. The number of offline units will continue to fluctuate until all scattered site units planned for renovation are completed. -12 units completed in 4th quarter 2014. -60 units available for occupancy in 2015. -9 units available for occupancy in 2016. -12 units pending demolition/disposition. -14 units pending assessment.	CHA continues to renovate units across the Scattered Site portfolio. Upon completion, units are made available for residents living in other scattered site units that need to be renovated, and the previously occupied units are taken offline for construction. The number of offline units will continue to fluctuate until all scattered site units planned for renovation are completed. -7 units were completed in 1st quarter 2015. - 43 units available for occupancy in 2015. - 33 units available for occupancy in 2016. - 12 units pending demolition/disposition. - 3 units pending assessment.
Total Undergoing Major or Routine Capital Maintenance	469	448	426			
Units Pending Demolition/Disposition Activity : Units currently pending demolition or disposition; these units will not come back online.						
Development/Site	Offline Units as of Q3 2014	Offline Units as of Q4 2014	Offline Units as of Q1 2015	Q3 2014 Status	Q4 2014 Status	Q1 2015 Status
ABLA	41	41	41	Units pending disposition for creation of National Public Housing Museum. These units will not come back online.	Units pending disposition for creation of National Public Housing Museum. These units will not come back online.	Units pending disposition for creation of National Public Housing Museum. These units will not come back online.
Scattered Sites	2	0	0	Site restoration was completed in 2nd quarter 2014. Units will be removed from PIC in October 2014.	Units were removed from PIC in October 2014. This will not be included in future reports.	Units were removed from PIC in October 2014. (This will be removed in the Q2 2015 report.)
Total Pending Demolition or Disposition Activity	43	41	41			
Non-Dwelling Units: Units used for non-dwelling purposes.						
Category	Offline Units as of Q3 2014	Offline Units as of Q4 2014	Offline Units as of Q1 2015	Q3 2014 Status	Q4 2014 Status	Q1 2015 Status
Non-Dwelling Units	265	266	266	2 units previously used for non-dwelling purposes were returned to leasing in 3rd quarter 2014.	1 unit was added to this category for the temporary relocation of the Brooks Homes LAC Office during construction at 1254 S Loomis.	No change.
TOTAL OFFLINE UNITS	2,881	2,852	2,830			

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II. Unit Delivery Status and Projections*

CHA continues to pursue a variety of unit delivery strategies to achieve the original Plan for Transformation goal of rehabilitating or replacing 25,000 units of affordable housing in Chicago and to fulfill the obligations of CHA's MTW Agreement with HUD.

As of March 31, 2015 the unit delivery goal of 25,000 units is 88% complete, with a total of 22,109 units. This includes 2,480 public housing units in mixed-income communities, 16,884 family, senior, and scattered site/acquisition units, and 2,745 project-based voucher units in Chicago.

Unit Delivery Summary as of Q1 2015				
Unit Delivery Category	Total Units by Unit Delivery Category	Target Population		
		Family	Senior	Supportive
Total Housing Units Delivered	22,109	10,539	10,253	1,317
Public Housing Units by Category	19,364	9,731	9,633	0
Traditional Family	4,689	4,689	0	0
Scattered Site	2,772	2,772	0	0
Senior	9,386	0	9,386	0
Mixed Income	2,480	2,233	247	0
PII/REAP	37	37	0	0
PRA/PBV Units	2,745	808	620	1,317

Public Housing Unit Delivery by Site as of Q1 2015				
Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
Ada S. Dennison-McKinley Apts	661 E 69th St	125	Senior	Senior
Albany Terrace Apts	3030 W 21st Pl	350	Senior	Senior
Alfreda Barnett Duster Apts	150 S Campbell Ave	129	Senior	Senior
Altgeld-Murray Homes	969 E 132nd Place	1,323	Family	Family
Apartamentos Las Americas	1611 S Racine Ave	212	Senior	Senior
Armour Square Apts & Annex	3216 S Wentworth Ave	384	Senior	Senior
Blake/Martinez/Wood Apts	2111 N Halsted St	321	Senior	Senior
Bousfield/Richardson-Jones Apts	4949 S Cottage Grove Ave	266	Senior	Senior
Bridgeport Elderly	841 W 32nd St	14	Senior	Senior
Bridgeport Homes	3175 S Lituania Ave	111	Family	Family
Britton Budd Apts	501 W Surf St	172	Senior	Senior
Brooks Homes	1254 S Loomis St	330	Family	Family
Cabrini Rowhouses	900 N Hudson Ave	146	Family	Family
Caroline Hedger Apts	6400 N Sheridan Rd	450	Senior	Senior

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Public Housing Unit Delivery by Site as of Q1 2015				
Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
Castleman/Ella Flagg Young Apts	4945 N Sheridan Rd	436	Senior	Senior
Coleman Place	4100 S Prairie Ave	52	Family	Mixed Income
Daniel Hudson Burnham Apts	1930 W Loyola Ave	181	Senior	Senior
Dearborn Homes	2960 S Federal St	668	Family	Family
Domain Lofts	900 N Kingsbury Ave	16	Family	Mixed Income
Edith Spurlock Sampson Apts	2640 N Sheffield St	394	Senior	Senior
Elizabeth Davis Apts	440 N Drake Ave	149	Senior	Senior
Fannie Emanuel Apts	3916 W Washington St	181	Senior	Senior
Fisher Apts	5821 N Broadway St	200	Senior	Senior
Flannery Apts	1507 N Clybourn Ave	252	Senior	Senior
Fountain View	3700 W Douglas Blvd	14	Family	Mixed Income
Green/Harsh Apts	4227 S Oakenwald Ave	278	Senior	Senior
Gwendolyn Place	4716 S Calumet Ave	21	Family	Mixed Income
Hansberry Square	4000 S Dearborn St	83	Family	Mixed Income
Harry Schneider Apts	1750 W Peterson Ave	174	Senior	Senior
Hattie Callner Apts	855 W Aldine Ave	147	Senior	Senior
Hilliard Family Phase 1	2031 S Clark St	59	Family	Mixed Income
Hilliard Family Phase 2	2030 S State St	58	Family	Mixed Income
Hilliard Senior Phase 1	2111 S Clark St	94	Senior	Mixed Income
Hilliard Senior Phase 2	30 W Cermak Rd	94	Senior	Mixed Income
Horner Super Block	2100 W Randolph St	201	Family	Family
Horner-Westhaven	123 N Hoyne Ave	351	Family	Family
Ida Platt Senior Apts	2440 E 106th St	28	Senior	Senior
Irene McCoy Gaines Apts	3700 W Congress Pky	151	Senior	Senior
Jackson Square at West End	2415 W Adams St	57	Family	Mixed Income
Jazz On the Boulevard	4100 S Drexel Blvd	30	Family	Mixed Income
Judge Slater Apts & Annex	740 E 43rd St	407	Senior	Senior
Kenneth Campbell Apts	6360 S Minerva Ave	165	Senior	Senior
Keystone Place	6200 S Drexel Blvd	38	Family	Mixed Income
Lake Parc Place	3982 S Lake Park Ave	300	Family	Family

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Public Housing Unit Delivery by Site as of Q1 2015				
Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
Lake Park Crescent Phase 1	4001 S Lake Park Ave	60	Family	Mixed Income
Lake Park Crescent Phase 1A For Sale	4012 S Oakenwald Ave	29	Family	Mixed Income
Langston	4100 S Langley Ave	29	Family	Mixed Income
Lawndale Gardens	2501 S California Ave	125	Family	Family
Lidia Pucinska Apts	847 N Greenview Ave	378	Senior	Senior
Lincoln Perry Apts and Annex	3245 S Prairie Ave	450	Senior	Senior
Long Life Apts	344 W 28th Pl	116	Senior	Senior
Lorraine Hansberry Apts	5670 W Lake St	169	Senior	Senior
Lowden Homes	200 W 95th St	127	Family	Family
Mahalia Jackson Apts	9141 S South Chicago Ave	282	Senior	Senior
Mahalia Place	4157 S Indiana Ave	54	Family	Mixed Income
Major Lawrence Apts	655 W 65th St	193	Senior	Senior
Mary Hartwell Catherwood Apts	3930 N Clark St	355	Senior	Senior
Minnie Riperton Apts	4250 S Princeton St	339	Senior	Senior
Mohawk North	1441 N Larrabee	16	Family	Mixed Income
North Town Village Phase 1	1415 N Halsted St	39	Family	Mixed Income
North Town Village Phase 2	1408 N Burling St	40	Family	Mixed Income
Oakwood Shores 202	3750 S Cottage Grove Ave	59	Senior	Mixed Income
Oakwood Shores Phase 1A	3804 S Ellis Ave	63	Family	Mixed Income
Oakwood Shores Phase 1B	650 E Pershing Rd	63	Family	Mixed Income
Oakwood Shores Phase 2A	3738 S Langley Ave	81	Family	Mixed Income
Oakwood Shores Phase 2B	516 E 38th St	29	Family	Mixed Income
Oakwood Shores Phase 2C Mercy	3755 S Cottage Grove Ave	19	Family	Mixed Income
Oakwood Shores Terrace Phase 2D	630 E 38th St	22	Family	Mixed Income
Old Town Square	247 W Scott St	16	Family	Mixed Income
Old Town Village West	662 W Division St	66	Family	Mixed Income
One South Leavitt	1 S Leavitt	2	Family	Mixed Income
Orchard Park	1493 N Clybourn Ave	77	Family	Mixed Income
Park Boulevard Phase 1	3500 S State St	54	Family	Mixed Income
Park Boulevard Phase 2A	3600 S State St	46	Family	Mixed Income

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Public Housing Unit Delivery by Site as of Q1 2015				
Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
Park Douglas	1260 S Washtenaw Ave	60	Family	Mixed Income
Parkside Condo	511 W Division St	72	Family	Mixed Income
Parkside Condo Phase 1B	545 W Division St	35	Family	Mixed Income
Parkside of Old Town Phase 2A	544 W Oak St	39	Family	Mixed Income
Patrick Sullivan Apts	1633 W Madison St	482	Senior	Senior
PII Northern Region	Various	23	Family	PII/REAP
PII Southern Region	Various	14	Family	PII/REAP
Quincy	4200 S Champlain Ave	27	Family	Mixed Income
Renaissance North	551 W North Ave	18	Family	Mixed Income
Roosevelt Square Phase 1	1200 W Roosevelt Rd	125	Family	Mixed Income
Roosevelt Square Phase 2	1300 W Roosevelt Rd	120	Family	Mixed Income
Savoy Square	4400 S State St	60	Family	Mixed Income
Shops and Lofts at 47th	4745 S Evans Ave	28	Family	Mixed Income
SS North Central	Various	1,101	Family	Scattered Site
SS North East	Various	618	Family	Scattered Site
SS South East	Various	523	Family	Scattered Site
SS South West	Various	281	Family	Scattered Site
SS West	Various	249	Family	Scattered Site
St. Edmunds Meadows	6100 S Wabash Ave	14	Family	Mixed Income
Sullivan Station	1100 E Bowen Ave	47	Family	Mixed Income
The Dorchester	6949 S Harper Ave	12	Family	Mixed Income
The Kenmore	5040 N Kenmore Ave	99	Senior	Senior
The Pershing	3845 S State St	27	Family	Mixed Income
The Pomeroy	5650 N Kenmore Ave	104	Senior	Senior
Trumbull Park Homes	2437 E 106th St	434	Family	Family
Vivian Carter Apts	6401 S Yale Ave	221	Senior	Senior
Washington Park Elderly	5300 S Woodlawn Ave	22	Senior	Senior
Washington Park Low Rises	4440 S Cottage Grove Ave	230	Family	Family
Wentworth Gardens	3770 S Wentworth Ave	343	Family	Family
West End Phase 1	2600 W Madison St	14	Family	Mixed Income

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Public Housing Unit Delivery by Site as of Q1 2015				
Phase/Development Name	Central Address	Total PH Units	Target Population	Unit Delivery Category
West End Phase 2	300 S Campbell Ave	65	Family	Mixed Income
Westhaven Park Phase 1	1760 W Maypole Ave	87	Family	Mixed Income
Westhaven Park Phase 2B	1820 W Maypole Ave	70	Family	Mixed Income
Westhaven Park Phase 2C	1900 W Maypole Ave	46	Family	Mixed Income
Westhaven Park Tower	100 N Hermitage Ave	34	Family	Mixed Income
Wicker Park Apts & Annex	1414 N Damen Ave	225	Senior	Senior
William Jones Apts	1447 S Ashland Ave	116	Senior	Senior
Zelda Ormes Apts	116 W Elm St	269	Senior	Senior
Total Public Housing Units		19,364		

PRA/PBV Unit Delivery by Site as of Q1 2015			
PRA/PBV Site Name	Central Address	Total PRA Units	Target Population
Harrison Courts*	2910 W Harrison St	123	Family
Lathrop Elderly*	2717 N Leavitt St	92	Senior
Loomis Courts*	1342 W 15th St	126	Family
5840 S Dr Martin Luther King Dr Apts	5840 S Dr Martin Luther King Jr Dr	4	Supportive
600 S Wabash Apts	618 S Wabash Ave	77	Supportive
90th Street Development	1535 W 90th St	4	Family
Anchor House	1230 W 76th St	108	Family
Archer Avenue Senior Residences	2928 S Archer Ave	12	Senior
Barnes Real Estate	Various	6	Family
Bettendorf Place	8425 S Saginaw Ave	18	Supportive
Boulevard Apts	Various	12	Family
Boxelder Court	6205 S Langley Ave	6	Family
Branch of Hope	5628 S Halsted St	58	Supportive
Bryn Mawr Apts	5550 N Kenmore Ave	10	Family
Buffett Place	3208 N Sheffield Ave	51	Supportive
Casa Kirk	3242 E 92nd St	5	Family
Casa Maravilla	2021 S Morgan St	15	Senior
Casa Morales	2015 S Morgan St	9	Family
Deborah's Place II	1530 N Sedgwick St	39	Supportive

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PRA/PBV Unit Delivery by Site as of Q1 2015			
PRA/PBV Site Name	Central Address	Total PRA Units	Target Population
Diversey Manor	3221 W Diversey Ave	50	Family
Dr King Legacy Apts	3800 W 16th St	10	Family
East Park Apts	3300 W Maypole Ave	150	Supportive
Englewood Permanent Supportive Housing	901 W 63rd St	50	Supportive
Evergreen Towers	1343 N Cleveland Ave	10	Senior
G & A Residences at Spaulding Apts	1750 N Spaulding Ave	9	Family
G & A Senior Residences at Eastgate	300 E 26th St	35	Senior
G & A Senior Residences at Ravenswood	1818 W Peterson Ave	37	Senior
G & A Senior Residences at West Ridge	6142 N California Ave	19	Senior
Greenwood Court Apts	4433 S Greenwood Ave	9	Family
Hancock House	12045 S Emerald Ave	18	Senior
Harriet Tubman	110 E 58th St	11	Supportive
Harvest Commons Apts	1519 W Warren Blvd	89	Supportive
Hollywood House	5700 N Sheridan Rd	51	Senior
Hope Manor Apts	3053 W Franklin Blvd	30	Supportive
Hope Manor II	815 W 60th St	73	Supportive
Howard Apts	1569 N Hoyne Ave	12	Supportive
Humboldt Park Residence	1152 N Christiana Ave	20	Supportive
Illinois Accessible Housing Initiative	Various	32	Supportive
Independence Apts	925 S Independence Blvd	9	Family
Ironwood Courts	6019 S Indiana Ave	14	Family
Jarvis Apts	2049 W Jarvis Ave	8	Family
Karibuni Place	8200 S Ellis Ave	11	Supportive
Lake Street Studios	727 W Lake St	61	Supportive
Leland Apts	1207 W Leland Ave	14	Supportive
Leontyne Apts	4330 S Champlain Ave	14	Family
Liberty Square	3635 W Flournoy St	16	Family
Los Vecinos Apts	4250 W North Ave	11	Supportive
Major Jenkins	5016 N Winthrop Ave	80	Supportive
Montclare Senior	1210 E 78th St	38	Senior
Mt Greenwood Estates	3225 W 111th St	5	Supportive
Nathalie Salmon House	7320 N Sheridan Rd	8	Senior

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PRA/PBV Unit Delivery by Site as of Q1 2015			
PRA/PBV Site Name	Central Address	Total PRA Units	Target Population
Near North Apts	1244 N Clybourn Ave	46	Supportive
North & Talman III	1605 N Washtenaw Ave	8	Family
North Avenue Apts	2654 W North Ave	16	Family
Nuestro Hogar	1314 N Karlov Ave	12	Family
Park Apts	202 E Garfield Blvd	30	Family
Princeton Park Homes (B-11 Princeton Park Inc)	9415 S Yale Ave	6	Family
Princeton Park Homes (B-7 Princeton Park Inc)	9206 S Harvard Ave	13	Family
Princeton Park Homes (Princeton Park Homes Inc)	9209 S Princeton Ave	11	Family
Princeton Park Homes (West 91st Street Corp)	261 W. 91st St	1	Family
Reba Place Fellowship	1528 W Pratt Blvd	8	Family
Roosevelt Towers	3440 W Roosevelt Rd	126	Senior
Rosa Parks Apts	Various Humboldt Park addresses	26	Family
San Miguel	907 W Argyle St	14	Family
Sankofa House	4041 W Roosevelt Rd	36	Supportive
Senior Suites at Auburn Gresham	1050 W 79th St	17	Senior
Sojourner Truth Apts	5801 S Michigan Ave	22	Supportive
South Park Plaza	2600 S King Dr	34	Family
St Edmunds Courts	5925 S Wabash Ave	10	Family
St Leo Residence	7750 S Emerald Ave	50	Supportive
St Leo Residence Vash	7750 S Emerald Ave	40	Supportive
Sunnyside Kenmore Apts	4130 N Kenmore Ave	10	Family
The Drex Apts	8031 S Drexel Ave	12	Supportive
The Resurrection Home	2124 W 19th St	5	Family
The Suites of Autumn Green at Wright Campus	4255 N Oak Park Ave	8	Senior
Thresholds at Casa de Troy	6355 S Troy St	16	Supportive
Thresholds at Edgewater Shores	5326 N Winthrop Ave	8	Supportive
Thresholds Humboldt & Kiley House	1819 N Humboldt Blvd & 4734 S	34	Supportive
Town Hall Apts	3600 N Halsted St	79	Senior
Transformation Center	5317 W Chicago Ave	40	Supportive
Trumbull Apts	1428 S Trumbull Ave	13	Supportive
Victory Centre	9233 S Burley Ave	18	Senior

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PRA/PBV Unit Delivery by Site as of Q1 2015			
PRA/PBV Site Name	Central Address	Total PRA Units	Target Population
Wabash Apts	6100 S Wabash Ave	24	Supportive
Washington Park Apts	5000 S Indiana Ave	32	Supportive
Wentworth Commons	11045 S Wentworth Ave	10	Family
Wilson Yard Family Apts	1026 W Montrose Ave	16	Family
Wilson Yard Senior Apts	1032 W Montrose Ave	20	Senior
Winterberry Place	325 E 48th St	6	Family
Wrightwood Apts	3821 W Wrightwood Ave	6	Family
Wrightwood Senior Apts	2815 W 79th St	17	Senior
Veterans New Beginnings	8140 S Racine Ave	48	Supportive
Zapata Apts	3230 W Armitage Ave	18	Family
Total PRA/PBV Units		2,745	

*City-State PBV Site

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B. Annual Unit Delivery Projections/Status

In FY2015, CHA projected a total of 1,040 new units through mixed-income redevelopment, public housing acquisition and project-based vouchers through the PRA Program. As of 1st quarter 2015, CHA completed 102 new units in FY2015, including 12 public housing units in mixed-income sites and 90 project-based vouchers in several PRA sites.

FY2015 Unit Delivery Projections/Completion				
Development/Program	FY2015 Planned Units	FY2015 Actual Units	Target Population	Unit Delivery Category
Parkside of Old Town Phase IIB	36	0	Family	Mixed-Income
Park Boulevard Phase IIB	37	0	Family	Mixed-Income
Legends South Phase C3/Gwendolyn Place	21	12	Family	Mixed-Income
Real Estate Acquisition Program	25	0	Family	REAP
Altgeld Gardens	218	0	Family	Family Rehabilitation
Montclare Senior	38	38	Senior	PRA/PBV
Illinois Accessible Housing Initiative Phase 2	11	4	Supportive	PRA/PBV
West Humboldt Place	4	0	Supportive	PRA/PBV
Access Housing	20	0	Supportive	PRA/PBV
Veterans New Beginnings	48	48	Supportive	PRA/PBV
Milwaukee Avenue Apartments	11	0	Supportive	PRA/PBV
Mercy Uptown	50	0	Family	PRA/PBV
Princeton Park	21	0	Family	PRA/PBV
Kenmore Plaza Apartments (Preservation)	150	0	Senior	PRA/PBV
Sponsor-Based Housing	350	0	TBD	PRA/PBV
Total	1,040	102		

III. Right of Return Status

As part of the original Plan for Transformation, all residents who occupied a nonrehabilitated CHA unit on October 1, 1999 (original 10/1/99 residents) have the Right of Return to a new or rehabilitated public housing unit or a Housing Choice Voucher (HCV), in accordance with the Relocation Rights Contract (RRC). Each household that was (and remains) lease-compliant has the right to choose where they wish to live on a permanent basis, be that in a new or rehabilitated public housing unit or in the broader community using a CHA voucher. In fact, these 10/1/99 residents are guaranteed first choice of any rehabilitated or redeveloped property and their claims take precedence over any person on the general wait list. That said, 10/1/99 residents are obligated to make that choice only once and when they do, their 'Right of Return' is satisfied under the law. The following sections show the Right of Return status for the original 10/1/99 family housing residents and the current location and housing choices for residents who have not yet satisfied their Right of Return.

A. Right of Return Status by Original Site

There are 16,846 households who originally lived in family and scattered site housing who have been granted a Right of Return. As of March 31, 2015, 60% of these households had moved to their final housing choice to satisfy their Right of Return; 4% had not yet made their final housing choice; 16% are deceased or have been evicted; and 19% have been unresponsive to CHA outreach and thus their location is unknown. Households who are non-responsive have an option for reinstatement should they ever contact CHA. The table below shows relocation status based on each household's original development on 10/1/99.

Relocation Status of 10.1.99 Family Households* by Site**										
10.1.99 Development	Number of Families with a Right of Return, by Site		Satisfied Right of Return		Awaiting Right of Return		Loss of Right of Return (evicted / deceased / No HCS / No ROR)		Loss of ROR with 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%	725	63%	18	2%	245	21%	165	14%
Altgeld-Murray Homes	1,717	100%	963	56%	42	2%	288	17%	424	25%
Bridgeport Homes	123	100%	83	67%	3	2%	15	12%	22	18%
Cabrini	1,770	100%	1,029	58%	117	7%	327	18%	297	17%
Dearborn Homes	639	100%	360	56%	8	1%	120	19%	151	24%
Hilliard Homes	140	100%	88	63%	3	2%	23	16%	26	19%
Horner Homes	699	100%	511	73%	3	0%	104	15%	81	12%
Ickes Homes	820	100%	436	53%	64	8%	144	18%	176	21%
Lake Parc Place	235	100%	164	70%	1	0%	27	11%	43	18%
Lathrop Homes	747	100%	205	27%	162	22%	192	26%	188	25%
Lawndale Gardens	121	100%	68	56%	3	2%	22	18%	28	23%
LeClaire Courts	402	100%	187	47%	41	10%	60	15%	114	28%
Lowden Homes	116	100%	79	68%	2	2%	13	11%	22	19%
Madden-Wells Homes	1,621	100%	883	54%	49	3%	322	20%	367	23%
Randolph Towers	139	100%	95	68%	6	4%	16	12%	22	16%
Rockwell Gardens	519	100%	290	56%	17	3%	87	17%	125	24%
SS North Central	974	100%	761	78%	9	1%	89	9%	115	12%
SS North East	605	100%	475	79%	3	0%	52	9%	75	12%
SS South East	454	100%	336	74%	1	0%	57	13%	60	13%
SS South West	262	100%	202	77%	1	0%	19	7%	40	15%
SS West	192	100%	166	86%	0	0%	10	5%	16	8%
Stateway Gardens	696	100%	442	64%	16	2%	106	15%	132	19%
Taylor Homes	1,564	100%	958	61%	71	5%	206	13%	329	21%
Trumbull Park Homes	383	100%	203	53%	12	3%	58	15%	110	29%
Washington Park Homes	367	100%	220	60%	13	4%	69	19%	65	18%
Wentworth Gardens	388	100%	242	62%	11	3%	60	15%	75	19%
Grand Total	16,846	100%	10,171	60%	676	4%	2,731	16%	3,268	19%

*Does not include 10.1.99 households from Senior-designated properties.

**This report reflects the 10.1.99 development only; it does not indicate where families currently reside or where they satisfied their Right of Return.

***Public notice process includes 10/1/99 families who no longer receive a subsidy from CHA.

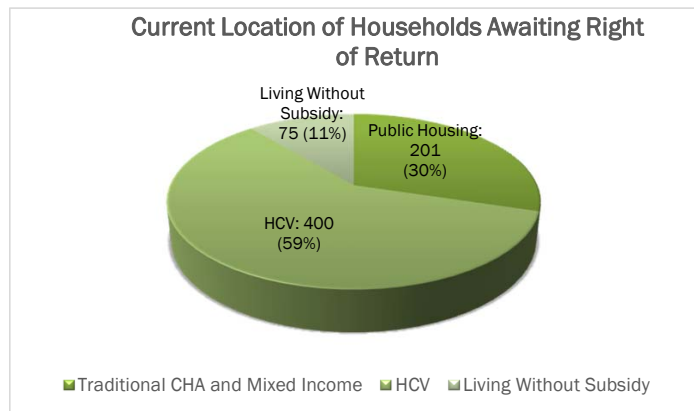
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B. Status of Households Awaiting Right of Return

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

As of March 31, 2015, there were 676 original 10/1/99 households who had not yet satisfied their Right of Return. The table below displays their first housing preference for satisfying their Right of Return, and the pie chart shows their current location: 30% (201) currently reside in CHA public housing; 59% (400) live in the private market with a Housing Choice Voucher provided by CHA; and 11% (75) live in the private market without CHA subsidy but have expressed a desire to return to CHA housing.

Housing Choice Survey Status for Families with a Right of Return as of 03/31/2015	
Site	Total Families Choosing this Site as their First Choice
ABLA Homes	26
Altgeld-Murray Homes	21
Bridgeport Homes	4
Cabrini (all sites)	91
Dearborn Homes	8
HCV*	80
Hilliard Homes	5
Horner Homes	6
Ickes Homes	29
Lakefront Properties	9
Lathrop Homes	149
Lawndale Gardens	1
LeClaire Courts	38
Lowden Homes	6
Madden-Wells Homes	35
Robert Taylor Homes	51
Rockwell Gardens	14
Scattered Sites (all areas)	19
Stateway Gardens	18
Trumbull Park Homes	11
Washington Park Homes	21
Wentworth Gardens	13
No Housing Choice Survey**	21
<i>Grand Total Awaiting their Right of Return as of Q1 2015</i>	676



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

*34 currently live in HCV, 20 in public housing, and 26 currently do not receive CHA subsidy.

**CHA conducts extensive and ongoing outreach to families regarding their housing preferences. Families who do not complete a Housing Choice Survey will lose their Right of Return.

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IV. Demographics

A. Current Demographics

CHA serves nearly 18,000 households in public housing and over 41,000 families participating in the Housing Choice Voucher Program. Combined, there are more than 59,000 households and 134,000 individuals living in affordable housing in Chicago at CHA properties or in the private market with HCVs. CHA's resident population is dynamic, and CHA will continue to increase leasing from several wait lists to offer housing to additional eligible Chicago families. Public housing and HCV programs are limited to households who earn 80% or less of local Area Median Income (AMI). HUD establishes income limits every year based on income and family size. In 2015, 80% of Chicago AMI for a family of four is \$60,800.

The majority of current heads of households in both public housing and HCV programs are female. And, while most heads of household are African American, the number of White and Hispanic heads of household in public housing has increased since 2000. In public housing, the number of youth ages 17 and under has decreased over time while the senior population has increased.

	Public Housing			HCV*	Both
	All Family-Designated	Senior-Designated	Total Public Housing		
OVERALL DEMOGRAPHICS					
Total Households	9,201	8,699	17,900	41,597	59,497
Total Residents	23,375	9,612	32,987	101,665	134,652
HOUSEHOLD SIZE					
Average Household Size	2.5	1.1	1.8	2.5	2.3
HEAD OF HOUSEHOLD GENDER					
Female	8,126	3,938	12,064	32,603	44,667
Male	1,075	4,761	5,836	5,200	11,036
RESIDENT AGE					
Youth (0-17)	9,813	10	9,823	38,830	48,653
Working-Age (18-54)	10,400	196	10,596	43,276	53,872
Near-Elderly (55-61)	1,448	778	2,226	6,391	8,617
Elderly (62+)	1,714	8,628	10,342	7,513	17,855
HEAD OF HOUSEHOLD RACE/ETHNICITY					
African American, non-Hispanic	8,128	5,126	13,254	33,254	46,508
Hispanic, any race	903	868	1,771	3,506	5,277
White, non-Hispanic	138	1,530	1,668	913	2,581
Asian, non-Hispanic	17	1,104	1,121	78	1,199
Other/Unknown race	15	71	86	52	138
DISABILITY STATUS					
Household with a disabled member	3,394	4,534	7,928	15,351	23,279
% of households with a disabled member	37%	52%	44%	41%	39%
HOUSEHOLD INCOME					
# at 0-30% AMI (Extremely Low Income)	7,073	7,505	14,578	31,326	45,904
# at 31-50% AMI (Very Low Income)	1,331	1,009	2,340	5,026	7,366
# at 51-80% AMI (Low Income)	597	164	761	1,408	2,169
# at 81%+ AMI (Moderate Income)	200	21	221	43	264
% at 0-30% AMI (Extremely Low Income)	77%	86%	81%	83%	77%
% at 31-50% AMI (Very Low Income)	14%	12%	13%	13%	12%
% at 51-80% AMI (Low Income)	6%	2%	4%	4%	4%
% at 81%+ AMI (Moderate Income)	2%	0%	1%	0.1%	0.40%
HEAD OF HOUSEHOLD EMPLOYMENT STATUS					
Total # of Work-Eligible**	5,213	6	5,219	20,395	25,614
# of Work-Eligible Employed***	3,243	3	3,246	9,489	12,735
% of Work-Eligible Employed	62%	50%	62%	46%	50%
OPPORTUNITY/GENERAL AREA					
Households living in General or Opportunity Areas	2,042	4,322	6,364	7,070	13,434

*Includes Project-Based Vouchers, VASH, Choose to Own, Mod-Rehabs, Mainstream 5yr

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

***Work-Eligible Heads of Household who report income from wages.

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B. Waitlist Demographics

CHA maintains several types of wait lists for public housing portfolios and the HCV Program. Individuals or families interested in public housing or the HCV Program must apply to wait lists to access these affordable housing options. Public housing wait lists include the Family Housing (Community-Wide) Wait List, Scattered Sites (Community Area) Wait Lists, and Senior Site-Based Wait Lists. The HCV Program maintains separate wait lists for tenant-based vouchers and for the Property Rental Assistance/PRA Program (project-based vouchers).

From October 27- November 24, 2014, CHA held a wait list registration for the Public Housing Family Wait List, the HCV Wait List, and the PRA Wait List. In the 1st Quarter 2015, CHA conducted a random lottery to select applicants for these three wait lists. CHA will send notification letters to all those who registered by the end of April 2015. Both the Scattered Site (Community-Area) and Senior Site-Based wait lists remain open as needed based on vacancies.

The following CHA wait list demographics are based on available data that is self-reported by applicants on the wait lists. Additional data will be available after wait list lotteries are completed for the three wait lists that were recently opened.

	Family (Community- Wide)**	Scattered Site (Community Area)	Senior Site- Based	HCV**	PRA**
OVERALL DEMOGRAPHICS					
Total Applicants*	12,011	6,917	12,725		
HOUSEHOLD SIZE					
Average Household Size	1.8	1.9	1.1		
HEAD OF HOUSEHOLD GENDER					
Female	8,942	4,309	6,919		
Male	3,044	708	5,759		
Unknown Gender	25	1,900	47		
HEAD OF HOUSEHOLD AGE					
Working Age (18-54)	9,882	5,730	96		
Near-Elderly (55-61)	1,330	704	5,797		
Elderly (62+)	785	476	6,804		
Unknown Age	14	7	28		
HEAD OF HOUSEHOLD RACE/ETHNICITY					
African American, non-Hispanic	9,296	5,410	8,333		
Hispanic, any race	992	783	985		
White, non-Hispanic	410	206	1,381		
Asian, non-Hispanic	67	56	1,042		
Other/Unknown race and ethnicity	1,246	462	984		
DISABILITY STATUS					
Households requesting accessible unit	199	178	20		
HOUSEHOLD INCOME					
\$0-\$4,999	4,259	1,854	3,700		
\$5,000-\$9,999	2,253	1,070	4,283		
\$10,000-\$19,999	2,801	1,270	3,347		
\$20,000-\$29,999	1,577	640	875		
\$30,000+	884	230	425		
Unknown Income	237	1,853	95		

*Applicants may be on multiple waitlists.

**Additional data for the Family, HCV and PRA wait lists will be available after the wait list lottery is completed.

VII. Section 3 and M/W/DBE Report

Overview of Section 3

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

Q1 Section 3 Compliance

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

In Q1 2015, there was a need for 67 new hires for CHA executed contracts with a commitment to hire 55 Section 3 new hires (82%) during the term of the contracts. The commitment far exceeds the required 30%. As of the end of Q1, 15 of the 55 Section new hires were employed (22%).

Q1 2015 SECTION 3 HIRES		Q1 2015
Low Income CHA PH/HCV Resident (LICHAR) Hires		14
Low Income Chicago Area Residents (LICAR) Hires		1
Total Section 3 Hires		15
Total Section 3 Hiring Requirement		30.0%
Total Section 3 Hiring Achievement to date		22.4%
Total Section 3 Hiring Commitment		82%

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

- In Q1 2015, CHA has met its contracting requirement (10%) for Construction contracts at 10.2%. Under the Professional Services contract requirement (3%) CHA's contractors proposed other economic opportunities in lieu of subcontracting.

Q1 2015 SECTION 3 CONTRACT AWARDS		
	Professional Service	Construction
Section 3 Business Concern Contract Awards (\$)	<i>Compliance met via Other Economic Opportunity Option</i>	\$1,931,500
Total CHA Contract Awards (\$)	\$3,582,810	\$18,900,332
Section 3 Business Concern Contract Awards (%)	<i>Compliance met via Other Economic Opportunity Option</i>	10.2%
Minimum Percentage Requirement	3.0%	10.0%

Q1 2015 SECTION 3 CONTRACTING	
	Q1 2015
Number of Section 3 Business Concerns with Contract Awards	5
Section 3 Contract Awards (\$)	\$1,931,500

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

Alternative Programs: A prime contractor who has demonstrated its attempts, to the maximum extent feasible, to meet its Section 3 hiring and contracting goals may satisfy Section 3 obligations by engaging in indirect participation, mentorship program participation, and/or other results-oriented economic opportunities as alternative means to achieving Section 3 goals. In addition, a contribution to CHA's Section 3 Fund is allowable under the other economic opportunities category, as long as the contribution complies with CHA's Section 3 policy.

- As of March 31, 2015, CHA's Section 3 Fund has a balance of \$2,002,455.46
- Through March 31, 2015, CHA expended \$387.00 from its Section 3 Fund.
- Section 3 Fund expenditure was used to assist a Section 3 Business Concern pay for insurance to secure a subcontracting opportunity.

Year to Date Section 3 Program Highlights

- The CHA submitted its biannual report to HUD in February 2015 as required the Section 3 Voluntary Compliance Agreement.
- The CHA met with City of Chicago representatives and the Region V HUD Fair Housing Office in February 2015 to discuss Section 3 compliance and Labor Organizations.
- CHA conducted several trainings throughout the city to the Section 3 community on hiring and subcontracting opportunities in April 2015.
- CHA trained HCV program participants on Section 3 hiring and subcontracting opportunities at the Charles A. Hayes Family Investment Center.
- CHA met with Section 3 Residents at CHA headquarters and in public housing development technology centers to help them create profiles in the Section 3 Hiring System.
- CHA answered many calls on the Section 3 Support Line and assisted Section 3 Residents with many issues – ranging from website troubleshooting to answering general questions about Section 3 requirements and opportunities.

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 Q1 that are based on expenditures.

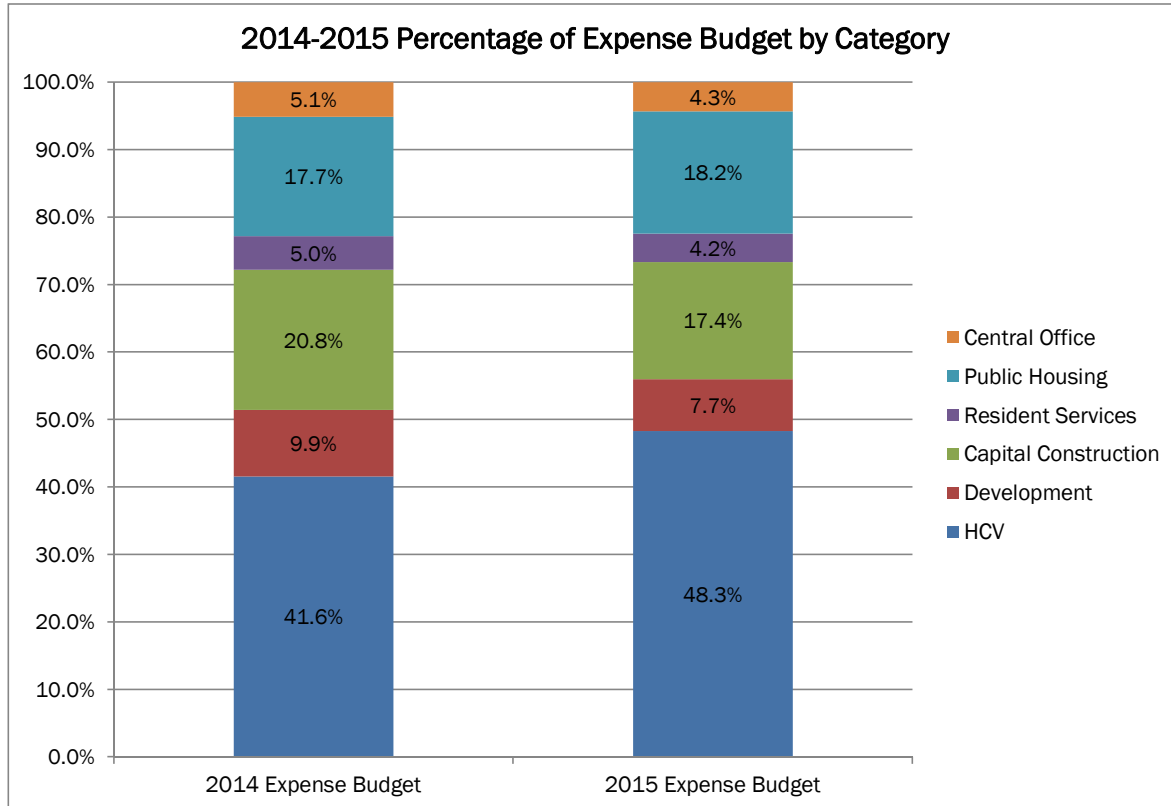
Type of Contract	Contract Amount (\$)	MBE/WBE/DBE Participation Goals (%)	2015 – 1 st Quarter Total Payments	2015 – 1 st Quarter Payments for credit M/W/DBE Primes and Subcontractors	2015 – 1 st Quarter MBE/WBE/DBE Participation Rate (%)
Construction	\$25,000 - \$200,000	25.0%	\$88,742.17	\$58,479.11	65.9%
	\$200,001 - \$500,000	30.0%	\$1,063,435.05	\$1,006,100.75	94.6%
	\$500,001 - \$1,000,000	35.0%	\$1,808,795.27	\$620,804.63	34.3%
	\$1,000,001 +	40.0%	\$40,384,800.56	\$21,756,314.81	53.9%
Professional Service and Supply & Delivery	\$25,000 +	20.0%	\$23,656,127.22	\$18,111,521.81	76.6%

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VI. CHA Funding Summary

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

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



Expense Category	2014 Expense Budget	2014 Percentage	2015 Expense Budget	2015 Percentage
HCV	\$ 426,625,476	41.6%	\$ 471,660,952	48.3%
Development	\$ 101,227,515	9.9%	\$ 74,888,273	7.7%
Capital Construction	\$ 213,167,242	20.8%	\$ 169,670,578	17.4%
Resident Services	\$ 51,132,914	5.0%	\$ 40,923,534	4.2%
Public Housing	\$ 181,638,964	17.7%	\$ 177,341,415	18.2%
Central Office	\$ 52,526,808	5.1%	\$ 41,890,661	4.3%
Grand Total	\$ 1,026,318,919	100%	\$ 976,375,413	100%

*Central Office costs include CHA staff costs associated with support functions (Executive, Legal, Finance, Procurement and ITS). It does not include CHA staff costs associated with operating programs (HCV, Public Housing Property, Capital Construction, Development, or Resident Services). Staff costs associated with operating programs are included in those categories.

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VII. CHA Voucher Utilization

Each year, the CHA sends a request to HUD regarding the distribution of its Housing Choice Vouchers between block grant vouchers and leasing vouchers. The number of vouchers assigned to each category is based on projected HCV leasing for the year and other funding needs across the agency. The projections take into account factors such as estimated attrition and average search time and are presented in terms of Unit Months Leased (UML). In terms of UML, a voucher that is leased for July-December would only count as half a voucher because it is not being leased for the entire year.

Housing Choice Voucher Election	
	2015 Authorized
Block Grant Vouchers	9,049
Leasing Vouchers	42,654
TOTAL	51,703

Progress on Increased Utilization Goals	
Goal: Lease Additional 5,000 Vouchers in 2015	
Total Vouchers Leased as of 1/1/15*	40,348
Total Vouchers Leased as of 3/31/15*	42,325
Difference (Increase/Decrease)	1,977

Total Voucher Utilization	
	3/31/2015
Total Vouchers Leased*	42,325
Total Vouchers Available	51,703
% Leasing Utilization	82%

*Based on 4/22/15 VMS data report for 3/31/15.

Other Voucher Utilization Key Indicators	
	3/31/2015
Vouchers Issued in 2015	1,587
Vouchers Leased in 2015	2,311
Vouchers Returned in 2015 (Attrition)	515
Voucher Holders Currently Searching for Units	2,158

CHA Quarterly Report, 1st Quarter 2015

VIII. CHA Capital Plan/Reserves Summary

CHA Proposed Capital Plan 2014-19

Sources	2014 Actual	2015 Proposed	2016 Proposed	2017 Proposed	2018 Proposed	2019 Proposed
Reserve Balance (prior year)	\$ 239,736	\$ 221,847	\$ 114,504	\$ 45,843	\$ (7,329)	\$ (72,061)
Prior Year Capital Fund	\$ 41,224	\$ 40,397	\$ 47,607	\$ -	\$ -	\$ -
Current Year Capital Grant	\$ 152	\$ 69,516	\$ 63,955	\$ 61,524	\$ 56,602	\$ 52,074
HOPE VI Funds	\$ 4,761	\$ 3,036	\$ -	\$ -	\$ -	\$ -
MTW Funding used for Capital/Development	\$ 6,036	\$ 37,213	\$ -	\$ -	\$ -	\$ -
Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Available Source	\$ 291,909	\$ 372,009	\$ 226,066	\$ 107,367	\$ 49,273	\$ (19,987)
Uses						
Development	\$ 28,930	\$ 72,490	\$ 103,550	\$ 87,600	\$ 89,110	\$ 30,735
Capital Construction	\$ 106,916	\$ 165,365	\$ 74,377	\$ 24,800	\$ 30,000	\$ 30,000
Debt Service	\$ 1,338	\$ 2,296	\$ 2,296	\$ 2,296	\$ 2,224	\$ 2,224
Security/Resident Services	\$ 3,000	\$ 17,354	\$ -	\$ -	\$ -	\$ -
Total Uses	\$ 140,184	\$ 257,505	\$ 180,223	\$ 114,696	\$ 121,334	\$ 62,959
Unspent 2014 MTW Funds	\$ 70,122					
Remaining funds	\$ 221,847	\$ 114,504	\$ 45,843	(\$7,329)	(\$72,061)	(\$82,946)

CHA Reserves Summary (000's omitted)

	2014 Actual	2015 Proposed
Reserve Balance (prior year)	\$239,736	\$221,847
Planned Annual Capital Reserves Expenditures		
Development	\$19,568	\$12,397
Capital Construction	\$64,113	\$77,592
Security/Resident Services/Debt Service	\$4,330	\$17,354
Total Planned Capital Reserves Expenditures	\$88,011	\$107,343
Unspent 2014 MTW Funds	\$70,122	\$0
Projected Reserve Balance as of 12/31	\$221,847	\$114,504