

CHA Quarterly Report, 3rd Quarter 2014

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 September 30, 2014 and status as of the end of the 3rd quarter of 2014.

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 September 30, 2014, the total number of CHA public housing units is 21,283. 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	4,590	2,083	125	2.65%	49
Scattered	2,729	2,571	110	48	1.83%	31
Senior	8,955	8,195	685	75	0.91%	22
Mixed	2,801	2,739	3	59	2.11%	14
Totals	21,283	18,095	2,881	307	1.67%	116

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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	1274	661	36	2.75%	26
Bridgeport Homes & Elderly	129	119	10	0	0.00%	0
Brooks Homes	371	312	50	9	2.80%	3
Cabrini Rowhouses	584	137	444	3	2.14%	3
Dearborn Homes	668	659	4	5	0.75%	4
Horner Super Block	201	159	38	4	2.45%	0
Horner-Westhaven	351	269	62	20	6.92%	0
Lake Parc Place	290	271	10	9	3.21%	8
Lathrop Homes	925	145	759	21	12.65%	0
Lawndale Gardens	121	116	5	0	0.00%	0
Lowden Homes	127	121	2	4	3.20%	0
Trumbull Park Homes & Ida Platt Senior Apts	465	449	12	4	0.88%	0
Washington Park Low Rises & Elderly	252	224	18	10	4.27%	5
Wentworth Gardens	343	335	8	0	0.00%	0
Totals	6,798	4,590	2,083	125	2.65%	49

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	669	629	31	9	1.41%	4
SS North Central	442	407	25	10	2.40%	3
SS North East	621	583	26	12	2.02%	12
SS South East	528	502	17	9	1.76%	8
SS South West	220	213	3	4	1.84%	3
SS West	249	237	8	4	1.66%	1
Totals	2,729	2,571	110	48	1.83%	31

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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	121	3	1	0.82%	0
Albany Terrace Apts	350	341	5	4	1.16%	1
Alfreda Barnett Duster Apts	129	124	5	0	0.00%	0
Apartamentos Las Americas	212	207	3	2	0.96%	1
Armour Square Apts & Annex	392	362	28	2	0.55%	0
Blake/Martinez/Wood Apts	317	309	8	0	0.00%	0
Bousfield/Richardson-Jones Apts	266	258	5	3	1.15%	0
Caroline Hedger Apts	450	350	99	1	0.28%	0
Castleman/Ella Flagg Young Apts	436	428	7	1	0.23%	1
Daniel Hudson Burnham Apts	181	168	12	1	0.59%	0
Edith Spurlock Sampson Apts	394	382	9	3	0.78%	0
Elizabeth Davis Apts	149	147	1	1	0.68%	0
Fannie Emanuel Apts	181	0	181	0	N/A	0
Fisher Apts	199	195	4	0	0.00%	0
Flannery Apts	252	246	5	1	0.40%	1
Green/Harsh Apts	278	269	6	3	1.10%	0
Harry Schneider Apts	174	173	1	0	0.00%	0
Hattie Callner Apts	147	143	4	0	0.00%	0
Irene McCoy Gaines Apts	151	147	2	2	1.34%	0
Judge Slater Apts & Annex	407	351	50	6	1.68%	6
Kenneth Campbell Apts	165	160	2	3	1.84%	1
Lidia Pucinska Apts	378	333	44	1	0.30%	0
Lincoln Perry Apts and Annex	450	372	72	6	1.59%	0
Long Life Apts	116	86	26	4	4.44%	0
Lorraine Hansberry Apts	169	166	3	0	0.00%	0
Mahalia Jackson Apts	282	275	5	2	0.72%	0
Major Lawrence Apts	193	154	38	1	0.65%	0
Mary Hartwell Catherwood Apts	357	352	4	1	0.28%	1
Minnie Riperton Apts	339	300	32	7	2.28%	0
Patrick Sullivan Apts	482	463	4	15	3.14%	10
Vivian Carter Apts	224	218	3	3	1.36%	0
Wicker Park Apts & Annex	225	220	5	0	0.00%	0
William Jones Apts	116	112	3	1	0.88%	0
Zelda Ormes Apts	269	263	6	0	0.00%	0
Totals	8,955	8,195	685	75	0.91%	22

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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	172	1	0	0.00%	0
Coleman Place	52	52	0	0	0.00%	0
Domain Lofts	16	16	0	0	0.00%	0
Fountain View	14	13	0	1	7.14%	1
Hansberry Square	83	83	0	0	0.00%	0
Hilliard Family Phase 1	59	59	0	0	0.00%	0
Hilliard Family Phase 2	58	58	0	0	0.00%	0
Hilliard Senior Phase 1	94	94	0	0	0.00%	0
Hilliard Senior Phase 2	94	94	0	0	0.00%	0
Jackson Square at West End	57	57	0	0	0.00%	0
Jazz On the Boulevard	30	28	0	2	6.67%	1
Keystone Place	38	38	0	0	0.00%	0
Lake Park Crescent Phase 1	60	59	0	1	1.67%	0
Lake Park Crescent Phase 1A For Sale	26	26	0	0	0.00%	0
Langston	29	29	0	0	0.00%	0
Mahalia Place	54	53	0	1	1.85%	0
Mohawk North	16	16	0	0	0.00%	0
North Town Village Phase 1	39	38	0	1	2.56%	0
North Town Village Phase 2	40	40	0	0	0.00%	0
Oakwood Shores Phase 1A	63	63	0	0	0.00%	0
Oakwood Shores Phase 1B	63	61	0	2	3.17%	0
Oakwood Shores Phase 2A	81	81	0	0	0.00%	0
Oakwood Shores Phase 2B	29	28	0	1	3.45%	0
Oakwood Shores Phase 2C Mercy	19	18	0	1	5.26%	0
Oakwood Shores Terrace Phase 2D	22	22	0	0	0.00%	0
Old Town Square	16	15	0	1	6.25%	0
Old Town Village West	66	65	0	1	1.52%	0
One South Leavitt	2	2	0	0	0.00%	0
Orchard Park	77	74	0	3	3.90%	3
Park Boulevard Phase 1	54	53	0	1	1.85%	0
Park Boulevard Phase 2A	46	44	0	2	4.35%	1
Park Douglas	60	60	0	0	0.00%	0
Parkside Condo	72	72	0	0	0.00%	1
Parkside Condo Phase 1B	35	33	0	2	5.71%	0

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Mixed-Income Portfolio						
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	39	0	0	0.00%	0
PII Northern Region	23	22	0	1	4.35%	1
PII Southern Region	7	7	0	0	0.00%	0
Quincy	27	25	0	2	7.41%	1
Renaissance North	18	18	0	0	0.00%	0
Roosevelt Square Phase 1	125	124	0	1	0.80%	1
Roosevelt Square Phase 2	120	117	0	3	2.50%	1
Savoy Square	60	60	0	0	0.00%	0
Shops and Lofts at 47th	28	4	0	24	85.71%	0
St. Edmunds Meadows	14	13	0	1	7.14%	0
Sullivan Station	47	47	0	0	0.00%	0
The Dorchester	8	5	0	3	37.50%	0
The Kenmore	100	99	1	0	0.00%	0
The Pershing	27	26	0	1	3.70%	1
The Pomeroy	105	104	1	0	0.00%	0
West End Phase 1	14	14	0	0	0.00%	0
West End Phase 2	65	63	0	2	3.08%	1
Westhaven Park Phase 1	87	86	0	1	1.15%	1
Westhaven Park Phase 2B	70	70	0	0	0.00%	0
Westhaven Park Phase 2C	46	46	0	0	0.00%	0
Westhaven Park Tower	34	34	0	0	0.00%	0
Total	2,801	2,739	3	59	2.11%	14

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B. Offline Unit Status Report

CHA Offline Unit Summary as of 9/30/14

Category	Offline Units as of 9/30/14	% of Offline Units 9/30/14
Pending Redevelopment/Planning	2,104	73%
Major or Routine Capital Maintenance	469	16%
Pending Demolition or Disposition Activity	43	1%
Non-Dwelling Units	265	9%
Total Offline Units	2,881	100%

Offline Unit Status by Category as of 9/30/14

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 3/31/14	Offline Units as of 6/30/14	Offline Units as of 9/30/14	Q1 2014 Status	Q2 2014 Status	Q3 2014 Status
Lathrop Homes	753	753	753	Planning and continuation of the Section 106 process are ongoing.	CHA's Board approved a predevelopment loan in May 2014. CHA continues to work with stakeholders to move forward with redevelopment plans.	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 continues to engage key stakeholders to finalize the Development Zone Plan. Two community meetings were held in February 2014 to present the proposed plan. The Section 106 process is ongoing. (2 rehabbed units used for non-dwelling were incorrectly included in this category; units have been moved to non-dwelling.)	CHA continues to engage key stakeholders to finalize the Development Zone Plan for release in 3rd quarter 2014.	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.
Altgeld Gardens/Murray Homes	635	633	633	Implementation planning and continuation of the Section 106 process are ongoing.	Implementation planning and continuation of the Section 106 process are ongoing. The offline unit count was adjusted based on data system updates.	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.
Horner-Westhaven	92	92	99	Agreed Order projected to be finalized in 2nd quarter 2014. Site planning and design are underway.	Agreed Order now projected to be finalized in 3rd quarter 2014. Site planning and design continue.	Agreed Order for Horner Superblock redevelopment now projected to be finalized in 4th Quarter 2014. Site planning and design continue.
Parkview-Fannie Emanuel	181	181	181	Construction expected to start in 2nd quarter 2015.	Construction expected to start in 2nd quarter 2015.	Interior demolition expected to start in 4th quarter 2014. Construction expected to start in 2nd quarter 2015.
Total Pending Redevelopment/ Planning	2,099	2,097	2,104			

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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 3/31/14	Offline Units as of 6/30/14	Offline Units as of 9/30/14	Q1 2014 Status	Q2 2014 Status	Q3 2014 Status
Patrick Sullivan (Senior Site)	100	32	0	41 units were made available for leasing in the 1st quarter of 2014. Project is scheduled for completion July 2014.	Project is scheduled for completion in July 2014.	Project completed in July 2014.
Judge Slater (Senior Site)	100	45	45	The first building will be completed in April 2014, which will make 41 units available for leasing. 59 units are vacant and offline in preparation of starting the 2nd phase of construction planned to begin in May 2014.	55 units were returned to leasing in 1st quarter 2014 upon completion of the first building. 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)	37	41	41	Construction is expected to be complete in the 2nd quarter of 2015. The number of offline units will fluctuate during construction.	Construction is expected to be complete in the 2nd quarter of 2015. The number of offline units will fluctuate during construction.	Construction is expected to be complete in the 2nd quarter of 2015. The number of offline units will fluctuate during construction.
Lincoln Perry Apts and Annex (Senior Site)	65	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	23	23	Project is currently scheduled for completion in September 2014.	Project is currently scheduled for completion in September 2014.	Project is currently scheduled for completion in 4th quarter 2014 due to discovered conditions.
Caroline Hedger Apartments	27	99	98	Construction is scheduled to begin in September 2014; project expected to be completed in the 3rd quarter of 2016. The number of offline units will fluctuate during construction.	Construction is scheduled to begin in August 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 expected to be completed in the 3rd quarter of 2016. The number of offline units will fluctuate during construction.
Minnie Ripperton Apartments	0	26	26	N/A	New project (4250 S. Princeton). 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 expected to be completed in the 1st quarter of 2016.

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Development/Site	Offline Units as of 3/31/14	Offline Units as of 6/30/14	Offline Units as of 9/30/14	Q1 2014 Status	Q2 2014 Status	Q3 2014 Status
Major Lawrence Apartments	0	32	36	N/A	New project (665 W. 65th Street). Construction began in June 2014 and will require 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 expected to be completed in the 1st quarter of 2016.
Armour Square Apartments	0	0	14	N/A	N/A	New project (3120 & 3250 S. Wentworth) 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.
Other Senior Sites	24	24	12	Completion of the remaining 9 units at Loyola and Ridge (1930 W. Loyola Ave/Daniel Hudson Burnham Apts) is now scheduled for occupancy by December 2014. 15 units are on schedule to be available for occupancy by December 2014 at 4645 Sheridan (Ella Flagg Apts).	Completion of the remaining 9 units at Loyola and Ridge (1930 W. Loyola Ave/Daniel Hudson Burnham Apts) is now scheduled for occupancy by 1st quarter 2015. 15 units are now ahead of schedule and will be available for occupancy by July 2014 at 4645 Sheridan (Ella Flagg Apts).	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. 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. 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.
Other Family Sites	21	11	16	11 ADA units at Brooks scheduled for occupancy in April 2014. Upon completion of the 11 units under construction, 7 additional units that require modernization will be taken offline; construction will be completed in June 2014. 10 ADA units at Lowden scheduled for occupancy in May 2014.	11 ADA units at Brooks now scheduled for occupancy in July 2014. Upon completion of the 11 units under construction, 7 additional units that require modernization will be taken offline; construction will be completed in September 2014. 10 ADA units at Lowden were completed in the 1st quarter of 2014.	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. 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.

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Development/Site	Offline Units as of 3/31/14	Offline Units as of 6/30/14	Offline Units as of 9/30/14	Q1 2014 Status	Q2 2014 Status	Q3 2014 Status
Scattered Sites	86	88	94	<p>2 units were made available for occupancy in 1st quarter 2014; 14 additional units were taken offline.</p> <p>- 18 units will be available for occupancy in June 2014.</p> <p>- 15 units will be available for occupancy in September 2014.</p> <p>- 22 units will be available for occupancy in December 2014.</p> <p>- 7 units will be available for occupancy in 1st quarter 2015.</p> <p>- 13 units pending demolition/disposition.</p> <p>- 11 units awaiting assessment.</p>	<p>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.</p> <p>-25 units available for occupancy by the end of 2014.</p> <p>-51 units available for occupancy in 2015.</p> <p>-12 units pending demolition/disposition.</p>	<p>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.</p> <p>-25 units available for occupancy by the end of 2014.</p> <p>-57 units available for occupancy in 2015.</p> <p>-12 units pending demolition/disposition.</p>
Total Undergoing Major or Routine Capital Maintenance	483	485	469			
Units Pending Demolition/Disposition Activity : Units currently pending demolition or disposition; these units will not come back online.						
Development/Site	Offline Units as of 3/31/14	Offline Units as of 6/30/14	Offline Units as of 9/30/14	Q1 2014 Status	Q2 2014 Status	Q3 2014 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	2	2	Units at 2620 W Potomac were demolished and site restoration will be completed in spring 2014.	Site restoration was completed in 2nd quarter 2014. Units will be removed from PIC by the end of 3rd quarter 2014.	Site restoration was completed in 2nd quarter 2014. Units will be removed from PIC in October 2014.
Total Pending Demolition or Disposition Activity	43	43	43			
Non-Dwelling Units: Units used for non-dwelling purposes.						
Category	Offline Units as of 3/31/14	Offline Units as of 6/30/14	Offline Units as of 9/30/14	Q1 2014 Status	Q2 2014 Status	Q3 2014 Status
Non-Dwelling Units	267	267	265	No change.	No change.	2 units previously used for non-dwelling purposes were returned to leasing in 3rd quarter 2014.
TOTAL OFFLINE UNITS	2,892	2,892	2,881			

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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 September 30, 2014, the unit delivery goal of 25,000 units is 88% complete, with a total of 21,907 units. This includes 2,458 public housing units in mixed-income communities, 16,877 family, senior, and scattered site units, and 2,572 project-based voucher units in Chicago.

Unit Delivery Summary as of Q3 2014				
Unit Delivery Category	Total Units by Unit Delivery Category	Target Population		
		Family	Senior	Supportive
Total Housing Units Delivered	21,907	10,510	10,214	1,183
Public Housing Units by Category	19,335	9,702	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	2,458	2,211	247	0
PII/REAP	30	30	0	0
PRA/PBV Units	2,572	808	581	1,183

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A. Unit Delivery Status by Site

Public Housing Unit Delivery by Site as of Q3 2014				
Phase/Development Name	Central Address	Total 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
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
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

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Public Housing Unit Delivery by Site as of Q3 2014				
Phase/Development Name	Central Address	Total Units	Target Population	Unit Delivery Category
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
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
Park Douglas	1260 S Washtenaw Ave	60	Family	Mixed Income

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Public Housing Unit Delivery by Site as of Q3 2014				
Phase/Development Name	Central Address	Total Units	Target Population	Unit Delivery Category
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	7	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	11	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
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		19,335		

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PRA/PBV Unit Delivery by Site as of Q3 2014			
PRA/PBV Site Name	Central Address	PBV 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
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	20	Supportive

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PRA/PBV Unit Delivery by Site as of Q3 2014			
PRA/PBV Site Name	Central Address	PBV Units	Target Population
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
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
Mt Greenwood Estates	3225 W 111th St	5	Supportive
Nathalie Salmon House	7320 N Sheridan Rd	7	Senior
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 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	15	Supportive
Thresholds at Edgewater Shores	5326 N Winthrop Ave	8	Supportive
Thresholds Humboldt & Kiley House	1819 N Humboldt Blvd & 4734 S Ellis Ave	34	Supportive
Town Hall Apts	3600 N Halsted St	79	Senior

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PRA/PBV Unit Delivery by Site as of Q3 2014			
PRA/PBV Site Name	Central Address	PBV Units	Target Population
Transformation Center	5317 W Chicago Ave	40	Supportive
Trumbull Apts	1428 S Trumbull Ave	13	Supportive
Victory Centre	9233 S Burley Ave	18	Senior
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
Zapata Apts	3230 W Armitage Ave	18	Family
Total PRA/PBV Units		2,572	

*City-State PBV Site

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B. Annual Unit Delivery Projections/Status

In FY2014, CHA projected a total of 563 new units through mixed-income redevelopment, public housing acquisition and project-based vouchers through the PRA Program. As of 3rd quarter 2014, CHA has completed 258 new units in FY2014, including 39 public housing units in mixed-income sites and 220 project-based vouchers in several PRA sites.

FY2014 Unit Delivery Projections/Completion as of Q3 2014				
Development/Program	FY2014 Planned Units	FY2014 Actual Units	Target Population	Unit Delivery Category
Shops and Lofts at 47th	28	28	Family	Mixed-Income
Dorchester Artist Housing	12	11	Family	Mixed-Income
Property Investment Initiative	7	0	Family	PII/REAP
Real Estate Acquisition Program	220	0	Family	PII/REAP
937 W Cullom	4	0	Supportive	PRA/PBV
Buffet Place	0	51	Supportive	PRA/PBV
Harriet Tubman	0	-1	Supportive	PRA/PBV
Hope Manor II	73	73	Supportive	PRA/PBV
Illinois Accessible Housing Phase 1	0	5	Supportive	PRA/PBV
Illinois Accessible Housing Phase 2	25	0	Supportive	PRA/PBV
Lake Street Studio	61	0	Supportive	PRA/PBV
Nathalie Salmon House	0	2	Senior	PRA/PBV
Princeton Park	30	10	Family	PRA/PBV
Sojourner Truth	0	-1	Supportive	PRA/PBV
Sunnyside at Kenmore	4	1	Family	PRA/PBV
The Drex Apts	12	0	Supportive	PRA/PBV
Thresholds at Casa de Troy	2	0	Supportive	PRA/PBV
Thresholds at Humboldt Park & Kiley H	6	0	Supportive	PRA/PBV
Townhall	79	79	Senior	PRA/PBV
Total	563	258		

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 September 30, 2014, 60% of these households had moved to their final housing choice to satisfy their Right of Return; 5% 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*										
Original Site Where Family Lived on 10/1/99**	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)		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%	723	63%	25	2%	241	21%	164	14%
Altgeld-Murray Homes	1,717	100%	956	56%	59	3%	283	16%	419	24%
Bridgeport Homes	123	100%	82	67%	4	3%	15	12%	22	18%
Cabrini-Green (all sites)^	1,770	100%	1,010	57%	152	9%	318	18%	290	16%
Dearborn Homes	639	100%	359	56%	13	2%	117	18%	150	23%
Hilliard Homes	140	100%	87	62%	3	2%	23	16%	27	19%
Horner Homes	699	100%	511	73%	3	0%	104	15%	81	12%
Ickes Homes	820	100%	428	52%	79	10%	138	17%	175	21%
Lake Parc Place	235	100%	164	70%	1	0%	27	11%	43	18%
Lathrop Homes	747	100%	203	27%	174	23%	185	25%	185	25%
Lawndale Gardens	121	100%	67	55%	5	4%	21	17%	28	23%
LeClaire Courts	402	100%	185	46%	49	12%	57	14%	111	28%
Lowden Homes	116	100%	79	68%	2	2%	13	11%	22	19%
Madden-Wells Homes	1,621	100%	871	54%	71	4%	309	19%	370	23%
Randolph Towers	139	100%	94	68%	7	5%	16	12%	22	16%
Rockwell Gardens	519	100%	286	55%	22	4%	85	16%	126	24%
SS North Central	974	100%	761	78%	11	1%	86	9%	116	12%
SS North East	605	100%	474	78%	3	0%	52	9%	76	13%
SS South East	454	100%	336	74%	3	1%	57	13%	58	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%	438	63%	23	3%	104	15%	131	19%
Taylor Homes	1,564	100%	939	60%	113	7%	188	12%	324	21%
Trumbull Park Homes	383	100%	201	52%	16	4%	58	15%	108	28%
Washington Park Homes	367	100%	219	60%	14	4%	68	19%	66	18%
Wentworth Gardens	388	100%	237	61%	18	5%	59	15%	74	19%
Grand Total	16,846	100%	10,078	60%	871	5%	2,653	16%	3,244	19%

*This report does not include 10.1.99 households from senior-designated properties.

**This report reflects the original site where families lived on 10.1.99; it does not indicate where families currently reside or where they satisfied their Right of Return.

***The public notice process includes 10.1.99 families who no longer receive a subsidy from CHA.

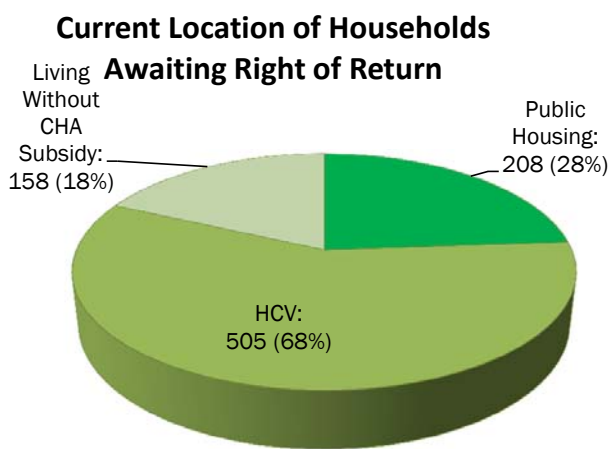
^Some Cabrini-Green families with a Right of Return are also part of the Cabrini Green Consent Decree Lottery List, which also includes non-10/1/99 families pursuant to the Cabrini Green Consent Decree.

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 September 30, 2014, there were 871 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: 28% (208) currently reside in CHA public housing; 68% (505) live in the private market with a Housing Choice Voucher provided by CHA; and 18% (158) 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 9/30/2014	
Site	Total Families Choosing this Site as their First Choice
ABLA Homes	32
Altgeld-Murray Homes	26
Bridgeport Homes	5
Cabrini-Green (all sites)	106
Dearborn Homes	9
HCV*	146
Hilliard Homes	6
Horner Homes	6
Ickes Homes	32
Lakefront Properties	11
Lathrop Homes	157
Lawndale Gardens	1
LeClaire Courts	41
Lowden Homes	7
Madden-Wells Homes	47
Rockwell Gardens	62
Scattered Sites (all areas)	18
Stateway Gardens	26
Taylor Homes	24
Trumbull Park Homes	14
Washington Park Homes	20
Wentworth Gardens	15
No Housing Choice Survey**	60
Total Awaiting Right of Return	871



*88 currently live in HCV, 23 in public housing, and 35 currently do not receive CHA subsidy; 13 of these families owe debt to CHA before they can satisfy their Right of Return.

**CHA conducts extensive and ongoing outreach to families regarding their housing preferences. Families who did not complete a Housing Choice Survey prior to 9/30/2014 will lose their Right of Return.

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IV. Demographics

A. Current Demographics

CHA serves over 18,000 households in public housing and over 38,000 families participating in the Housing Choice Voucher Program. Combined, there are approximately 56,000 households and 128,000 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 2014, 80% of Chicago AMI for a family of four was \$57,900.

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	9,271	8,815	18,086	38,410	56,496
Total Residents	23,817	9,728	33,545	94,683	128,228
HOUSEHOLD SIZE					
Average Household Size	2.6	1.1	1.9	2.5	2.3
HEAD OF HOUSEHOLD GENDER					
Female	8,188	4,000	12,188	32,339	44,527
Male	1,083	4,815	5,898	6,071	11,969
RESIDENT AGE					
Youth (0-17)	10,079	13	10,092	37,301	47,393
Working-Age (18-54)	10,580	217	10,797	42,597	53,394
Near-Elderly (55-61)	1,463	842	2,305	6,796	9,101
Elderly (62+)	1,695	8,656	10,351	7,989	18,340
HEAD OF HOUSEHOLD RACE/ETHNICITY					
African American, non-Hispanic	20,834	5,487	26,321	33,362	59,683
Hispanic, any race	2,585	966	3,551	3,661	7,212
White, non-Hispanic	289	1,733	2,022	1,222	3,244
Asian, non-Hispanic	55	1,462	1,517	109	1,626
Other/Unknown race	54	80	134	56	190
DISABILITY STATUS					
Household with a disabled member	3,475	4,591	8,066	16,141	24,207
% of household with a disabled member	37%	52%	45%	42%	43%

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	Public Housing			HCV*	Both
	All Family-Designated	Senior-Designated	Total Public Housing		
HOUSEHOLD INCOME					
0-30% AMI (Extremely Low Income)	6,951	7,418	14,369	31,421	45,790
31-50% AMI- (Very Low Income)	1,441	1,193	2,634	5,390	8,024
51-80% AMI- (Low Income)	647	174	821	1,530	2,351
81%+ AMI	232	30	262	69	331
% households at 0-30% AMI (Extremely Low Income)	75%	84%	79%	82%	81%
% households at 31-50% AMI (Very Low Income)	16%	14%	15%	14%	14%
% households at 51-80% AMI (Low Income)	7%	2%	5%	4%	4%
% households at 81%+ AMI	3%	0%	1%	0.2%	0.1%
HEAD OF HOUSEHOLD EMPLOYMENT STATUS					
Total # of Work- Eligible**	5,249	8	5,257	19,751	25,008
# of Work-Eligible Employed***	3,115	4	3,119	8,535	11,654
% of Work-Eligible Employed	59%	50%	59%	43%	47%
OPPORTUNITY/GENERAL AREA					
Households living in General or Opportunity Areas	2,078	4,378	6,456	8,128	14,584

*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. CHA will conduct a random lottery to select applicants for these three wait lists. 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*	11,936	7,094	8,520		
HOUSEHOLD SIZE					
Average Household Size	2.0	2.6	1.0		
HEAD OF HOUSEHOLD GENDER					
Female	8,901	4,451	4,068		
Male	3,027	719	4,398		
Unknown Gender	8	1,924	54		
HEAD OF HOUSEHOLD AGE					
Working Age (18-54)	10,178	6,066	111		
Near-Elderly (55-61)	1,189	621	4,114		
Elderly (62+)	568	400	4,270		
Unknown Age	1	7	25		
HEAD OF HOUSEHOLD RACE/ETHNICITY					
African American, non-Hispanic	7,775	4,975	4,692		
Hispanic, any race	1,027	813	669		
White, non-Hispanic	364	178	1,013		
Asian, non-Hispanic	60	48	966		
Other/Unknown race and ethnicity	577	232	299		
DISABILITY STATUS					
Households requesting accessible unit	258	205	614		
HOUSEHOLD INCOME					
\$0-\$4,999	4,347	1,898	2,574		
\$5,000-\$9,999	2,322	1,109	3,181		
\$10,000-\$19,999	2,919	1,317	2,109		
\$20,000-\$29,999	1,545	652	411		
\$30,000+	803	232	147		
Unknown Income	0	1,886	98		

*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.

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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.

Q2 Section 3 Compliance

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

- As of September 30, 2014, CHA exceeded its overall Section 3 hiring goal (30%) for new hires at 70.6% YTD. In Q3 2014, there was a need for 97 new hires for CHA funded contracts, and 64 of the 97 were Section 3 hires, which equates to 61.8%.

SECTION 3 HIRES	Q3	YTD
Low Income CHA PH/HCV Resident (LICHAR) Hires	43	54
Low Income Chicago Area Residents (LICAR) Hires	21	40
Total Section 3 Hires	64	94
Total New Hires Needed for CHA Contracts through Q3	133	
Total Section 3 Hiring Requirement	30.0%	
Total Section 3 Hiring Achievement	70.6%	

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.¹

- In Q3 2014, CHA exceeded the contracting requirement for Professional Service contracts (3%) at 39.81%. In Q3 2014, CHA was at 13.06% for Construction contracts (10%) and anticipates meeting/exceeding these percentage requirements as the year progresses.

SECTION 3 CONTRACT AWARDS		
	Professional Service	Construction
Q3 Section 3 Business Concern Contract Awards (\$)	\$3,003,373	\$8,588,561
Q3 Total CHA Contract Awards (\$)	\$7,544,797	\$65,755,193
Q3 Section 3 Business Concern Contract Awards (%)	39.81%	13.06%
Minimum Percentage Requirement	3.0%	10.0%

SECTION 3 CONTRACTING		
	Q3	YTD
Number of Section 3 Business Concerns with Contract Awards	18	37
Section 3 Contract Awards (\$)	\$11,591,934	\$76,130,389

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.

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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 the Section 3 Fund is allowable under other economic opportunities, as long as it is outlined in accordance with the Section 3 policy.

- As of September 30, 2014, the fund has a balance of \$1.9M.
- Through September 30, 2014, CHA expended \$152,801 from the Section 3 Fund.
- Section 3 Fund expenditures were used for services to residents including scholarships and tuition for public housing residents and Housing Choice Voucher participants at City Colleges of Chicago.

Year to Date Section 3 Program Highlights

- Created a Section 3 hiring system for residents to apply for job opportunities with CHA and its contractors - <https://section3jobs.thecha.org>. CHA designated two Section 3 hiring specialists to monitor the Section 3 hiring system.
- Held a series of workshops for prime contractors, prospective contractors and Section 3 Business Concerns, who were trained on the Section 3 hiring system as well as the Section 3 Business Concern Registry and vendor information.
- Partnered with the U.S. Small Business Administration (SBA) to host a networking and resource fair for Section 3 businesses.

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. The chart below outlines the participation requirements for the different types of contracts that CHA awards.

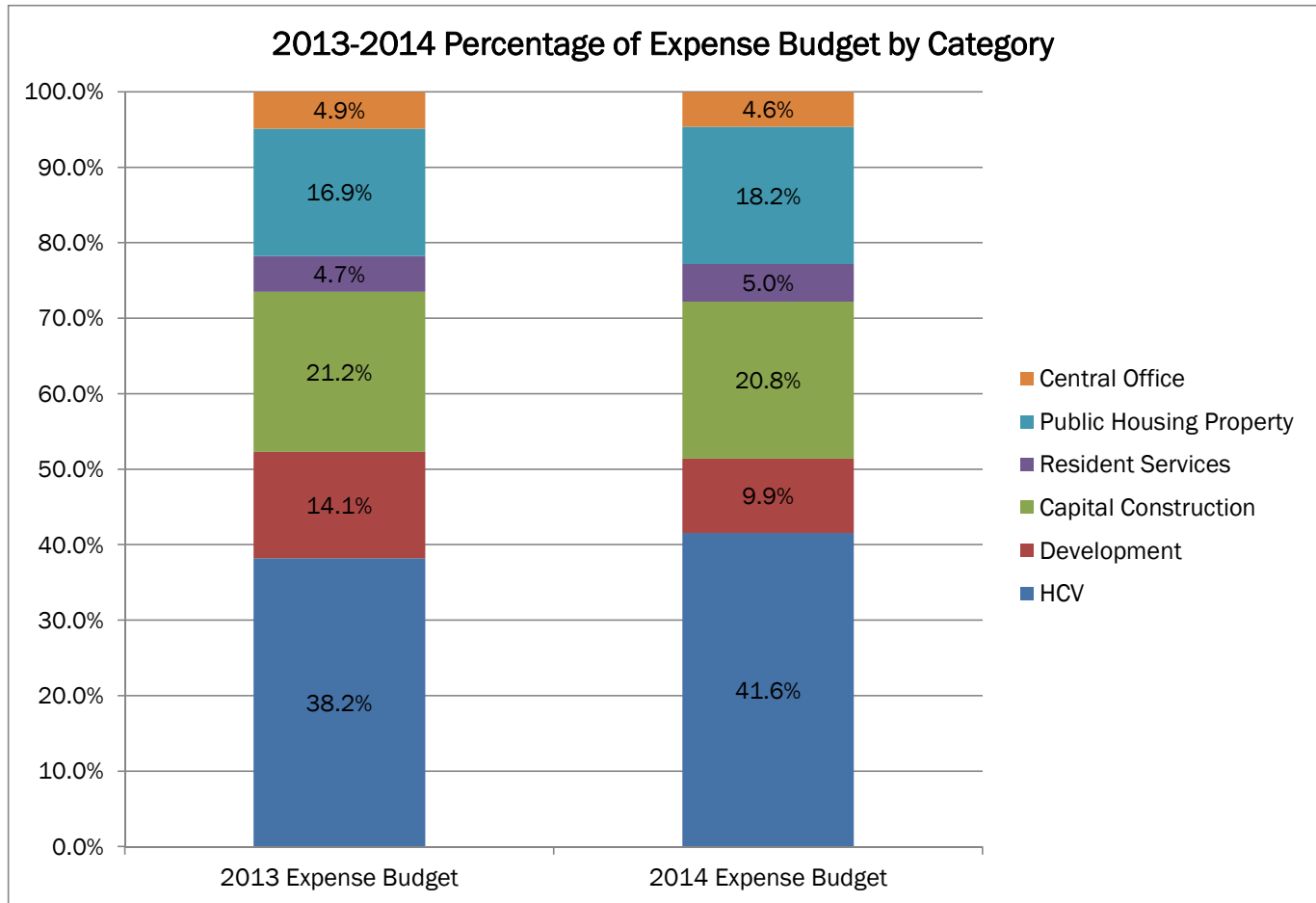
Construction contracts are broken down by their contract value, requiring a different percentage requirement for each threshold. All professional service contracts, including the Private Property Managers (PPMs) have a twenty percent (20%) participation requirement. Any contract under twenty-five thousand dollars (\$25,000) does not require M/W/DBE participation.

Type of Contract	Contract Amount (\$)	MBE/WBE/DBE Participation Goals (%)	MBE/WBE/DBE YTD Actual Participation Rate (%)
Construction	\$25,000 - \$200,000	25.0%	28.37%
	\$200,001 - \$500,000	30.0%	33.44%
	\$500,001 - \$1,000,000	35.0%	31.13%
	\$1,000,001 +	40.0%	21.10%
Service and Supply & Delivery	\$25,000 +	20.0%	26.62%
Property Management	\$25,000 +	20.0%	30.59%

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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.



Expense Category	2013 Expense Budget	2013 Percentage	2014 Expense Budget	2014 Percentage
HCV	\$ 414,759,792	38.2%	\$ 426,625,476	41.6%
Development	\$ 152,749,059	14.1%	\$ 101,227,515	9.9%
Capital Construction	\$ 230,445,524	21.2%	\$ 213,167,242	20.8%
Resident Services	\$ 51,442,082	4.7%	\$ 51,132,914	5.0%
Public Housing Property	\$ 182,955,380	16.9%	\$ 186,559,939	18.2%
Central Office	\$ 52,843,897	4.9%	\$ 47,605,833	4.6%
Grand Total	\$ 1,085,195,734	100%	\$ 1,026,318,919	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	
	2014 Authorized
Block Grant Vouchers	11,899
Leasing Vouchers	39,193
TOTAL	51,092

Progress on Increased Utilization Goals	
Goal: Lease Additional 3,000 Vouchers in 2014	
	9/30/2014
Vouchers Issued in 2014	6,352
Vouchers Leased in 2014	3,159
Vouchers Returned in 2014 (Attrition)	1,177
Net Increase in Vouchers Leased in 2014	1,982
Voucher Holders Currently Searching for Units	4,132

Total Voucher Utilization	
	9/30/2014
Total Vouchers Leased	38,435
Total Vouchers Available*	51,434
% Leasing Utilization	75%

*After the 2014 voucher election, additional vouchers have been allocated to CHA by HUD for special programs (VASH) and other specific projects.

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VIII. CHA Capital Plan/Reserves Summary

CHA Proposed Capital Plan 2014-19

Sources	2014	2015	2016	2017	2018	2019
Reserve Balance (prior year)	\$ 239,736	\$ 133,778	\$ 25,623	\$ (43,038)	\$ (96,210)	\$ (160,942)
Prior Year Capital Fund	\$ 39,996	\$ 40,397	\$ 47,607	\$ -	\$ -	\$ -
Current Year Capital Grant	\$ 9,542	\$ 69,516	\$ 63,955	\$ 61,524	\$ 56,602	\$ 52,074
HOPE VI Funds	\$ 5,007	\$ 3,036	\$ -	\$ -	\$ -	\$ -
MTW Funding used for Capital/Development	\$ 22,785	\$ 19,859	\$ -	\$ -	\$ -	\$ -
Other Funds	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -
Total Available Source	\$ 317,136	\$ 266,586	\$ 137,185	\$ 18,486	\$ (39,608)	\$ (108,868)

Uses	2014	2015	2016	2017	2018	2019
Development	\$ 42,176	\$ 72,490	\$ 103,550	\$ 87,600	\$ 89,110	\$ 30,735
Capital Construction	\$ 124,069	\$ 166,177	\$ 74,377	\$ 24,800	\$ 30,000	\$ 30,000
Debt Service	\$ 11,838	\$ 2,296	\$ 2,296	\$ 2,296	\$ 2,224	\$ 2,224
Security/Services	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -
Total Uses	\$ 181,083	\$ 240,963	\$ 180,223	\$ 114,696	\$ 121,334	\$ 62,959

Developer Fees Moved to Non-Federal Funds \$ (2,275)

Remaining funds \$ 133,778 \$ 25,623 **(\$43,038)** **(\$96,210)** **(\$160,942)** **(\$171,827)**

CHA Reserves Summary (000's omitted)

	2014	2015
Reserve Balance (prior year)	\$239,736	\$133,778
Planned Annual FY2014 Capital Reserves Expenditures		
Development	\$23,667	\$68,416
Capital Construction	\$77,016	\$39,739
Security/Services	\$3,000	\$0
Total Planned FY2014 Capital Reserves Expenditures	\$103,683	\$108,155
Developer Fees moved to Non-Federal Funds	(\$2,275)	\$0
Projected Reserve Balance as of 12/31/14	\$133,778	\$25,623

*CHA maintains a HUD-allowed operating reserve of \$115M that the agency intends to use for future capital expenditures.