

CHA Quarterly Report, 4th 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 December 31, 2014 and status as of the end of the 4th 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.

- I. **Public Housing Occupancy and Unit Status – p. 2**
 - a. Occupancy by Portfolio – p. 2
 - b. Offline Unit Status Report – p. 7

- II. **Unit Delivery Status and Projections – p. 11**
 - a. Unit Delivery Status by Site – p. 12
 - b. Annual Unit Delivery Projections/Status – p. 18

Who We Serve

This section includes an overview of CHA's residents, including the status of families with a Right of Return and demographics of CHA's current population and wait list applicants.

- III. **Right of Return Status – p. 19**
 - a. Right of Return Status by Original Site – p. 19
 - b. Status of Households Awaiting Right of Return – p. 20

- IV. **Demographics – p. 21**
 - a. Current Demographics – p. 21
 - b. Wait List Demographics – p. 23

CHA Compliance

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

- V. **Section 3 and M/W/DBE Report – p. 24**

CHA Funding Priorities

This section provides an overview of CHA funding priorities and voucher utilization.

- VI. **CHA Funding Summary – p. 27**
- VII. **CHA Voucher Utilization – p. 28**

Development and Capital Projections

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

- VIII. **CHA Capital Plan/Reserves Summary – p. 29**

CHA Quarterly Report, 4th Quarter 2014

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 December 31, 2014, the total number of CHA public housing units is 21,301. 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	4,545	2,079	174	2.6%	107
Scattered	2,727	2,560	109	58	2.1%	38
Senior	8,955	8,157	661	137	1.5%	47
Mixed	2,821	2,760	3	58	2.1%	12
Totals	21,301	18,022	2,852	427	2.0%	204

CHA Quarterly Report, 4th Quarter 2014

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	1245	661	65	3.3%	36
Bridgeport Homes & Elderly	129	119	10	0	0.0%	0
Brooks Homes	371	310	51	10	2.7%	5
Cabrini Rowhouses	584	137	444	3	0.5%	1
Dearborn Homes	668	649	4	15	2.2%	8
Horner Super Block	201	154	45	2	1.0%	1
Horner-Westhaven	351	267	48	36	10.3%	28
Lake Parc Place	290	273	10	7	2.4%	4
Lathrop Homes	925	145	759	21	2.3%	17
Lawndale Gardens	121	115	5	1	0.8%	1
Lowden Homes	127	121	2	4	3.1%	1
Trumbull Park Homes & Ida Platt Senior Apts	465	451	12	2	0.4%	1
Washington Park Low Rises & Elderly	252	228	20	4	1.6%	4
Wentworth Gardens	343	331	8	4	1.2%	0
Totals	6,798	4,545	2,079	174	2.6%	107

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	1031	54	24	2.2%	11
SS North East	621	582	27	12	1.9%	11
SS South East	528	504	17	7	1.3%	7
SS South West	220	210	3	7	3.2%	3
SS West	249	233	8	8	3.2%	6
Totals	2,727	2,560	109	58	2.1%	38

CHA Quarterly Report, 4th Quarter 2014

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	119	3	3	2.4%	0
Albany Terrace Apts	350	331	7	12	3.4%	4
Alfreda Barnett Duster Apts	129	124	3	2	1.6%	0
Apartamentos Las Americas	212	205	3	4	1.9%	3
Armour Square Apts & Annex	392	347	28	17	4.3%	4
Blake/Martinez/Wood Apts	317	308	8	1	0.3%	0
Bousfield/Richardson-Jones Apts	266	259	5	2	0.8%	0
Caroline Hedger Apts	450	346	99	5	1.1%	1
Castleman/Ella Flagg Young Apts	436	426	8	2	0.5%	1
Daniel Hudson Burnham Apts	181	167	13	1	0.6%	0
Edith Spurlock Sampson Apts	394	383	9	2	0.5%	0
Elizabeth Davis Apts	149	144	1	4	2.7%	0
Fannie Emanuel Apts	181	0	181	0	0.0%	0
Fisher Apts	199	193	4	2	1.0%	2
Flannery Apts	252	247	5	0	0.0%	0
Green/Harsh Apts	278	266	6	6	2.2%	1
Harry Schneider Apts	174	172	1	1	0.6%	0
Hattie Callner Apts	147	143	4	0	0.0%	0
Irene McCoy Gaines Apts	151	144	2	5	3.3%	4
Judge Slater Apts & Annex	407	348	50	9	2.2%	5
Kenneth Campbell Apts	165	161	2	2	1.2%	0
Lidia Pucinska Apts	378	334	42	2	0.5%	0
Lincoln Perry Apts and Annex	450	370	72	8	1.8%	5
Long Life Apts	116	106	3	7	6.0%	6
Lorraine Hansberry Apts	169	166	3	0	0.0%	0
Mahalia Jackson Apts	282	275	5	2	0.7%	0
Major Lawrence Apts	193	148	38	7	3.6%	1
Mary Hartwell Catherwood Apts	357	351	3	3	0.8%	0
Minnie Riperton Apts	339	299	32	8	2.4%	3
Patrick Sullivan Apts	482	466	4	12	2.5%	6
Vivian Carter Apts	224	216	3	5	2.2%	0
Wicker Park Apts & Annex	225	220	5	0	0.0%	0
William Jones Apts	116	112	3	1	0.9%	1
Zelda Ormes Apts	269	261	6	2	0.7%	0
Totals	8,955	8,157	661	137	1.5%	47

CHA Quarterly Report, 4th Quarter 2014

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	170	1	2	1.2%	0
Coleman Place	52	50	0	2	3.8%	0
Domain Lofts	16	15	0	1	6.3%	0
Fountain View	14	13	0	1	7.1%	1
Gwendolyn Place	9	0	0	9	100.0%	0
Hansberry Square	83	82	0	1	1.2%	0
Hilliard Family Phase 1	59	57	0	2	3.4%	0
Hilliard Family Phase 2	58	57	0	1	1.7%	0
Hilliard Senior Phase 1	94	93	0	1	1.1%	0
Hilliard Senior Phase 2	94	94	0	0	0.0%	0
Jackson Square at West End	57	56	0	1	1.8%	1
Jazz On the Boulevard	30	30	0	0	0.0%	0
Keystone Place	38	38	0	0	0.0%	0
Lake Park Crescent Phase 1	60	56	0	4	6.7%	3
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	38	0	1	2.6%	1
North Town Village Phase 2	40	40	0	0	0.0%	0
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	79	0	2	2.5%	0
Oakwood Shores Phase 2B	29	29	0	0	0.0%	0
Oakwood Shores Phase 2C Mercy	19	18	0	1	5.3%	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	66	0	0	0.0%	0
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	45	0	1	2.2%	0
Park Douglas	60	59	0	1	1.7%	0
Parkside Condo	72	72	0	0	0.0%	0
Parkside Condo Phase 1B	35	35	0	0	0.0%	0

CHA Quarterly Report, 4th Quarter 2014

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	0.0%	0
PII Northern Region	23	23	0	0	0.0%	0
PII Southern Region	14	7	0	7	50.0%	0
Quincy	27	26	0	1	3.7%	1
Renaissance North	18	18	0	0	0.0%	0
Roosevelt Square Phase 1	125	122	0	3	2.4%	0
Roosevelt Square Phase 2	120	116	0	4	3.3%	0
Savoy Square	60	60	0	0	0.0%	0
Shops and Lofts at 47th	28	27	0	1	3.6%	0
St. Edmunds Meadows	14	14	0	0	0.0%	0
Sullivan Station	47	45	0	2	4.3%	0
The Dorchester	12	11	0	1	8.3%	0
The Kenmore	100	98	1	1	1.0%	0
The Pershing	27	27	0	0	0.0%	0
The Pomeroy	105	103	1	1	1.0%	0
West End Phase 1	14	14	0	0	0.0%	0
West End Phase 2	65	63	0	2	3.1%	2
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	34	0	0	0.0%	0
Total	2,821	2,760	3	58	2.1%	12

*As of December 26, 2014. All other figures as of December 31, 2014.

B. Offline Unit Status Report

CHA Offline Unit Summary as of 12/31/14		
Category	Offline Units as of 12/31/14	% of Offline Units 12/31/14
Pending Redevelopment/Planning	2,097	74%
Major or Routine Capital Maintenance	448	16%
Pending Demolition or Disposition Activity	41	1%
Non-Dwelling Units	266	9%
Total Offline Units	2,852	100%

Offline Unit Status by Category as of 12/31/14						
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 6/30/14	Offline Units as of 9/30/14	Offline Units as of 12/31/14	Q2 2014 Status	Q3 2014 Status	Q4 2014 Status
Lathrop Homes	753	753	753	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.	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 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.	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.
Altgeld Gardens/Murray Homes	633	633	633	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.	Implementation planning and continuation of the Section 106 process are ongoing. In 4th quarter 2014, CHA received approval through the 106 process for Block 7 and 8 redevelopment plans. CHA will present the final site plan to the Altgeld-Murray residents and surrounding community by 2nd quarter of 2015.
Horner-Westhaven	92	99	92	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.	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.
Parkview-Fannie Emanuel	181	181	181	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.	Interior demolition expected to began in 1st quarter 2015. Construction expected to start in 2nd quarter 2015.
Total Pending Redevelopment/ Planning	2,097	2,104	2,097			

CHA Quarterly Report, 4th Quarter 2014

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 6/30/14	Offline Units as of 9/30/14	Offline Units as of 12/31/14	Q2 2014 Status	Q3 2014 Status	Q4 2014 Status
Patrick Sullivan (Senior Site)	32	0	0	Project is scheduled for completion in July 2014.	Project completed in July 2014.	Project completed in July 2014. This will not be included in future reports.
Judge Slater (Senior Site)	45	45	45	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.	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	41	39	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)	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	23	0	Project is currently scheduled for completion in September 2014.	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.
Caroline Hedger Apartments	99	98	98	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.	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.
Minnie Riperton Apartments	26	26	26	<u>New project (4250 S. Princeton).</u> 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.	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.
Major Lawrence Apartments	32	36	36	<u>New project (665 W. 65th Street).</u> 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.	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.

CHA Quarterly Report, 4th Quarter 2014

Development/Site	Offline Units as of 6/30/14	Offline Units as of 9/30/14	Offline Units as of 12/31/14	Q2 2014 Status	Q3 2014 Status	Q4 2014 Status
Armour Square Apartments	0	14	14	N/A	<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.	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.
Other Senior Sites	24	12	14	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.	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. 2 units remain offline at 4645 Sheridan (Ella Flagg Apts) due to water damage and are scheduled for completion in 4th quarter of 2015. 1 additional unit was moved to offline status in 4th quarter 2014. 2 units at 150 S Campbell (Alfreda Barnett Duster Apts) were completed in 4th quarter 2014. <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.
Other Family Sites	11	16	17	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.	7 units at Brooks Homes are now scheduled for completion in 1st quarter of 2015. 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.

CHA Quarterly Report, 4th Quarter 2014

Development/Site	Offline Units as of 6/30/14	Offline Units as of 9/30/14	Offline Units as of 12/31/14	Q2 2014 Status	Q3 2014 Status	Q4 2014 Status
Scattered Sites	88	94	95	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. -51 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. -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.
Total Undergoing Major or Routine Capital Maintenance	485	469	448			
Units Pending Demolition/Disposition Activity : Units currently pending demolition or disposition; these units will not come back online.						
Development/Site	Offline Units as of 6/30/14	Offline Units as of 9/30/14	Offline Units as of 12/31/14	Q2 2014 Status	Q3 2014 Status	Q4 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	0	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.	Units were removed from PIC in October 2014. This will not be included in future reports.
Total Pending Demolition or Disposition Activity	43	43	41			
Non-Dwelling Units: Units used for non-dwelling purposes.						
Category	Offline Units as of 6/30/14	Offline Units as of 9/30/14	Offline Units as of 12/31/14	Q2 2014 Status	Q3 2014 Status	Q4 2014 Status
Non-Dwelling Units	267	265	266	No change.	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.
TOTAL OFFLINE UNITS	2,892	2,881	2,852			

CHA Quarterly Report, 4th Quarter 2014

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 December 31, 2014, the unit delivery goal of 25,000 units is 88% complete, with a total of 22,007 units. This includes 2,468 public housing units in mixed-income communities, 16,884 family, senior, and scattered site/acquisition units, and 2,655 project-based voucher units in Chicago.

Unit Delivery Summary as of Q4 2014				
Unit Delivery Category	Total Units by Unit Delivery Category	Target Population		
		Family	Senior	Supportive
Total Housing Units Delivered	22,007	10,527	10,215	1,265
Public Housing Units by Category	19,352	9,719	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	2,468	2,221	247	0
PII/REAP	37	37	0	0
PRA/PBV Units	2,655	808	582	1,265

CHA Quarterly Report, 4th Quarter 2014

A. Unit Delivery Status by Site

Public Housing Unit Delivery by Site as of Q4 2014				
Phase/Development Name	Central Address	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
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	9	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

CHA Quarterly Report, 4th Quarter 2014

Public Housing Unit Delivery by Site as of Q4 2014				
Phase/Development Name	Central Address	Total Units	Target Population	Unit Delivery Category
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
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
Parkside Condo	511 W Division St	72	Family	Mixed Income

CHA Quarterly Report, 4th Quarter 2014

Public Housing Unit Delivery by Site as of Q4 2014				
Phase/Development Name	Central Address	Total Units	Target Population	Unit Delivery Category
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
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		19,352		

CHA Quarterly Report, 4th Quarter 2014

PRA/PBV Unit Delivery by Site as of Q4 2014			
PRA/PBV Site Name	Central Address	PRA/ 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	28	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

CHA Quarterly Report, 4th Quarter 2014

PRA/PBV Unit Delivery by Site as of Q4 2014			
PRA/PBV Site Name	Central Address	PRA/ PBV Units	Target Population
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
Mt Greenwood Estates	3225 W 111th St	5	Supportive
Nathalie Salmon House	7320 N Sheridan Rd	8	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 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 Ellis Ave	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
Wabash Apts	6100 S Wabash Ave	24	Supportive

CHA Quarterly Report, 4th Quarter 2014

PRA/PBV Unit Delivery by Site as of Q4 2014			
PRA/PBV Site Name	Central Address	PRA/ PBV Units	Target Population
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		2,655	

*City-State PBV Site

CHA Quarterly Report, 4th Quarter 2014

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 4th quarter 2014, CHA completed 358 new units in FY2014, including 49 public housing units in mixed-income sites, 7 public housing units through the former Property Investment Initiative, and 302 project-based vouchers in several PRA sites.

FY2014 Unit Delivery Projections/Completion as of Q4 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	12	Family	Mixed-Income
Legends South Phase C3	0	9	Family	Mixed-Income
Property Investment Initiative	7	7	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	8	Supportive	PRA/PBV
Lake Street Studios	61	61	Supportive	PRA/PBV
Nathalie Salmon House	0	3	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	12	Supportive	PRA/PBV
Thresholds at Casa de Troy	2	1	Supportive	PRA/PBV
Thresholds at Humboldt Park & Kiley H	6	0	Supportive	PRA/PBV
Townhall	79	79	Senior	PRA/PBV
Total	563	358		

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 December 31, 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%	26	2%	241	21%	163	14%
Altgeld-Murray Homes	1,717	100%	958	56%	58	3%	283	16%	418	24%
Bridgeport Homes	123	100%	82	67%	4	3%	15	12%	22	18%
Cabrini-Green (all sites)^	1,770	100%	1,018	58%	143	8%	320	18%	289	16%
Dearborn Homes	639	100%	360	56%	11	2%	119	19%	149	23%
Hilliard Homes	140	100%	87	62%	4	3%	23	16%	26	19%
Horner Homes	699	100%	511	73%	3	0%	104	15%	81	12%
Ickes Homes	820	100%	431	53%	76	9%	139	17%	174	21%
Lake Parc Place	235	100%	164	70%	1	0%	27	11%	43	18%
Lathrop Homes	747	100%	203	27%	175	23%	186	25%	183	24%
Lawndale Gardens	121	100%	67	55%	5	4%	21	17%	28	23%
LeClaire Courts	402	100%	187	47%	47	12%	58	14%	110	27%
Lowden Homes	116	100%	79	68%	2	2%	13	11%	22	19%
Madden-Wells Homes	1,621	100%	876	54%	68	4%	310	19%	367	23%
Randolph Towers	139	100%	94	68%	7	5%	16	12%	22	16%
Rockwell Gardens	519	100%	288	55%	22	4%	85	16%	124	24%
SS North Central	974	100%	761	78%	12	1%	86	9%	115	12%
SS North East	605	100%	475	79%	3	0%	52	9%	75	12%
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%	439	63%	21	3%	105	15%	131	19%
Taylor Homes	1,564	100%	943	60%	108	7%	189	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%	239	62%	16	4%	59	15%	74	19%
Grand Total	16,846	100%	10,109	60%	846	5%	2,663	16%	3,228	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.

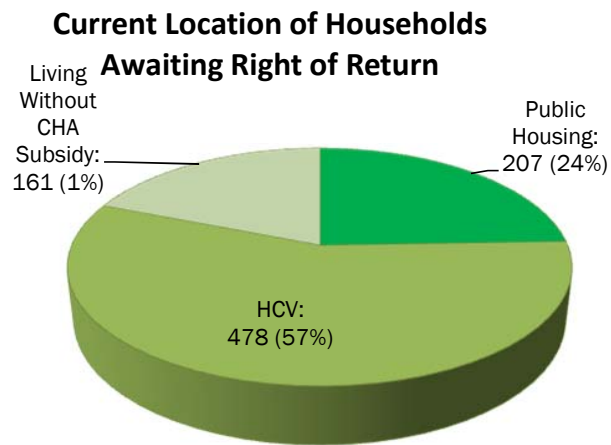
CHA Quarterly Report, 4th Quarter 2014

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 December 31, 2014, there were 846 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: 24% (207) currently reside in CHA public housing; 57% (478) live in the private market with a Housing Choice Voucher provided by CHA; and 19% (161) 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 12/31/2014	
Site	Total Families Choosing this Site as their First Choice
ABLA Homes	32
Altgeld-Murray Homes	27
Bridgeport Homes	4
Cabrini-Green (all sites)	99
Dearborn Homes	9
HCV*	153
Hilliard Homes	6
Horner Homes	6
Ickes Homes	31
Lakefront Properties	10
Lathrop Homes	157
Lawndale Gardens	1
LeClaire Courts	41
Lowden Homes	7
Madden-Wells Homes	47
Rockwell Gardens	61
Scattered Sites (all areas)	15
Stateway Gardens	23
Taylor Homes	20
Trumbull Park Homes	13
Washington Park Homes	21
Wentworth Gardens	14
No Housing Choice Survey**	49
Total Awaiting Right of Return	846



*89 currently live in HCV, 20 in public housing, and 44 currently do not receive CHA subsidy; 15 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 will lose their Right of Return.

CHA Quarterly Report, 4th Quarter 2014

IV. Demographics

A. Current Demographics

CHA serves over 18,000 households in public housing and over 39,000 families participating in the Housing Choice Voucher Program. Combined, there are approximately 57,000 households and 130,000 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	9,257	8,785	18,042	39,600	57,642
Total Residents	23,629	9,693	33,322	97,154	130,476
HOUSEHOLD SIZE					
Average Household Size	2.6	1.1	1.8	2.5	2.3
HEAD OF HOUSEHOLD GENDER					
Female	8,181	3,977	12,158	33,263	45,421
Male	1,076	4,808	5,884	6,337	12,221
RESIDENT AGE					
Youth (0-17)	9,955	11	9,966	38,248	48,214
Working-Age (18-54)	10,518	212	10,730	43,781	54,511
Near-Elderly (55-61)	1,449	820	2,269	6,943	9,212
Elderly (62+)	1,707	8,650	10,357	8,182	18,539
HEAD OF HOUSEHOLD RACE/ETHNICITY					
African American, non-Hispanic	8,175	5,167	13,342	34,423	47,765
Hispanic, any race	904	890	1,794	3,731	5,525
White, non-Hispanic	146	1,564	1,710	1,274	2,984
Asian, non-Hispanic	18	1,094	1,112	112	1,224
Other/Unknown race	14	70	84	60	144
DISABILITY STATUS					
Household with a disabled member	3,435	4,587	8,022	16,353	24,375
% of households with a disabled member	37%	52%	44%	41%	42%

CHA Quarterly Report, 4th Quarter 2014

	Public Housing			HCV*	Both
	All Family-Designated	Senior-Designated	Total Public Housing		
HOUSEHOLD INCOME					
# at 0-30% AMI (Extremely Low Income)	6,873	7,390	14,263	31,999	46,262
# at 31-50% AMI (Very Low Income)	1,457	1,183	2,640	5,861	8,501
# at 51-80% AMI (Low Income)	683	183	866	1,668	2,534
# at 81%+ AMI (Moderate Income)	244	29	273	72	345
% at 0-30% AMI (Extremely Low Income)	74%	84%	79%	81%	80%
% at 31-50% AMI (Very Low Income)	16%	13%	15%	15%	15%
% at 51-80% AMI (Low Income)	7%	2%	5%	4%	4%
% at 81%+ AMI (Moderate Income)	3%	0%	2%	0.2%	0.6%
HEAD OF HOUSEHOLD EMPLOYMENT STATUS					
Total # of Work- Eligible**	5,274	9	5,257	20,573	25,830
# of Work-Eligible Employed***	3,238	4	3,119	9,211	12,330
% of Work-Eligible Employed	61%	44%	59%	45%	48%
OPPORTUNITY/GENERAL AREA					
Households living in General or Opportunity Areas	2,069	4,368	6,437	8,215	14,652

*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.

CHA Quarterly Report, 4th Quarter 2014

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*	11,217	6,953	8,961		
HOUSEHOLD SIZE					
Average Household Size	1.9	2.1	1.1		
HEAD OF HOUSEHOLD GENDER					
Female	8,329	4,334	4,464		
Male	2,880	711	4,447		
Unknown Gender	8	1,908	50		
HEAD OF HOUSEHOLD AGE					
Working Age (18-54)	9,640	6,669	79		
Near-Elderly (55-61)	1,050	229	4,488		
Elderly (62+)	527	52	4,364		
Unknown Age	0	3	30		
HEAD OF HOUSEHOLD RACE/ETHNICITY					
African American, non-Hispanic	8,724	5,433	5,418		
Hispanic, any race	972	791	658		
White, non-Hispanic	424	214	1,106		
Asian, non-Hispanic	67	56	993		
Other/Unknown race and ethnicity	1,030	459	786		
DISABILITY STATUS					
Households requesting accessible unit	194	181	820		
HOUSEHOLD INCOME					
\$0-\$4,999	4,083	1,860	2,681		
\$5,000-\$9,999	2,193	1,076	3,336		
\$10,000-\$19,999	2,760	1,279	2,218		
\$20,000-\$29,999	1,429	640	460		
\$30,000+	752	228	170		
Unknown Income	0	1,870	96		

*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.

CHA Quarterly Report, 4th Quarter 2014

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.

Q4 Section 3 Compliance

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

- As of December 31, 2014, CHA exceeded its overall Section 3 hiring goal (30%) for new hires at 56.9% YTD. In Q4 2014, there was a need for 160 new hires for CHA funded contracts, and 115 of the 160 were Section 3 hires, which equates to 71.9%.

SECTION 3 HIRES	Q4	YTD
Low Income CHA PH/HCV Resident (LICHAR) Hires	77	124
Low Income Chicago Area Residents (LICAR) Hires	38	70
Total Section 3 Hires	115	194
Total New Hires Needed for CHA Contracts through Q4		341
Total Section 3 Hiring Requirement		30.0%
Total Section 3 Hiring Achievement		56.9%

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 Q4 2014, CHA exceeded the contracting requirement for Professional Service contracts (3%) at 12.73%. In Q4 2014, CHA also exceeded its contracting requirements at 18.81% for Construction contracts (10%).

SECTION 3 CONTRACT AWARDS		
	Professional Service	Construction
Q4 Section 3 Business Concern Contract Awards (\$)	\$3,233,107	\$1,303,000
Q4 Total CHA Contract Awards (\$)	\$25,388,252	\$6,926,015
Q4 Section 3 Business Concern Contract Awards (%)	12.73%	18.81%
Minimum Percentage Requirement	3.0%	10.0%

SECTION 3 CONTRACTING		
	Q4	YTD
Number of Section 3 Business Concerns with Contract Awards	24	51
Section 3 Contract Awards (\$)	\$4,536,107	\$79,435,262

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.

CHA Quarterly Report, 4th Quarter 2014

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 December 31, 2014, CHA's Section 3 Fund has a balance of \$1.95M.
- Through December 31, 2014, CHA expended \$152,943 from its Section 3 Fund.
- Section 3 Fund expenditures were used for services to residents including scholarships for public housing residents and Housing Choice Voucher participants at colleges and universities of their choice, tuition payments for attendance at City Colleges of Chicago, as well as workforce services.

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.
- More than 20 vendors marketed their businesses to CHA's prime contractors and property managers at CHA's inaugural Section 3 Business Vendor Fair. The Director from the FHEO office at HUD who oversees the CHA's Section 3 VCA, also addressed the attendees, describing the CHA's new programs as a "model" for other housing authorities. The vendor fair elicited a positive response from the attendees, who made several connections for possible future partnerships.
- Representatives from CHA's Housing Rights and Nondiscrimination Department and Department of Procurement and Compliance participated in the Construction Industry Conference on 8/27/14. CHA set up an exhibitor booth and spoke with owners and managers in the construction and professional services sectors about the Section 3 Hiring System and the Section 3 Business Concern Registry. CHA also provided information on how to apply for contracts with CHA.
- On 11/12/14, CHA met with a representative from The Cara Program, an organization that provides in-class job training and job placement for individuals affected by homelessness and poverty, and with a representative from Clean Slate Chicago, a subsidiary of The Cara Program, which places formerly incarcerated persons in neighborhood beautification jobs. The CHA provided a presentation on how the Hiring System and Business Concern Registry work and spoke in-depth about job readiness.
- In order to provide information to the residents of the Villages of Westhaven, the Chicago Housing Authority in conjunction with Brinshore-Michaels conducted meetings on October 2nd and 9th to promote Section 3 Job Opportunities and the On Line Section 3 Hiring System. The Hiring Specialists from the Department of Procurement and Contracts assisted residents with registering on the system and walked them through the steps to apply for the Section 3 jobs on the site. Approximately 20 residents from the Villages of Westhaven, Westhaven Park and the Annex attended the sessions and many of them expressed interest in both construction and non-construction job 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.

CHA Quarterly Report, 4th Quarter 2014

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.

The chart below outlines the participation requirements and participation rates for contracts that closed in 2014.

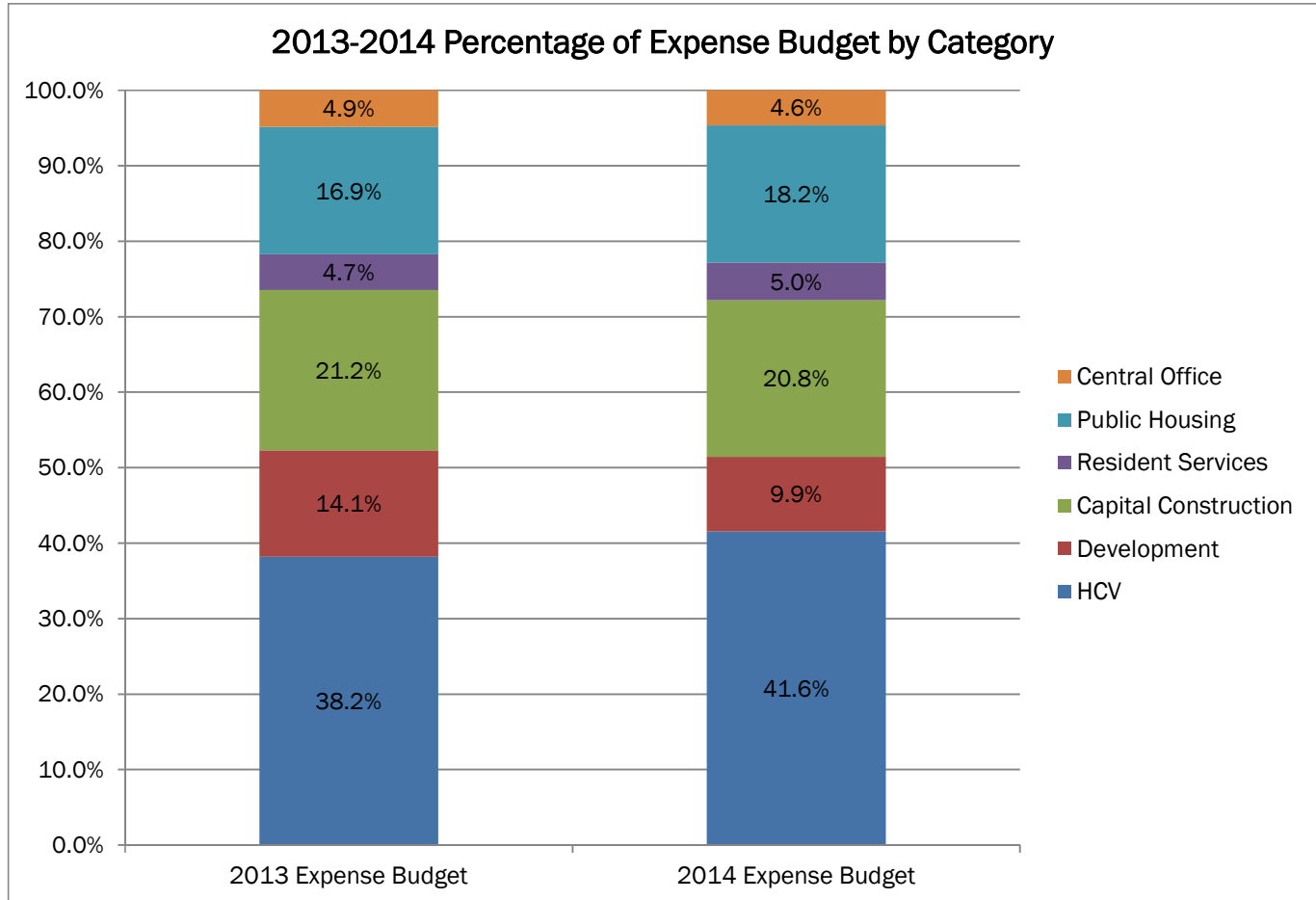
Type of Contract	Contract Amount (\$)	MBE/WBE/DBE Participation Goals (%)	2014 Closed Contracts MBE/WBE/DBE Participation Rate (%)
Construction	\$25,000 - \$200,000	25.0%	38.16%
	\$200,001 - \$500,000	30.0%	77.08%
	\$500,001 - \$1,000,000	35.0%	35.54%
	\$1,000,001 +	40.0%	69.63%
Service and Supply & Delivery	\$25,000 +	20.0%	38.16%

CHA Quarterly Report, 4th Quarter 2014

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. FY2015 budget info will be included the 1st quarter 2015 report.



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	\$ 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.

CHA Quarterly Report, 4th Quarter 2014

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	39,704
TOTAL	51,603

Progress on Increased Utilization Goals	
Goal: Lease Additional 3,000 Vouchers in 2014	
Total Vouchers Leased as of 1/1/14*	37,449
Total Vouchers Leased as of 12/31/14*	40,496
Difference (Increase/Decrease)	3,047

Total Voucher Utilization	
	12/31/2014
Total Vouchers Leased*	40,496
Total Vouchers Available**	51,603
% Leasing Utilization	78%

*Based on 1/23/15 VMS data report for 12/31/14.

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

Other Voucher Utilization Key Indicators	
	12/31/2014
Vouchers Issued in 2014	8,736
Vouchers Leased in 2014	5,146
Vouchers Returned in 2014 (Attrition)	1,613
Voucher Holders Currently Searching for Units	3,946

VIII. CHA Capital Plan/Reserves Summary

CHA Proposed Capital Plan 2014-19

Sources	2014 Actual (Unaudited)	2015 Proposed	2016 Proposed	2017 Proposed	2018 Proposed	2019 Proposed
Reserve Balance (prior year)	\$ 239,736	\$ 149,450	\$ 42,107	\$ (26,554)	\$ (79,726)	\$ (144,458)
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	\$ 5,957	\$ 37,213	\$ -	\$ -	\$ -	\$ -
Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Available Source	\$ 291,830	\$ 299,612	\$ 153,669	\$ 34,970	\$ (23,124)	\$ (92,384)

Uses

Development	\$ 28,867	\$ 72,490	\$ 103,550	\$ 87,600	\$ 89,110	\$ 30,735
Capital Construction	\$ 106,901	\$ 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	\$ 140,105	\$ 257,505	\$ 180,223	\$ 114,696	\$ 121,334	\$ 62,959

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

Remaining funds \$ 149,450 \$ 42,107 **(\$26,554)** **(\$79,726)** **(\$144,458)** **(\$155,343)**

CHA Reserves Summary
(000's omitted)

	2014 Actual (Unaudited)	2015 Proposed
Reserve Balance (prior year)	\$239,736	\$149,450
Planned Annual FY2014 Capital Reserves Expenditures		
Development	\$19,568	\$18,672
Capital Construction	\$64,113	\$71,040
Security/Resident Services/Debt Service	\$4,330	\$17,631
Total Planned FY2014 Capital Reserves Expenditures	\$88,011	\$107,343
Developer Fees moved to Non-Federal Funds	(\$2,275)	\$0
Projected Reserve Balance as of 12/31/14	\$149,450	\$42,107

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