



CHA

CHICAGO HOUSING
AUTHORITY™

2017 YEAR IN REVIEW

TRANSFORMING LIVES







Dear Friends,

Chicago's legacy and reputation as one of the world's most livable cities is rooted in a tradition of diverse neighborhoods and a strong housing stock.

Affordable housing is critical to this legacy, and the Chicago Housing Authority plays a vital role in providing housing opportunity across our city.

From new housing for seniors, veterans and families to rehabbed apartments across Chicago, CHA is transforming more than the lives of residents through better housing; CHA is building stronger communities and a better foundation for the future of all Chicagoans.

Our city's innovative approach to community development includes combining housing and Chicago Public Library branches under one roof, and an apartment building anchored by a major retail outlet. Projects like these demonstrate how Chicago is breaking the mold of what world-class libraries and housing can look like, and staying at the cutting edge of creating shared spaces that bring communities together.

CHA stands at the forefront of this innovation and its partnerships with other city agencies and stakeholders have enabled it to be well-positioned to continue finding new ways to create housing, amenities and economic opportunities that make a lasting impact on our neighborhoods and city.

Sincerely,

Mayor Rahm Emanuel



Dear Friends,

On behalf of the CHA's Board of Commissioners, I am pleased to join CEO Eugene E. Jones, Jr., in presenting the 2017 Year in Review.

We made significant strides in 2017 -- one of the most successful 12 months in CHA's history. One of the agency's highest priorities has been to ensure that Mayor Rahm Emanuel's mandate of expanding affordable housing options continues. And we have done that. On all sides of town.

In the last year alone, almost 1,800 public housing units were completed or in progress.

On the city's North Side, we marked the opening of Clybourn 1200, a new mixed-income, mixed-use apartment community located in the heart of the Cabrini-Green revitalization area. The development includes 26 public housing units featuring modern, dramatic architecture, green and sustainable features and a community apiary where residents work together to harvest honey.

Among the developments underway in 2017 was Lathrop, one of the most distinguished properties in the CHA portfolio. The long-awaited ground-breaking at the property signaled a new era in affordable housing for the North Side. The new development will create 1,116 housing units when completed and provide new retail options, expanded access to the Chicago River and renewed green space to the historic riverfront property.

But the good news wasn't just limited to the North Side. New developments popped up all over town.

On the West Side, there was the Lofts on Arthington, the renovated, historic Sears, Roebuck and Co., building that was adapted to 181 affordable homes for working families in the Homan Square community. The units will provide a safe, stable home and on-site supportive services for nearly 600 people, including 350 children.

And on the South Side, the ribbon was cut at St. Edmund's Oasis, a new affordable housing development for families in the Washington Park community. It consists of 58 newly-constructed rental apartment and townhouse units built on three scattered sites along 61st Street and Indiana and Prairie Avenues. We accomplished that with the help of a former CHA resident, who is now the co-owner of an affordable housing development company.

Further, CHA continues to lease to more than 47,000 Housing Choice Voucher (HCV) participants, as the agency continues to help low-income families find housing in neighborhoods of their choosing.

As we look ahead, rest assured that we will continue our good work at CHA, as we fulfill our commitment to providing housing and creating real opportunity – something for which we are all striving.

Sincerely,

John T. Hooker

CHA Board Chairman



Dear Friends,

Since the start of the Plan for Transformation, the Chicago Housing Authority has always focused on more than bricks and mortar. It's been about transforming lives. And that is what 2017 was all about, whether it was youth, seniors or those in between.

As you read through this report, you will see examples of that everywhere.

Students continued to soar at the Take Flight College Send-Off, where 150 students attending over 60 different colleges were treated to a trunk party as they embarked on college for the very first time. We also reached a significant milestone, as 235 scholarships were awarded to CHA residents – the largest number to date, with awards ranging from \$1,000 to \$2,500 for the 2017-18 school year. Today, those students are among the more than 7,500 CHA residents enrolled in colleges across the country.

Our young people were engaged in meaningful work through the One Summer Chicago program, earning more than \$2.7 million in total wages through summer internship and career-building programs.

CHA transformed senior lives as well, as it was “Year of the Senior,” recognizing the important contributions of CHA’s senior residents with special initiatives that promoted healthy aging. There were events held citywide, including the inaugural Senior Symposium, where 1,000 seniors enjoyed exhibits and workshops designed to improve their lives.

Helping people find access to jobs and economic opportunity remained a significant part of our work in 2017. The JobsPlus workforce program at Altgeld Gardens helped public housing residents gain employment, and the new Section 3 Field Office is the first such field office in the nation helping resident-owned businesses with training, contracts and opportunities to move up the economic ladder and is a model for other housing authorities.

As we continue to pursue innovative housing and development opportunities and programs that improve the lives of our residents, I am pleased to share with you our successes and significant contributions to this great city. We are indeed transforming lives as we provide better housing and genuine opportunities that support the long-term success of our residents and the communities of Chicago.

Sincerely,

Eugene E. Jones, Jr.

CEO, Chicago Housing Authority

TRANSFORMING LIVES AND COMMUNITIES: A LOOK AT 2017

Transformation is about change. It is about new beginnings, new outlooks and better futures. At CHA, transformation has come in the form of reshaping the lives of people and communities through better housing, access to educational opportunities and jobs and economic opportunity, all of which pave the way for a brighter future.

In 2017, CHA redoubled its efforts to rebuild communities and support the people who live in them. CHA accelerated the pace of building and acquisition of housing while also providing support for the employment, education and social needs of CHA residents and Chicago communities. Along with its partners CHA oversaw the development of almost 1,800 housing units that were either completed or are in progress, including family, supportive and senior housing.

Among the completed housing units in 2017 were Clybourn 1200 which continued the redevelopment of Cabrini Green, St. Edmund's Oasis in Washington Park, Lofts on Arthington which transformed the former Sears Roebuck and Co. catalog warehouse into 181 affordable mixed-income apartments, and the rehab of several Single Room Occupancy (SRO) hotels into modern affordable apartments.

CHA also made available more than 47,000 vouchers, which assist help low-income families find housing in neighborhoods of their choosing, with voucher holders living in every one of Chicago's 77 community areas.

As CHA marked its 80th anniversary in 2017, it embarked on the long-anticipated redevelopment of the historic Lathrop Homes. Phase I of this project will bring 414 new or rehabbed housing units, including 151 CHA, 101 affordable and 162 market rate rental units, with the first units expected to be delivered in 2018.

In addition to investing in new housing and community amenities, CHA also made \$148.7 million in capital expenditures, which included renovations at CHA senior, family and scattered site properties, designed to ensure the high-quality of CHA's existing housing stock.

CHA's work to improve its own properties resulted in greater than a 90 percent occupancy rate – the first time CHA has reached this benchmark in decades and a testament to its ongoing investment in its buildings and residents. In 2018, the CHA will work to upgrade an additional 2,000 apartments to further improve occupancy.

In 2017, CHA worked with HUD to utilize the powerful financing benefits of the Rental Assistance Demonstration (RAD) program in innovative and creative ways. Using RAD, CHA forged new partnerships with lenders and investors to creatively leverage additional private funds to preserve and improve existing CHA developments and deliver new mixed-income housing developments across the city of Chicago.

With a new mixed-use development underway that will bring housing and a new Target store under one roof, and three new co-located housing and Chicago Public Library branch developments planned, CHA is using innovative strategies to bring new mixed-housing and amenities to neighborhoods by partnering with private developers and other government agencies to maximize resources and bring greater efficiencies to development.

CHA's work is about much more than bricks and mortar and the built environment. Beyond capital investments designed to develop and improve housing, CHA demonstrated its commitment to providing services and opportunities to residents through a variety of programs. Education is a key component of CHA's resident programs and is aimed at ensuring that people of all ages have access to educational resources in every stage of life. CHA's support for college scholarships for residents has yielded great results: In the last four years, the scholarship program has provided financial support to more than 560 students, totaling over \$1 million in college scholarship awards. Today more than 7,500 CHA residents of all ages are enrolled in college.

Through this work, CHA is transforming lives and building stronger, more resilient communities. In 2017, CHA focused on supporting innovative partnerships that deliver quality housing with new investment in communities across the City of Chicago. The work of the Authority was accomplished with the support of many stakeholders: foundations and civic organizations, businesses, financial institutions, community organizations and government agencies including HUD. Together with its partners, the CHA is changing lives while building a foundation for the future. This work could not be possible without the support of and collaboration with all of CHA's partners, whose work with us is critical to the development of a better Chicago.



Tasked with caring for three siblings after her mom fell ill, 15-year-old Michelle Murray assumed the parenting duties: cooking, cleaning, homework and paying bills. She was also forced to deal with eviction issues, and she consequently formed relationships with landlords and office managers. She became so knowledgeable in the business of property management that, a few years later, she was offered a job as an administrative assistant at a development management company, Tria Adelfi. Today, Murray and business partner Julia Foust own Tria Adelfi, which recently partnered with St. Edmund's Redevelopment Corporation to develop St. Edmund's Oasis, a mixed-income community in the Washington Park neighborhood. "I had a hard time growing up," Murray said. "So, for me, the best fulfillment I can get out of this job is being able to help others become self-sufficient." Murray grew up in Dearborn Homes and Stateway Gardens with a brother and two sisters. Her brother Centrale recently earned his Master's in engineering and currently serves in the Navy. Murray's sister Samantha graduated with a degree in marketing, and Nikia is passionate about development, just like her older sister.

EXPANDING HOUSING OPPORTUNITIES



In 2017, CHA delivered 684 units of housing from new construction apartments in mixed-income developments to rehabbed SROs, accessible housing and housing with supportive services. An additional 1,113 units were in the pipeline, with many of those under construction.

New developments on the Near North Side included Clybourn 1200, part of the redevelopment of Cabrini Green. This unique, resident-focused building represents a perfect example of effective community engagement and collaboration. It includes modern apartments with amenities, a day care center, ample community space and a working apiary where residents can come together to care for honeybees and harvest their own honey.

CHA's support for the Lofts on Arthington helped transform the old Sears Roebuck and Co. catalog warehouse into affordable loft apartments, helping to continue the growth and development of the Homan Square community.

CHA's work with Access Housing helped to create a number of fully accessible apartments across the city, enabling disabled residents to find stable housing that met their needs. This is just one example of how CHA investment is helping expand housing to more communities and people through its allocation of Project Based Vouchers (PBV). In all, 509 project based vouchers were allocated, helping to support housing choice and opportunity across 10 neighborhoods serving a diverse population.

On the South Side, CHA's investment in St. Edmund's Oasis helped bring 58 new affordable apartments and townhomes to the Woodlawn community, with 19 units allocated for CHA residents.

These developments highlight the range of CHA's investment in housing and communities in 2017 and are indicative of the types of investment CHA will continue to make in 2018, as more than 700 units supported by PBVs will be in the pipeline.



Clybourn 1200, which opened in May 2017, is a mixed-income, mixed-use apartment building located in the heart of the Cabrini-Green revitalization area. The building features a rooftop apiary, or “bee yard,” and the property management’s resident services office organizes beekeeping classes, offered through a partnership with the Chicago Honey Co-op.

“When I first moved here in June, I didn’t think there was going to be a sense of community among renters,” said Sean Purdis, a CHA resident of the building. “I’ve lived in a lot of other buildings where I didn’t know any of my neighbors, so I didn’t think this apartment would be any different. But now I have a group of friends who all live in the building. We’re close in age – late teens and early twenties – and we get along really well.”

In addition to making friends with people his age, the building’s beekeeping classes have allowed Sean to build meaningful friendships across generations. “I’ve gone to nearly every beekeeping class – I think the only time I missed one was the day I moved in. I like to go by myself because I want to meet other residents and get to know them as individuals. It’s easy for me to hang out with people my age, but the bee classes introduced me to older residents as well.”

Sean attended a class where he learned how to make candles from beeswax. “I loved that class,” said Sean. “I think it’s great that the building is environmentally friendly. Even when I moved in and saw the solar panels on the roof, my first thought was ‘wow, this is epic.’ I feel lucky to call this building home, and I’m glad I can get to know other residents through ‘green’ activities.”

Oretha Herron had been living in an apartment in Englewood but her landlord refused to make accessibility modifications to accommodate her so she could easily come and go in her wheelchair.

“I couldn’t go outside,” Herron recalled. “I was just stuck in the house.”

She grew frustrated and planned to take her landlord to court to force him to make the necessary retrofits to the apartment, but she was evicted first and found herself homeless. “I was out on the street crying,” she said.

Thanks to the help and support from her caseworker, Herron and her granddaughter were able to find an accessible apartment on Chicago’s Northwest Side.

CHA provided Project Based Rental assistance for Herron’s apartment and others developed in partnership with IFF, a mission-driven lender, real estate consultant, and developer that works with nonprofits to create opportunities for low-income communities.

CHA has partnered with IFF to create 38 accessible apartments with features such as wheelchair ramps, wider doorways, and reachable amenities.

“Everything has been fine ever since,” Herron said of the place she’s happy to call home today. “It was easy to move (to a new community). People are friendly and I fit right in.”

After the move, her entire outlook on life improved, and so did her granddaughter’s grades and attendance. “She’s had perfect attendance and has been on the honor roll ever since,” Herron said beaming with pride.

The new fully accessible apartment has helped Herron regain her freedom and a renewed outlook on life. “You aren’t depressed, you’re not dependent on anybody. You just feel free. You can do what everybody else can do,” she said.

Looking back, Herron said there’s no question this new apartment has made a difference. “It saved my life,” she said.



INNOVATIVE PARTNERSHIPS

CHA's partnerships with developers and sister agencies have resulted in new ideas and ventures that will bring more housing, amenities and community anchors to neighborhoods where CHA has been working to increase housing opportunity.

In Rogers Park, construction began on the Concord at Sheridan, a transit-oriented development located steps from the CTA's Loyola Red Line Station at Sheridan Road and Devon Avenue that will bring a new Target store and 111 new apartments. The project is being developed in partnership with Three Corners Development/Iceberg Development and is an example of how public-private partnerships can bring positive changes to neighborhoods.

Sixty-five of the apartments will be supported by Project Based Vouchers to guarantee long-term affordability; the remaining will be market-rate rentals. The project is expected to be complete in early 2019 and will replace a parking lot and the outdated senior center community room at the adjacent CHA Caroline Hedger Senior Apartments. A new CHA senior center and community room will be built and includes a new, private rooftop deck, providing outdoor green space for residents.

Elsewhere, the design firms were selected for the three innovative co-located housing and Chicago Public Library branch developments that will bring world-class design to three Chicago communities. Following a design competition that included submissions from more than 30 design firms, three award-winning and internationally recognized firms were selected to design these next great civic projects in Chicago, making Chicago one of the few cities using this combination of housing and libraries to benefit and beautify neighborhoods. The three firms selected were:

- John Ronan Architects for the Independence Apartments and Branch Library at 4022 N. Elston in the Irving Park community, which includes 44 units of affordable senior housing.
- Skidmore, Owings & Merrill (SOM) for the Roosevelt Apartments and Branch Library at Taylor and Ada streets on the Near West Side, a project that is part of the CHA's ongoing redevelopment of the Roosevelt Square community and includes 73 units of mixed-income family housing.
- Perkins+Will for the Northtown Apartments and Branch Library at Western and Pratt avenues in the West Ridge community, which includes 44 units of affordable senior housing.

Groundbreakings were on schedule for early 2018, with completion of the libraries slated for late 2018 and the residential component to follow. These unique projects are examples of how developments like this serve as community anchors, help to sustain strong neighborhoods and provide a place for all community residents to gather, learn and succeed.



ROOSEVELT APARTMENTS
AND BRANCH LIBRARY



NORTHTOWN APARTMENTS
AND BRANCH LIBRARY



INDEPENDENCE APARTMENTS
AND BRANCH LIBRARY



THE CONCORD
AT SHERIDAN

TRANSFORMING LIVES WITH ACCESS TO GREATER HOUSING OPPORTUNITY & CHOICE



In 2017, the Chicago Housing Authority made available more than 47,000 Housing Choice Vouchers, which enable low-income families to find housing in neighborhoods of their choosing. Voucher holders now live in every one of Chicago's 77 community areas.

A new landlord incentive program launched in 2017 was designed ultimately to help more renters find housing in mobility areas – communities that tend to be more competitive markets, and where landlords often have been reluctant to hold a unit for the time that it takes to process the HCV paperwork. By offering one-time incentive payments to landlords willing to hold a unit until a renter's paperwork is processed, CHA is hopeful that more landlords will be willing to rent to HCV families. The results so far have been encouraging.

Also in 2017, CHA reconvened the HCV Participant Council after a brief hiatus. The new 13-member HCV Council focused on advising the HCV executive team on how to improve processes, provide effective feedback to the agency, and assist CHA in the development of strategies that can improve the program – all designed to enhance communication among participants, landlords and CHA.

CHA continued to offer residents an ever-expanding choice of housing options throughout the City of Chicago. In 2017, CHA's mobility counseling partner Housing Choice Partners counseled over 1,000 HCV participants, conducted tours of mobility areas with 350 households moving into low poverty communities where there are better opportunities. Since CHA established mobility areas, the retention rate for residents who have relocated to new communities has remained above 85%.



As a landlord in the Housing Choice Voucher program, Joey Pantoja heard about the new incentive payment program initiated by CHA in 2017 and realized it was the best route for him as property owner. “This helps minimize the risk of a (longer) vacancy and (allowed me) time to make improvements and updates, ensuring a desirable place to call home,” Pantoja said.

CHA embarked on the incentive program after seeing a similar program in Portland, Oregon and considered it as a way to help more people find housing in mobility areas. In creating the program, CHA’s goal in part was to help address the discrimination HCV renters face while expanding housing choices for voucher holders in mobility area neighborhoods.

Landlords like Pantoja, who owns a three-flat in the Scottsdale neighborhood on the Southwest Side, understood this, and he and his tenant are pleased with the program. “This program is a win-win in my opinion. Tenants have the chance to live in a community they desire and landlords can help make those dreams come true!”

When asked if he’d recommend the HCV and incentive payment programs to other landlords, he didn’t hesitate. “Absolutely!” he said. “I viewed this as an opportunity to improve the lives of others. I am committed to my faith and to helping others, and this checks (both of) those boxes,” he said.



Almost a decade ago, CHA began the Housing Choice Voucher Participants Council that would give a representative voice to the roughly 47,000 families that participated in the HCV program.

The mission: to provide effective feedback to the agency, and to assist CHA in the development of strategies.

After a brief hiatus, a new 13-member HCV Council is back on the job, advising the HCV executive team on how to improve processes.

“They are in an advisory capacity, to advise us on program guidelines and to help improve processes

and the dissemination of information,” said HCV Director Karen Humphrey.

Since it started in June, the HCV Council has been meeting twice a month. Meantime, they have been receiving training from the HCV team on procedure and policy.

New member (and former LAC vice president) Debra Parker said they hope to create committees – such as for education and job training – so that the Council can sponsor activities related to jobs and education.

Parker said she wants to get a better idea of where HCV families are headed.

“We need to be able to show that HCV families are struggling sometimes, but are trying to make it and are making it,” she said.

In 2017, the HCV Program conducted more than 100 events across the city of Chicago, continuing its commitment to community engagement, outreach, education and program compliance. These events engaged program participants, property owners and community members on a variety of important topics. The goal of these events: to connect participants, property owners and other stakeholders to information that helps improve their experience with the HCV program.



THE PATH TO SELF-SUFFICIENCY: SETTING AND REACHING GOALS

CHA's commitment to helping residents strive towards economic independence is supported by a number of programs and initiatives that have yielded positive outcomes year after year. This is accomplished by providing support to residents as they identify the paths they want to take to self-sufficiency.

CHA's Family Self Sufficiency (FSS) program enables CHA's families to build financial assets while working toward educational, professional and personal goals, such as: reducing debt and/or improving credit, earning a post-secondary degree or GED, starting a new career, obtaining a new job, starting a business or becoming a homeowner. When participants meet goals and graduate from the program, they are eligible to receive a payout of the escrow money earned throughout the duration of the program. In 2017 FSS enrolled 381 new families while assisting current participants enrolled in the program by helping them gain employment, purchase homes and earn college degrees. At year's end, the program had assisted a total of 1,135 households. By the end of the year, the graduates of the program had an average increase in earned income of over \$17,000 from the time they enrolled. Beyond that, more than 800 CHA residents took part in financial literacy education during 2017, an increase of 25% from 2016.

CHOOSE TO OWN: ACHIEVING THE DREAM OF HOMEOWNERSHIP

2017 marked the 15th Anniversary for the CHA's Choose to Own homeownership program. To date, 550 CHA residents have purchased homes throughout the City of Chicago. The program enables qualified public housing families and HCV families to own a home by utilizing their voucher to pay a portion of their mortgage - the same way families use a voucher to pay a portion of the rent. Participants in the FSS program use their escrow to cover downpayment costs.

In 2017, 33 total households purchased their own home through Choose to Own and more than 470 people chose to head down the road to homeownership. The program succeeds thanks to a variety of community partnerships that provide residents with a comprehensive support network that includes financial assistance, homebuyer education, credit counseling and other services that help families navigate the process and increase their chances of success as a homeowner. How is success gauged? To date, 25% of all CTO homeowners have assumed their full mortgage and left the program.



TRANSFORMING LIVES BY FOSTERING ECONOMIC INDEPENDENCE



Finding and buying a house is never easy. Just ask Franchon "Shonnie" Greenfield. But now that she is a proud homeowner, it was worth every step along the way.

She purchased her home through the Choose to Own program in January, and used her escrow funds from the Family Self Sufficiency (FSS) program as the down payment. Now, she and her two-year-old son live across the street from her mother in the South Deering neighborhood. Which happens to be where she grew up. Which happens to be literally down the street from her son's day care.

"I feel relieved and excited," said Greenfield, who works at the Chicago Urban League. "Sometimes I feel like it's just too good to be true."

Greenfield enrolled in FSS in May 2016 after hearing about the program from her case manager. Her goals were to build credit and to purchase a home. She did both in a year-

and-a-half and is on the way to completing FSS this year. She said she joined because of the different opportunities the program presented.

But Greenfield isn't done yet. Soon, she will take a class on solar panel installation. Eventually, she hopes to become an entrepreneur and open her own solar panel business.

"My house was the first priority, now the next goal is to own my own business," she said. "Working at Chicago Urban League, I worked with a lot of clients and I've been learning construction and infrastructure. Solar paneling is a money-making field. I see it every day with different clients. So I thought, 'Let me jump on this bandwagon.'"

Greenfield is ambitious. She was grateful for the opportunity and the support from the program and took full advantage of all that was offered. She encouraged others to do the same.

"It was a resource that I took advantage of," she said. "It would've been foolish not to."

TRANSFORMING LIVES THROUGH EDUCATION

In 2017, CHA awarded 235 college students attending 105 universities nationwide \$265,000 in scholarships to help them pay for their education. Of the 235 awardees 142 residents were returning scholarship recipients.

Since 2013, CHA has awarded over 980 scholarships to residents and provided more than \$1 million in scholarship awards. To date, residents have enrolled in almost 200 colleges and universities across the country. Scholarship program applications have grown over 350% from 2013-2017, and the total annual scholarship awards have more than doubled to \$250,000.

Additionally, almost 30% of the scholarships have been awarded to returning students, enabling them to stay in college. All of the year-over-year CHA scholarship recipients who have received awards of \$3,500 or more continue to be enrolled or have graduated with a degree.



Education, especially a college degree, is a proven pathway out of poverty. For CHA resident and three-time scholarship recipient Ahriel Fuller, education is a game changer. Growing up with five younger brothers in a single-parent household, Ahriel worked hard in school and knew she wanted to go to college, but the question was how? Thanks to the scholarship support Ahriel received, her dream of earning a college degree became a reality. She graduated in 2017 cum laude from Dominican University with a Bachelor's degree in Political Science. Next year, she will attend law school at either Georgetown or Howard University, with the ultimate goal of becoming a civil rights attorney. While Ahriel received federal aid for her college tuition, her CHA scholarship helped her pay for living expenses, like meal plans and textbooks. "I just kept reapplying,"

Ahriel said of the CHA scholarship, "and I received the scholarship each time I applied. Support from CHA made my college experience much easier – without those scholarships, I would have struggled to focus on my studies while also facing significant financial barriers." In fact, Ahriel was so grateful for CHA's support that she wrote the agency a letter: "I wanted to take the time to thank CHA and its team for providing me with the scholarship that allowed me to pursue my dreams," she wrote. I don't know if I would have successfully graduated without financial help from CHA, and for that I am truly forever grateful." With her dreams well within reach, Ahriel encourages other CHA residents to follow their ambitions. "Don't compare yourself to others because everyone's definition of success is different," she said. "Measure your success by your own standards. And no matter how many barriers may be in your way, know that you have to keep pushing, while also taking time to care for yourself."

SCHOLARSHIP PROGRAM



CHA has awarded over 980 scholarships to our residents since 2013



Supported CHA residents attending 105 schools across the country



We now receive three and a half times the number of Scholarship applications than we did at the start of the program



Scholarship totals have more than doubled to \$250,000 in awards each year



CHA has invested over \$1 Million in scholarship awards



Awarded 30% of our scholarships to returning students, enabling them to persist.

TAKE FLIGHT: STAYING THE COURSE



Every year, CHA brings together its college students during the winter break for a “check-in” event designed to help CHA college students stay connected with those who provide internship and employment opportunities.

This annual event includes several dozen area businesses who share information with students about summer job and internship opportunities. These seasoned business leaders also shared stories about their own careers and offered invaluable advice on how to stay afloat – financially and otherwise.

The goal of this event is to make sure our students have the resources to stay in school, to navigate the process, to graduate, and to make connections that can lead them to jobs and a career network.

Among the organizations that participated in 2017 were: UChicago Arts Incubator; Edmund Burke Elementary School; Dimeo Schneider; Skills for Chicagoland’s Future; First Eagle Bank; Bronner Group, LLC; BMO Harris Bank; Chicago Public Schools; Oak Street Health; RSM; Year Up; Golden Apple Foundation; Lurie Children’s Hospital; Microsoft; Forest Preserve District of Cook County; Adler School of Professional Psychology; Public Allies; First Defense Legal Aid; Steppenwolf Theater; MAPS Corps and Now Pow. The Council for Adult and Experiential Learning (CAEL) provided resumé assistance.



TRANSFORMING LIVES THROUGH JOBS

In 2017, CHA continued to provide a range of services and programs aimed at helping residents find employment opportunities and stay employed. More than 1,400 adults were connected to new or better jobs through CHA workforce and FamilyWorks programs. CHA households continued to achieve higher income and employment levels than ever before. In the last year, CHA Public Housing Heads of Households saw their annual wage increase to an average of \$21,072, while maintaining an employment rate of 64% for those who are work-eligible. Overall, employment for CHA's public housing heads of household is on par with the State of Illinois' overall labor participation rate, which was also 64% in 2017. Additionally, in 2017 59% of all work-eligible CHA public housing families with income from wages saw their incomes increase compared to 2016.

FAMILYWORKS:

The FamilyWorks model is the cornerstone of CHA's family services. FamilyWorks staff provides comprehensive family coaching that supports residents and their families through each step of the employment process, from assessment to placement and retention and overall support for the family (e.g. child care). In 2017, over 7,000 CHA families engaged with FamilyWorks.

JOBS PLUS:

During 2017, CHA moved into the third year of the \$3 million JobsPlus Pilot Program, which aims to improve employment and earnings for residents of Altgeld Gardens. Over the course of the program, 86% of participating residents have completed a training or certification program and approximately 250 households have begun new full or part-time employment.

TRANSITIONAL JOBS:

CHA's Transitional Jobs (TJ) Program combines wage-paid work, skills training and supportive services to help individuals facing barriers to employment. The program specifically targets residents who have not been employed for four or more consecutive quarters. In 2017, over 90% of the 400 subsidized placements were employed in high demand industries, with 75% remaining employed at the end of the year. CHA offers three TJ programs and one in hospitality for Summer Food/Golden Diners Programs.

Altgeld's Tonya Edwards was one of the first residents to be hired as part of the JobsPlus staff in September 2017. She embraced her vital role of Community Coach with pride and demonstrated excellence while recruiting residents to participate.

In June 2017, Edwards was recruited to participate in a career training program offered to residents by Lambent Risk Management, a CHA partner. The program prepared her for a career in the insurance industry. She did so well that she was offered a job as a Client Service Representative by Lambent, where she works today. She is the primary contact for clients and business partners.

It has been a long journey for Edwards, one aided by the many opportunities she has taken advantage of over the years. She attended City Colleges of Chicago, participated in the Local Advisory Council (LAC) and partook in the Networking in the Neighborhood JobsPlus event. And as a participant of the Family Self-Sufficiency (FSS) program, Edwards is moving toward purchasing a home.

Thanks to the JobsPlus program, this proud mother of two makes almost \$10,000 more than her previous position. She has achieved a career status she previously thought was unimaginable.



SUMMER JOBS FOR YOUTH

CHA's support for jobs for residents also included summer youth employment programs. CHA was a strong and proud partner in Mayor Emanuel's One Summer Chicago initiative, and CHA's involvement has grown every year with strong results. In 2017, 2,669 CHA youth - both public housing and HCV residents - participated in paid programming at 368 unique worksites across the city. These included jobs at companies like BMO Harris, gaming and graphic design jobs, Chicago Police Department's Neighborhood Youth Corps, Documentary Filmmaking for Girls with the support of DePaul University and the Museum and Public Art Internship at the Smart Museum of Art in Hyde Park. More than \$2.7 million in total wages were earned by CHA youth.

CHA also provided internships to almost 100 CHA resident college students with many of them moving on to find jobs in their career path after working at CHA.



SECTION 3: A NATIONAL MODEL OF EXCELLENCE

CHA's Section 3 program provides training, employment and economic opportunities to low and very low income individuals and businesses. In 2017, CHA's Section 3 Field Office became a model for other public housing agencies with the opening of the first Section 3 Field Office. As the program expanded with more support and information available through the Field Office, so did the number of participating businesses and opportunities for growth for small businesses.

CHA's Section 3 program is aimed at helping resident-owned businesses gain access to contracting opportunities and providing support to Section 3 residents and businesses. The program focuses on three core areas: Training and resources, business development and compliance. All three played a role in CHA's expanded Section 3 programming and delivered strong results in 2017, showing that support for businesses has enabled hundreds of small business owners to receive training, business development support. Since 2015, CHA has issued more than \$1 million in need-based grants of up to \$5,000 and competitive grants off up to \$20,000, which have enabled several Section 3 residents to start their own businesses including retail, food services and others.

CHA reached an important milestone when the U.S. Department of Housing and Urban Development (HUD) waived the final year of a five-year compliance agreement because of CHA's outstanding performance and commitment to enhancing the Section 3 program. HUD agreed that CHA not only met the benchmarks of the Voluntary Compliance Agreement (VCA), but exceeded them in all areas, including contractor hiring and sub-contracting.

As part of its commitment to Section 3, CHA uses the Job Order Contracting (JOC) Program in which Section 3 business owners perform as prime contractors and gain experience through smaller-scale maintenance and construction projects. The goal of the JOC Section 3 program is to foster a partnering atmosphere by increasing participation in the program and providing small businesses the opportunity to perform increasingly and gradually complex and higher-valued projects. In 2017, more than 100 businesses were part of the JOC Section 3 program, with 24 moving up to higher tiers to take on larger contracting opportunities and grow their businesses. To date, 760 task orders valued at over \$36 million have been approved enabling contractors to increase their experience and grow their businesses.



484

Section 3
Businesses Registered



174

Facilitated 174
total workshops
and trainings



2,200

More than 2,200
people attended
workshops



100

JOC Section 3
businesses



763

JOC Section 3
task orders



\$36M

JOC Section 3
task orders value



As a child, Xochilt Mejia was often sick. Mejia's parents were frequently absent, and she did not have access to healthy foods or sufficient medicine. When Mejia turned 22 years old, she yearned for independence and change – so she moved to Chicago.

Mejia's first job in Chicago was at one of the world's healthiest grocery stores. "I learned a lot," she said. "Before that job, I never knew which foods were healthy and which were not; I never knew that people spent so much time and energy learning about healthy foods and how to make the right decisions."

As Mejia started to learn more about health and wellness, she came across another startling realization: African Americans and Hispanics are at greater risk for developing kidney failure. "When I learned that, I couldn't believe it," Mejia said. "Growing up as a sick child, I didn't want anyone else to have to go through that, so I thought: 'what can I do about this? How can I help?'"

That's when Mejia started her own business, The Water Station, a holistic health and wellness center that aims to empower communities through education on healthy kidney function. In order for her business to be successful, though, Mejia needed help, so she enrolled in the CHA Central Advisory Council's Entrepreneurship Training Program, made possible by CHA's Section 3 Program. In 2017, she graduated from the

Entrepreneurship Program with a \$5,000 grant and one critical piece of advice: to attend CHA's Section 3 workshops.

"Attending the Section 3 workshops was one of the best decisions I made," Mejia said. "I learned how to file taxes; I learned about owning a business in Chicago; I learned how to use Excel, but most importantly, I learned how to be a professional entrepreneur. Whenever I had a question or whenever I needed support, CHA's Section 3 Field Office and the Central Advisory Council were there."

Now, The Water Station is a successful business. Mejia meets with clients for consultations and works with them to develop a nutrition plan to satisfy their specific health needs. But that's not all – Mejia also wrote a book about her practice, called *Water Your Kidneys with Xochilt: By Becoming a Vegetarian*. Mejia hopes it will reach a broad audience and empower more people to take control of their kidney health.

With business thriving and a book coming out soon, Mejia credits much of her success to CHA's Section 3 Field Office and the Central Advisory Council. "Sometimes people in poverty who want to be successful need a little push. For me, CHA was that push. CHA is the family I never had, and I am so grateful to have their support and be a part of their community."

It was 2015, and Billy Cleveland had been welding for a long time. The job took him all over the nation – California, Mississippi, North Dakota, Virginia. He was tired. So he brought up the idea of starting a business to his wife, Cassandra Harris.

That's when Bill Welding and Fabrication was born. And it has remained a success, thanks to CHA's Section 3 Job Order Contracting (JOC) program.

"Everybody dreams of owning their own business, especially one that they are passionate about," said Harris, who met her husband while they both lived in Cabrini-Green. "Once we got our contract, it just jump-started us. The people at JOC were just so helpful, walking us through it, teaching us the business. It really is a great program."

Today, life is much more stable for Cleveland. He stays put in Chicago, goes out into the field and plies his trade, while his wife runs the business side. He is happy. Welding has taken on task orders totaling more than \$1 million, and the company grew tenfold in 2017 through the JOC mentoring program.

"The people in that Section 3 office have supported us. They are hands on and give you a lot of space to learn" he said. If you don't know something, they get you up to speed. They really care. So far, it's been a beautiful dream."



TRANSFORMING LIVES THROUGH GREATER ECONOMIC OPPORTUNITY

Providing economic opportunity through contracts is a more than a goal at CHA; it is a reality. CHA has always recognized the importance of ensuring that jobs, contracts and other economic opportunities are available to all residents of Chicago, including CHA residents. CHA requires minority, women and disadvantaged business enterprise (MWDBE) participation on its contracts. CHA is committed to not only meeting but exceeding MWDBE participation goals.

MWDBE goals vary depending on the contract amount and type. Construction contracts are broken down by their contract value, requiring a different percentage for each threshold, as detailed below. All Professional Service and Supply and Delivery contracts have a 20% participation requirement. Any contract under \$25,000 does not require MWDBE participation.

Type of Contract	Contract Amount (\$)	MBE/WBE/DBE Participation Goals (%)	YTD MBE/WBE/DBE Participation Rate (%)
Construction	25,000 - 200,000	25.0%	40.4%
	200,001 - 500,000	30.0%	55.0%
	500,001 - 1,000,000	35.0%	53.9%
	1,000,001+	40.0%	50.0%
Pro Srvc and Supply & Delivery	25,000+	20.0%	50.3%
Private Property Management	25,000+	20.0%	50.3%

PROJECT LABOR AGREEMENT

CHA's First-Ever Project Labor Agreement

In 2017, CHA entered into its first-ever Project Labor Agreement (PLA) forged in cooperation with the Chicago and Cook County Building & Construction Trades Council, which represents about 100,000 men and women from 20 affiliated organizations in the union construction trades in the Chicagoland area. This partnership is aimed at providing CHA residents with access to training, union apprenticeships and jobs. The goal is to give them the opportunity to join Chicago area unions and take advantage of the high-paying jobs they offer while helping them build capacity and experience as they work in the building trades.

Building the Next Generation Workforce

In conjunction with the PLA, CHA helped facilitate several information sessions with trade unions in 2017 where CHA youth ages 16 through 24 were able to meet representatives from union building trades to learn more about their apprenticeship programs, which are the entre into union employment. The program was formed to help meet CHA's goal of exposing more CHA youth to union trade occupations. These interactive sessions helped young people get a sense of the different kinds of work the trades perform and what is involved, from electrical work to carpentry. The goal: to allow CHA youth to transition into a pre-apprenticeship programs and ultimately find job opportunities.



TRANSFORMING CHA'S PROPERTY PORTFOLIO: CAPITAL INVESTMENTS YIELD IMPROVED HOUSING FOR RESIDENTS



In 2017, the CHA modernized and upgraded over 2,000 apartments to provide high-quality affordable housing to residents, with much of the work being performed by CHA JOC Section 3 Program contractors. As a result, CHA reached an occupancy rate above 90% for the first time in recent history. This work included renovations at CHA senior, family and scattered site properties, designed to ensure the high-quality of CHA's existing housing stock and improve long-term marketability. In 2018, the CHA will work to upgrade an additional 2,000 apartments to further improve occupancy.

CHA's Capital Construction Department completed the rehabilitation and modernization of 568 units in senior high-rise buildings and began work at other family and scattered site units, as well the demolition of a number of deteriorated units at Altgeld Gardens as part of the Altgeld master plan to increase opportunities for recreational and open space uses for the residents.

The capital investments CHA made provided new and modern living spaces for residents, with amenities designed to make their lives more comfortable. From new community space and lobbies to heating and air conditioning systems that allow residents to control the temperatures in their units.

One of the biggest capital projects in 2017 was the complete renovation of the Fannie Emanuel Apartments in the West Garfield Park community. Work included the total renovation of 181 one-bedroom units and the replacement of all HVAC, plumbing, mechanical and electrical components with new, energy efficient and environmentally-friendly equipment and systems. Other work included a new, modern, light-filled lobby and a dining area with private access to manicured garden spaces; a private roof deck with sweeping views of the city skyline; a fitness center, community room and a spacious laundry room with high-efficiency washers and dryers that are free to residents. Each apartment had new contemporary kitchens and baths. Community space included a reading room, an event room, a fitness center and bicycle storage area.

Another major capital project was the complete renovation and modernization of 450 units at Caroline Hedger Apartments in the Rogers Park community that resulted in a new, modern entryway and lobby and a new laundry room that provides high-efficiency washers and dryers that are free to residents. Work completed in the apartments included new kitchens, bathrooms, windows and living spaces and an upgraded HVAC system that provides central air and heat that is controlled individually by each resident.

Other capital projects included work at Judge Harry Fisher Apartments in the Uptown community, Minnie Riperton Apartments in the Canaryville community and Major Robert Lawrence Apartments in the Englewood community. These were all part of CHA's modernization of senior properties. Completed renovations in the apartments included new kitchens, bathrooms and fully renovated living spaces. All corridors were also renovated to improve finishes and lighting.

Overall, CHA's Capital Construction Department completed major renovations and improvements at seven properties to bring improved conditions for residents.



Otis Lewis was the first resident to move into the renovated Fannie Emanuel Apartments in the Garfield Park community when it was completed in December.

"When I saw this apartment, I thought I was George Jefferson," Lewis said.

"I told my friends, 'I'm movin' on up!'"

Fannie Emanuel features 180 one-bedroom apartments with contemporary kitchens and baths, a private resident garden and fitness center and a rooftop deck with scenic views of Garfield Park and downtown Chicago.

Lewis, 72, retired a decade ago after 45 years, first as a laborer, then a janitor. He had been living in Irene McCoy Gaines Apartments, another CHA senior housing development in Garfield Park, since 2008.

"I've got nothing bad to say about Irene McCoy Gaines Apartments; with the rent you pay, you can't find another place that good," he said. "But when CHA came and took us to Fannie Emanuel and they showed us the apartments on the 19th floor, I fell in love with them."

"I like everything," he said. "The bathroom, the kitchen, the living room, the bedroom. I can control my own heat and air."

Lewis is happy in retirement, with friends and family (three daughters and one son) that visit him often.

His first night in his new home was a good one. "I slept like a baby," he said.

TRANSFORMING LIVES THROUGH MEANINGFUL COMMUNITY CONNECTIONS

CHA's connection to people and communities continued to expand as the Authority expanded housing opportunities in new neighborhoods. CHA is proud of its partnerships with its stakeholders. These important relationships help inform the work CHA does so that programs are aligned with the needs of the diverse communities CHA serves. These connections are integral to the work we do - from community and resident meetings to CHA monthly board meetings and we value the input and feedback we receive. In 2017, CHA's successful community engagement included:



YEAR OF THE SENIOR

2017 was designated as Year of the Senior at CHA, a year dedicated to recognizing the important contributions of CHA's senior residents with special initiatives that promoted healthy aging. Among the senior-concentrated activities were Senior Music Fest, a Day of Service in which CHA staff dedicated a day to interacting with seniors; special observances during Older Americans Month and the first-ever Senior Symposium, one of the centerpieces of the year where 1,000 residents gathered at McCormick Place for a day of learning and networking.



BIG BROTHER BIG SISTERS

CHA continued its successful partnership with Big Brothers Big Sisters for the third year in a row. CHA was the first government agency in Chicago to participate in this program and it has been a success, with over 80 percent of youth participants reporting that they had a close bond with their mentors.



MIKVA YOUTH COUNCIL

In the second year of its partnership with Mikva Foundation, CHA leadership and staff spent time throughout the year working with young people to ensure that their voices and ideas are heard. The 2017 work culminated with another Youth Summit where youth empowerment was the theme and young people spent the day sharing ways to make their ideas a reality.



MAKING NEW CONNECTIONS

One of CHA's goals in forging partnerships is to expand the network of people and organizations who can provide CHA residents with access to new opportunities. Last summer, the CHA/DePaul University Documentary Filmmaking for Girls summer program drew the attention of Chaz Ebert, wife of the late Pulitzer-Prize winning film critic Roger Ebert. Ms. Ebert, herself a former CHA resident, met with students at DePaul, provided advice to the group and told them to never stop dreaming.



TAKE FLIGHT: COLLEGE RECEPTION

This annual CHA college trunk party – CHA's 7th to date -- was just one of the many ways CHA brought together its large network of partners and supporters to benefit college-bound residents. The 2017 Take Flight event was a grand send-off for 150 students who headed to 60 different colleges and universities. They enjoyed a festive event with words of wisdom and advice from staff, and had some fun in the process!



CENTRAL ADVISORY COUNCIL:

CHA values its relationship with the Central Advisory Council (CAC), the duly elected resident leadership council which acts as a thought partner for CHA. From input on policies and programs to feedback on issues affecting residents, the CAC plays a vital role in fostering good communication between CHA and residents. The CAC also administers a Section 3 grant fund program where prospective Section 3 businesses have an opportunity to learn about Section 3 prior to becoming a certified Section 3 business.

BOARD OF COMMISSIONERS

The CHA Board of Commissioners is the governing body that determines policies and approves decisions that chart the direction of CHA's current and future programs. The 10-member Board is appointed by the Mayor and approved by the Chicago City Council. All commissioners must be residents of Chicago, and at least three commissioners must be CHA residents. Board members bring a variety of experience, talent and civic and community connections as they work to guide the CHA to fulfill its mission.



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Chairman



CRAIG CHICO
Vice Chairman



MATTHEW BREWER
Commissioner



DR. MILDRED HARRIS
Commissioner



MEGHAN HARTE
Commissioner



JOHN G. MARKOWSKI
Commissioner



CRISTINA MATOS
Commissioner



FRANCINE WASHINGTON
Commissioner

EXECUTIVE TEAM



EUGENE E. JONES, JR.
Chief Executive Officer



JOSÉ ALVAREZ
Chief Operating Officer



MICHAEL MORAN
Chief Financial Officer



PATRICIA RIOS
Chief Administrative Officer



JAMES BEBLEY
Chief Legal Officer



DIANA C. LIU
Chief Construction Officer



DEREK MESSIER
Chief Property Officer



KATHRYN LUDWIG
Chief Housing Choice
Voucher Officer



MARY HOWARD
Chief Resident Services
Officer



MICHAEL J. GURGONE
Chief Investment Officer



DIONNA BROOKENS
Chief Procurement Officer



ANN MCKENZIE
Chief Development Officer

CHA FINANCES: AN AGENCY ON SOLID GROUND



CHA's finances are on solid ground. In 2017, as forecast, CHA spent down its surplus cash reserves to zero through an aggressive development strategy that has resulted in more housing and community amenities for our residents and Chicago's neighborhoods. At year's end, CHA maintained a level of operating reserves recommended by the U.S. Department of Housing and Urban Development (HUD) and that number stands at \$105 million. This is considered sound fiscal management by any standard, especially among government agencies that routinely face uncertainty in federal funding.

The Authority's 2017 financial statements have been audited by Ernst & Young LLP, a firm of licensed certified public accountants. The purpose of the independent audit is to provide reasonable assurance that the financial statements of the Authority for the fiscal year ended December 31, 2017 are free of any material misstatements. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. The financial statements are included in the annual Comprehensive Annual Financial Report or CAFR, which includes the HUD-required Financial Data Schedule (FDS) created to standardize financial information reported by Public Housing Authorities (PHAs).

STATEMENTS OF NET POSITION
PROPRIETARY FUND TYPE - ENTERPRISE FUND
DECEMBER 31, 2017 AND 2016

	<u>2017</u>	<u>2016</u>
ASSETS:		
Current Assets:		
Cash and Cash Equivalents, Unrestricted	\$ 80,001,789	\$ 116,557,327
Cash and Cash Equivalents, Restricted	22,459,339	28,275,560
Investments at Fair Value, Unrestricted	144,600,187	226,031,460
Tenant Accounts Receivable, Net of Allowance	2,729,674	2,729,005
Intergovernmental Receivable (HUD and Other)	46,372,971	38,070,164
Miscellaneous Receivable	5,588,085	3,773,174
Interest Receivable, Current Portion	621,269	523,611
Prepaid Expenses	3,971,399	4,291,844
Advances to Resident and Private Managers	172,750	39,000
Total Current Assets	<u>306,517,463</u>	<u>420,291,145</u>
Noncurrent Assets:		
Cash and Cash Equivalents, Restricted	37,752,502	30,877,949
Investments at Fair Value, Restricted	84,124,257	73,119,004
Net Pension Asset, Restricted	5,917,839	-
Notes and Mortgages Receivable	493,480,293	463,714,433
Interest Receivable	56,011	155,248
Other Noncurrent Assets	11,096,935	12,497,958
Capital Assets, not Depreciated:		
Land	266,593,294	257,744,913
Construction in Progress	96,852,261	108,628,985
Capital Assets, Net of Accumulated Depreciation:		
Structures and Capital Leases	879,538,385	921,115,987
Equipment	5,091,702	5,684,800
Total Noncurrent Assets	<u>1,880,503,479</u>	<u>1,873,539,277</u>
Total Assets	<u>2,187,020,942</u>	<u>2,293,830,422</u>
DEFERRED OUTFLOWS OF RESOURCES:		
Deferred Amount on Pension	<u>875,427</u>	<u>10,844,676</u>
LIABILITIES:		
Current Liabilities:		
Accounts Payable	30,738,610	29,614,712
Intergovernmental Payable (HUD)	625,881	322,137
Accrued Wages & Payroll Taxes	1,517,216	860,466
Accrued Compensated Absences	1,721,234	1,537,456
Accrued Liabilities	76,010,025	51,729,904
Tenant Security Deposits	2,911,809	2,708,614
Unearned Revenue	8,364,249	48,608,968
Insurance Reserves, Current Portion	1,942,769	2,092,796
Capital Lease Obligations, Current Portion	2,060,342	1,970,242
Current Maturities, Long-Term Debt and Current Portion of Net Unamortized Bond Premium	24,325,000	23,635,000
Other Current Liabilities	12,863,770	20,084,682
Total Current Liabilities	<u>163,080,905</u>	<u>183,164,977</u>
Noncurrent Liabilities:		
Family Self-Sufficiency Liability	1,440,122	1,031,807
Insurance Reserves, Net of Current Portion	12,926,678	14,209,913
Net Pension Liability	-	3,083,695
Capital Lease Obligations, Net of Current Portion	153,605,136	146,082,000
Long-Term Debt, Net of Current Maturities and Current Portion of Net Unamortized Bond Premium	14,570,000	15,895,000
Other Noncurrent Liabilities	37,634,778	43,438,954
Total Noncurrent Liabilities	<u>220,176,714</u>	<u>223,741,369</u>
Total Liabilities	<u>383,257,619</u>	<u>406,906,346</u>
DEFERRED INFLOWS OF RESOURCES:		
Deferred Amount on Pension	<u>4,484,745</u>	<u>6,059,581</u>
NET POSITION:		
Net Investment in Capital Assets	1,053,515,164	1,105,592,443
Restricted for:		
Demolition Grants	7,105,432	7,161,692
Unrestricted	739,533,409	778,955,036
Total Net Position	<u>\$ 1,800,154,005</u>	<u>\$ 1,891,709,171</u>

**CHICAGO HOUSING AUTHORITY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUND TYPE - ENTERPRISE FUND
YEARS ENDED DECEMBER 31, 2017 AND 2016**

	2017	2016
OPERATING REVENUES:		
Tenant Rent, Net of Allowance	\$ 51,271,870	\$ 51,198,078
Other Tenant Revenue	279,162	231,277
Administrative Fees	52,514,100	44,640,833
Other Revenue	2,931,861	8,922,319
Total Operating Revenues	106,996,993	104,992,507
OPERATING EXPENSES:		
Administrative	122,755,375	111,582,251
Tenant Services	41,921,318	40,909,355
Utilities	24,260,759	23,437,195
Maintenance	91,845,409	54,938,683
Protective Services	42,471,490	33,181,359
General	11,535,051	18,881,432
Depreciation	134,861,720	132,507,865
Total Operating Expenses	469,651,122	415,438,140
OPERATING LOSS	(362,654,129)	(310,445,633)
NONOPERATING REVENUES (EXPENSES):		
Intergovernmental Revenue (HUD)	736,423,352	664,174,029
Intergovernmental Revenue (Other)	1,837,764	(41,873)
Nonintergovernmental Revenue	1,398,871	1,160,000
Investment Income	3,101,108	4,229,832
Interest Expense	(12,039,850)	(11,357,846)
Housing Assistance Payments	(474,103,937)	(454,383,708)
Loss on Disposition of Assets	(13,051,691)	(13,724,184)
Other Nonoperating Revenue	2,450,696	3,138,316
Net Nonoperating Revenues	246,016,313	193,194,566
LOSS BEFORE CAPITAL CONTRIBUTIONS	(116,637,816)	(117,251,067)
Intergovernmental Capital Contributions (HUD and Other)	25,082,650	93,419,973
CHANGE IN NET POSITION	(91,555,166)	(23,831,094)
TOTAL NET POSITION, JANUARY 1	1,891,709,171	1,915,540,265
TOTAL NET POSITION, DECEMBER 31	\$ 1,800,154,005	\$ 1,891,709,171





CHA

**CHICAGO HOUSING
AUTHORITY™**

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