

CHICAGO HOUSING AUTHORITY

Plan for Transformation

ANNUAL REPORT
January – December 2000

**CHICAGO HOUSING AUTHORITY
Annual Moving To Work (MTW) Report
FY2000**

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INTRODUCTION

On January 6, 2000, the Board of Commissioners of the Chicago Housing Authority (CHA or Agency) approved the Agency's Plan for Transformation (Plan), calling for sweeping changes in the administration and operation of the CHA. The Plan for Transformation was subsequently approved by the U.S. Department of Housing and Urban Development (HUD) and incorporated into a Moving to Work (MTW) Demonstration Agreement, executed on February 6, 2000.

On December 1, 2000, CHA submitted its MTW Annual Plan - the Plan for Transformation - Year 2 (Plan-Year 2). The Plan-Year 2 outlined the steps necessary to implement the Plan for Transformation, such as planning and construction schedules for the capital plan, goals for property management, a framework for the service connectors, and enhancements to the Section 8 program.

Under the MTW Amended Agreement, the Agency is required to produce an annual report describing the progress it has made towards implementing its MTW Plan. This document represents the Agency's MTW Annual Report for FY2000 and provides results from implementing the Plan for Transformation - Year 1.

In FY2000, the Agency made real and substantial progress towards the goals outlined in the Plan for Transformation. The following accomplishments were made in FY2000:

Capital Program

- Received a \$35 million HOPE VI Revitalization Grant for the redevelopment of Ida B. Wells/Madden Park and several grants totaling \$29.5 million from the HOPE VI Demolition Program to facilitate the demolition of vacant and non-viable buildings;
- Formed a Redevelopment Working Group that consists of the CHA, the Central Advisory Council (CAC), HUD, the Gautreaux Plaintiff's Counsel, and the Receiver¹ to outline the specifics of the redevelopment process and the threshold criteria that will be employed to determine investment decisions;
- Finalized the Consent Decree negotiations to allow the Cabrini Green redevelopment process to move forward at Cabrini Extension North;
- Closed on the development deal for North Town Village. Construction is currently underway;
- Hired Telesis for master planning services for ABLA redevelopment. With input from the Working Group, residents and surrounding communities began the master planning process for the redevelopment of ABLA;

¹ Pursuant to a 1987 order of the Federal District Court in Gautreaux v. CHA et. al., a Receiver, Danial E. Levin and The Habitat Company, has and exercises all powers of CHA respecting the development of CHA non-elderly housing. Throughout the Capital Program section of the Plan-Year 2, CHA will identify CHA and/or the Receiver acting in their respective capacities.

- Issued Requests for Qualifications (RFQs) for master developers at Rockwell Gardens, Stateway Gardens, and Robert Taylor Homes A&B to create a development plan for these sites with input from the Working Groups, residents and the surrounding community of each development that includes the specifics of mixed income residential, commercial and possible industrial uses;
- Received funding from the state to support the installation of playgrounds in public housing developments;
- Initiated a land use survey process with the Chicago Department of Planning to supplement the planning processes at Rockwell Gardens, Stateway Gardens, and Robert Taylor Homes A&B;
- Issued a RFQ for Phase II of the Horner redevelopment project with the Chicago Department of Housing and the Horner Working Group;
- Completed construction and closed on the Robert Taylor B HOPE VI project, Hearts United Phase I;
- Closed on the second phase of the Hearts United mixed income rental development, which will include 29 CHA units;
- Established regular meetings of Chicago infrastructure agencies to coordinate work on major CHA redevelopment projects;
- Began the \$350 million comprehensive rehabilitation program for all senior buildings. Began replacement of roofs, rehabilitation of elevators, and installation of air conditioners at several senior properties;
- Disposed of land, an administrative building and one mid-rise building to the Public Building Commission for the creation of a new state-of-the-art Teaching Academy, with admissions preference for children living in Hilliard Homes and Harold Ickes Homes;
- Demolished 3,426 non-viable, gallery style high rise units;
- Completed an assessment of all scattered sites to determine viability of specific properties;
- Finalized the structure for the mixed income rehabilitation of Hilliard Homes; and
- Finalized a National Endowment for the Arts (NEA) sponsored design competition for residential development at ABLA.

Property Management

- Increased operating funds assigned to properties to not less than \$310 per unit monthly (PUM) for family properties and not less than \$290 PUM for senior properties; and
- Fully privatized the management of all residential properties.

Lease and Occupancy

- Implemented the designation of all senior buildings as “senior only” housing;
- Completed the CHA Leaseholder Housing Choice and Relocation Rights Contract;
- Completed new lease, grievance and pet policies for all properties;
- Established site-based waiting lists for senior buildings; and
- Began staff training on the new lease and CHA Relocation Rights Contract.

Human Capital Development

- Established service connectors in all senior properties to connect seniors to programs available throughout the City of Chicago;
- Established a service connector pilot program for Section 8 voucher holders;
- Finalized the service connector model for family developments;
- Transferred a variety of programs and services to the City of Chicago and other agencies to begin connecting and integrating the CHA residents to an array of services available to all citizens of the City of Chicago. Some of the services transferred include: day care (Chicago Department of Human Services), sports/recreation (Chicago Park District), and educational programs (Board of Education);
- Focused City departments on outcomes for CHA residents. For example, the Mayor's Office of Workforce Development gives CHA residents priority service at One-Stops and with Empowerment Zone providers. The Chicago Public Schools and the Chicago Park District will focus on increasing enrollment of CHA children in programs at the parks and schools near CHA developments, and the Chicago Department of Public Health will focus its outreach strategy on children ages 0-3 in CHA developments; and
- Raised over \$23 million in outside resources for resident services and community development.

Section 8

- Revised the policies and procedures of CHA's Section 8 Administrative Plan;
- Increased the number of Section 8 families that moved from a high poverty area to a low poverty area; and
- Created a Quality Assurance (QA) Monitoring unit during FY2000 with QA review procedures and initial training of staff.

Purchasing and Contracts

- Hosted a vendor fair to increase MBE/WBE participation; and
- Completed a Procurement Policy and re-wrote Section 3 procedures.

Protective Services

- Transferred policing services to the City of Chicago and implemented vertical patrols at high-rise family properties.

Human Resources

- Reduced the number of Agency employees from 2,622 to 492; and
- Created a mentoring program, a customized training program, and held a job preparedness workshop for resident employees in order to assist them in employment transition.

Agency Funding

- Hired financial advisors and established a pool of underwriters to assist the Agency in obtaining bond financing for the capital program;
- Hired Bond Counsel and Issuer's Counsel to provide legal advice and assistance in connection with the issuance of one or more series of essential governmental purpose bonds and mixed finance transactions; and
- Developed and received approval of a general capital financing plan with HUD to facilitate bond transactions.

These achievements demonstrate that, although much work is still ahead, the proposed transformation is real and achievable.

Plan-Year 1 accomplishments are described in more detail under the appropriate sections of this document: Capital Program; Property Management; Lease and Occupancy; Human Capital Development; Section 8 Rental Assistance; MBE/WBE and Section 3; Protective Services; and Agency Funding.

SECTION I: CAPITAL PROGRAM

The Plan for Transformation provides for the rehabilitation or redevelopment of approximately 25,000 public housing units. For many properties, this plan anticipates more than the renovation of public housing; it calls for broad community planning to revitalize entire neighborhoods. Hence, both the planning and construction phases are being undertaken with a multitude of partners, including CHA residents, the Gautreaux plaintiffs, the Receiver, the City of Chicago, the Chicago Board of Education, the Chicago Park District, the Chicago Transit Authority, potential funders, neighborhood leaders, and other business and civic groups.

For planning purposes, CHA's properties are divided into five categories:

- Existing Redevelopment Projects (Category 1);
- Senior Properties (Category 2);
- Scattered Sites (Category 3);
- Non-Section 202 Family Properties ²(Category 4); and
- Section 202 Family Properties (Category 5).

This section of the Annual Report provides information on the CHA's progress under the Capital Program in FY2000.

FY2000 was marked by significant planning and pre-development activities in support of the overall capital program. The senior housing rehabilitation program began in FY2000. Architectural and design work also began on all senior and scattered site units. Additionally, the CHA relocated families from the most severely distressed properties in order to begin the closing process.

The CHA submitted applications to HUD totaling \$30 million for the demolition of various family properties to facilitate land assembly for future mixed income communities. In total, the Agency demolished 3,426 units in FY2000; relocated 694 families (of which 390 moved to public housing and 304 to Section 8); and renovated/redeveloped 274 units. Because of the extensive planning activities completed in FY2000, the Agency expects to complete approximately 1,000 units in FY2001.

The following activities were completed for each of the categories:

Category 1: Existing Redevelopment Commitments

This grouping includes properties that, at the time of development of the Plan for Transformation, were already covered under existing redevelopment commitments or were in an advanced planning stage. Under the Plan for Transformation, the CHA allocates \$149 million in capital funds in addition to Hope VI and other resources to these properties.

² Section 202 refers to Section 202 of the Omnibus Consolidated Rescissions and Appropriations Act of 1996. This law requires that a cost test be performed on all properties with more than 300 units and with a vacancy rate in excess of ten percent. Such properties must be demolished if the monthly cost to renovate and maintain them exceeds the cost of a housing voucher.

Governor Henry Horner Homes

Phase I of the redevelopment plan concluded in the fourth quarter of FY2000 when the final 32 out of 556 residential units were completed. The litigation at Horner was settled by an Agreed Order on February 1, 2000, allowing for the redevelopment of the remaining Horner site. An RFQ for Phase 2 was issued in the 4th Quarter of 2000. In preparation for development, the Agency demolished 2215 & 2245 W. Lake (279 units) in June 2000 and demolished 111 N. Wood/120 N. Hermitage (234 units) in December 2000.

Cabrini Extension North

The CHA received a HOPE VI grant in 1994 for redevelopment on the Cabrini Extension North site and adjoining property for the purpose of housing the current public housing residents. Planning for the CHA portion of the site, including both demolition and redevelopment plans, was halted in 1996 due to a lawsuit filed by CHA residents. On August 15, 2000, the CHA entered into a Settlement Agreement with the Plaintiffs (residents), City of Chicago, and the Receiver, allowing redevelopment to proceed.

Cabrini Extension North - non-CHA land developments

In 2000, CHA continued to work in partnership with local developers to develop several adjoining properties, which would include public housing units, as part of the Near North Redevelopment Plan:

- **North Town Village**

Phase I of North Town Village closed in February of 2000. Phase I consists of 116 units (39 CHA units, 39 affordable units and 38 market rate units). Closing of Phase II is expected to occur in February 2001. Phase II consists of 145 units (40 CHA units, 12 affordable units and 93 market rate units).

- **Renaissance North (535 W. North)**

This is a five-story, single building, rental project that is in the development stage. It will consist of 59 units (18 CHA units, 12 affordable units and 29 market rate units). Closing is expected in May 2001.

- **Mohawk Partners Infill**

A development partnership is constructing five three-flat buildings in infill lots on Mohawk Street (5 CHA units, 10 market rate units). CHA closed on two units in December of 2000. Closing on the remaining 3 is expected in June of 2001.

Jane Adams Homes, Robert Brooks Homes, Brooks Extension, Loomis Courts, and Grace Abbott Homes (ABLA)

In order to hire a master developer for planning services for the entire ABLA development, the 7 member ABLA Working Group, consisting of 2 LAC members, drafted an RFP, read and ranked the proposals, conducted interviews, held public presentations and submitted its consensus recommendation for a master developer to the CHA Board of Commissioners and to the Habitat Company. On December 1, 2000 the Agency entered into a contract with Tesis for master planning services for ABLA redevelopment. The plan will include the creation of a mixed income community consisting of 1,467 CHA units and 1,811 affordable or market rate units. The plan is expected to be completed by the 3rd quarter 2001, at which time the first proposals for mixed-income housing will be issued.

During FY2000, the Agency completed the \$45 million reconstruction of Brooks Homes, which included 329 units. These units are nearing full occupancy. Construction of 197 units in Brooks Phase II was completed in November 2000, occupancy began June 2000. Reconstruction of the streets in and around Brooks Homes was completed in November 2000. The two remaining buildings in Brooks Extension (1111 West Roosevelt Rd. and 1209 S. Racine) are under demolition.

Madden Park/Wells

In May 2000, the CHA submitted its Hope VI Revitalization application to HUD. The plan covers 94 acres and will be comprised of 3,000 rental and for-sale housing units for families and seniors, of which 1,000 units will be public housing, 680 affordable units, and 1,320 market rate units. The plan also includes commercial sites, a new school, a community center, new parks and a field house, all within a new city street grid. The plan was created by a team comprised of the resident LACs of the affected developments; master developer McCormack Baron; City of Chicago agencies; community organizations from the surrounding community; elected public officials; Gautreaux plaintiffs' counsel; the Habitat Company and the CHA. The CHA was awarded \$35 million in August. Due to the extensive partnerships, the application was ranked number 1 in the nation. The relocation of families began at the site while community planning continues. The City of Chicago committed substantial funding for housing, infrastructure, park improvements, and supportive services to this project. The Catherine T. and John D. MacArthur Foundation has matched \$1.5 million in HOPE VI endowment funds for supportive services.

Robert Taylor B

In FY2000, as part of the current Hope VI grant awarded to CHA for Robert Taylor B, the first off-site replacement units known as Hearts United Phase 1 became available. Of the 116 units constructed by Bonheur Development Corporation, CHA received 29 units. Currently 25 Robert Taylor B families have been identified for relocation to these units. Those 25 families have gone through extensive good neighbor training and relocation counseling. Hearts United Phase 2 closed in December 2000 and will provide 27 new CHA units within a 107 unit mixed income project.

Raymond Hilliard Center

The four historically significant Hilliard Homes will be renovated, owned and privately managed by Peter Holsten Real Estate Development Corp. During 2000, the development team and the Working Group received commitments for the necessary funding from the Chicago Department of Housing (DOH) and the CHA. At the end of redevelopment, Hilliard will contain 305 family and senior public housing units in a 654 total unit mixed income project.

St. Edmunds Meadows (Washington Park replacement housing)

St. Edmunds Redevelopment Corporation, a community based not-for-profit developer, will redevelop 56 units of housing located at 62nd and Michigan. This is a mixed-income development that will include the use of low income tax credits for rehabilitation. Upon completion of this project, CHA will lease 14 units in the development and the remaining units will be affordable housing for other low income families. In addition, 42 units in other buildings that St. Edmunds owns will be designated for CHA Section 8 residents.

Lakefront Replacement Housing

At the Lakefront, 441 units of replacement housing will be developed, of which 94 units have been completed and transferred to CHA. Two hundred forty-one units will be located within North Kenwood/Oakland. As a result of an RFP issued in FY1999, 120 CHA units will be built as part of a mixed income community. An additional RFP was released in the 4th quarter of 2000 for a nearby site, to include 30 CHA units in addition to affordable and market rate housing. The Lakefront Community Organization, a group representing former residents of the Lakefront site, participated in the redevelopment process, including the selection of the developers and identification of necessary community and supportive services.

Category 2: Senior Properties

Category 2 properties consist of approximately 9,480 units in 58 buildings. Under the Plan for Transformation, CHA allocated \$350 million to rehabilitate these senior properties. The senior housing rehabilitation program consists of roof replacement, new windows, tuck-pointing, air conditioners for each unit, emergency generators, new elevators, rehabilitated units and new landscaping. Architectural and engineering design work, as well as roofing and elevator replacement began in the fall of 2000. To expedite construction activity and for improved program management, the Agency hired three construction management firms that are overseeing construction on these properties. The completion date of the program is December 31, 2003.

Category 3: Scattered Sites

Category 3 properties consist of 2,922 scattered site units, of which over ninety percent will be rehabilitated and the remainder will be disposed of or demolished. Under the Plan for Transformation, the CHA allocated \$77 million for scattered sites. In FY2000, the Agency completed a physical needs assessment of these units. The results of the assessments indicate that a broad scope of work is needed ranging from painting to new roofs, masonry façade, site improvements, HVAC, and interior improvements. Public bidding is expected to begin in the second quarter of 2001.

Category 4: Non-Section 202 Family Properties

This grouping consists of nine properties that were not subject to Section 202. These properties are generally smaller walk-ups or rowhouses. The Agency allocated \$107 million for their rehabilitation or redevelopment. However, additional funding will be allocated to these properties to ensure an equitable level of amenities and building upgrades. During 2000, the Agency determined how it will proceed with the redevelopment of Category 4 properties.

CHA will redevelop these properties in four stages.

- The first stage includes Bridgeport, Wentworth, and Lowden Homes. These properties will be rehabilitated as traditional public housing.
- The second stage includes Lathrop Homes, LeClaire Extension, and Lawndale Complex. The Agency intends to redevelop these properties using CHA capital funds and low income tax credits. About 30 percent of the units redeveloped at Lathrop and LeClaire are expected to be reserved for tax-credit families and the rest for traditional public housing. Lawndale Complex, which is currently vacant and under demolition, is anticipated to be a new town-house community with a mix of one third public housing, one third affordable, and one third market rate units.
- The third stage includes Cabrini-Lincoln, Lake Parc Place and Lawndale Gardens. These properties require modest capital improvements and their needs are less urgent. These properties will be rehabilitated, to the extent necessary, with CHA capital funds.
- Washington Park Low Rises will be rehabilitated using CHA capital funds and will be part of the overall revitalization strategy as a relocation resource and as permanent housing.

Category 5: Section 202 Family Properties

The Plan for Transformation allocates \$429 million for those properties originally designated as subject to Section 202. This category is further divided into two sub-groupings by building types: Category 5A (low and mid-rise properties) and Category 5B (gallery style high rise properties).

Category 5A: Low- and Mid-rise Properties

This sub-grouping includes five properties totaling 4,876 units. In FY2000, CHA negotiated the status of these properties as viable properties. In FY2001, CHA will adjust the redevelopment or rehabilitation schedule accordingly.

Category 5B: High-rise Gallery Properties

This sub-grouping includes nine properties, totaling 8,886 units. These buildings are gallery style high-rises built between 1953 and 1966. All units in this category failed the HUD Section 202 viability test and are therefore mandated for demolition. New units will be constructed on the sites with a mix of incomes that will include public housing, affordable housing and market rate units. The Agency also worked on a RFQ for development teams for these properties in FY2000.

Pursuant to CHA's MTW Agreement, the Agency will apply for 2001 HOPE VI revitalization grants for Rockwell Gardens, Robert Taylor A and B (together) and Stateway Gardens in 2001. The RFQ for development teams for these HOPE VI properties was issued in November of 2000. Working Groups were formed to interview and evaluate the interested development teams. The Working Group will recommend a development team to the CHA Board of Commissioners and the Habitat Company, which will make the final selection for each development. Remaining Category 5B properties (Green Homes, Cabrini Extension South and Washington Park High-rises) will enter the redevelopment planning process starting in 2002.

1230 North Burling

The building's Resident Management Corporation proposed a conversion of the 126 units into a leasehold cooperative, which would eventually be converted to an ownership cooperative following the fifteen year tax credit compliance period. The CHA Board of Commissioners conditionally approved the proposal, which was forwarded to HUD in the fall of 2000.

Working Groups

In FY2000, the CHA remained committed to resident representation and involvement at every stage of the redevelopment process. In general, the Working Group members will include, for each development planning process, the LAC(s) for the development, CHA, The Habitat Company (Receiver), the Gautreaux plaintiff's counsel, the City of Chicago Department of Housing, and the City of Chicago Department of Planning and Development. Up to two organizations from the surrounding community may also be invited to participate in the Working Group for a site. There are active Working Groups at the following sites: Henry Horner Homes, Cabrini Green, ABLA, Wells/Madden Park, Robert Taylor, Lakefront, Stateway, Flannery and Rockwell Gardens.

City/CHA Joint Planning

During 2000, the CHA expanded its partnerships with the City of Chicago. The City's Department of Housing and Department of Planning and Development joined each active Working Group to coordinate planning of neighborhood and housing activities. Resources that are considered in the context of overall redevelopment projects include low-income housing tax credits, private activity bonds, City soft debt and infrastructure funds, and City of Chicago land. The City and CHA started coordinating infrastructure planning for Madden Park/Wells, Lakefront, and ABLA developments. Infrastructure joint planning will result in the integration of CHA redevelopment sites into the City grid (including streets, sewers and water systems and other infrastructure components).

Deconcentration

FY2000 represents the first year of a 10 year demonstration. Over the course of the demonstration, key strategies CHA will use to deconcentrate incomes in public housing include:

- Mixing public housing units with affordable and unrestricted "market" rate units, and in many cases mixed rental and for-sale housing;
- Encouraging mobility moves in Section 8 to opportunity areas through mobility counseling, Gautreaux style counseling and second move mobility counseling; and
- Income targeting, preferences for working families, site based waiting lists and marketing strategies to attract new families with broad ranges of incomes.

SECTION 2: PROPERTY MANAGEMENT

Under the Plan for Transformation-Year 1, there were four main initiatives in the area of property management: to develop and implement a new management contract with the private firms; to transition to complete third-party management; to increase the funding available to each property; and to develop the necessary asset management systems to monitor and oversee the private management contracts. The Agency accomplished each of these tasks.

This section of the report provides information on these main initiatives. It also documents the progress of the Agency on key property management performance indicators, e.g., rent collections, work orders, inspections, etc.

Develop and Implement New Management Contract

Prior to transitioning to complete third-party management, the Agency overhauled its management contract with the private firms. Under the old contract, the CHA remained responsible for many day-to-day property management functions, including a central lock box for rent collections, a centralized work order intake center, for-cause evictions, elevator maintenance, non-routine repairs, etc. This system diffused accountability, raised costs, and reduced responsiveness. The new management contract, which was developed with extensive input and involvement from resident groups makes the private firms responsible for the full range of tasks that are normal and customary in conventional real estate.

Transition to Third-Party Management

With the exception of resident managed properties (RMC) and scattered sites, the Agency issued an RFQ for the management of all senior and family properties, including any properties previously under private management in FY2000. Resident leadership participated in the selection of the private management firms. In this way, all properties would be bid under the context of the new management contract. By mid-March, the Agency completed the procurement process and placed all senior properties under the new management contract. By mid-May, the same had occurred for the family properties.

In addition, Resident Management Corporations (RMCs) that were under full direct management also signed the new management contract, holding all property managers to the same standards.

Today, the Agency has 23 private firms managing 35,537 senior, family, and scattered site units. Of these, there are 9 RMCs that are managing 5,028 units. The Agency no longer manages any properties in-house.

Increased Property Budgets

In FY2000, the Agency increased the overall funding provided to the private managers. For FY2000 and beginning with the new management contracts, all senior properties received \$290 PUM in non-utility funding; family properties received not less than \$310 PUM for each unit, with the exception of vacant units awaiting demolition, which received \$175 PUM (\$25 PUM if the building was completely boarded-up). These amounts were substantially higher than provided in previous years and included \$40 PUM to be targeted to non-routine and extraordinary repairs. In FY2000, approximately \$9.4 million was spent on extraordinary repairs. These funds were made possible only by reducing the Agency's centralized cost. The budgets for the senior properties included funding for at least one shift daily of private contract security. Additionally, the Agency provided approximately \$2.0 million in specialized security interventions at selected family properties.

Asset Management Systems

Key to the long-term success of the CHA is the development of appropriate asset management systems to monitor and oversee the new management contracts, as well as trained asset management staff. The Office of Asset Management is responsible for overseeing the performance of the private firms. The main responsibilities of this office are to review and negotiate annual budgets and management plans; monitor weekly and monthly financial and property performance reports (against these budgets/plans); and to ensure contract compliance.

In FY2000, the CHA completed its asset management staffing plan, having filled 12 asset manager positions. The Office of Asset Management is also supported by a director, three senior managers, and various management analysts.

Key Property Management Performance Indicators

Appendix I contains detailed property management performance statistics for FY2000 by property. Summary statistics are provided below:

Rent Collections

The Agency completed the year collecting 93.9% of rent billed, 96.71% in senior properties and 92.34% in family properties.

Emergency Work Orders

The Agency completed/abated 99.22% of all emergency work orders within 24 hours, 99.18% in senior properties and 99.03% in family properties.

Work Order Backlog

By year-end, the Agency reduced the total backlog of outstanding work orders from a high of 18,639 open work orders to 10,344 (545 in senior properties and 9,799 in family properties).

Work Order Response Times

The Agency completed the year with an average response time of 31 days.

Inspections

The Agency completed 98.33% of required unit inspections in FY2000, 98.65% in senior housing and 98.20% in family housing.

Recertifications

The Agency reduced the total backlog of outstanding recertifications to 1,220 by year-end.

Leasing/Occupancy

Under the Plan, all units are to be modernized, redeveloped, or demolished. Consequently, to allow for this modernization/redevelopment, and to preserve scarce capital funds, the Agency is not currently filling vacant units in non-viable properties or properties that are being rehabbed, except those properties that have recently been modernized, are targeted as temporary relocation resources, or in other special cases. As of 12/31/00, the Agency had 22,239 occupied units. The balance, 13,298 units, are either deprogrammed or under modernization.

SECTION 3: LEASE AND OCCUPANCY

In 2000, CHA amended the Admissions and Occupancy policy, as well as completed the Residential Lease Agreement and Contract, the Grievance Procedures, and the Pet Policy. Representatives from the Central Advisory Council negotiated language with CHA for each document. Additionally, each policy and procedure listed above was subject to a 30-day public comment period. A summary of the policy changes made in 2000 is listed below:

Admissions and Occupancy Policy (A&O Policy)

The A&O Policy was amended in November to conform with other CHA Policies affecting tenancy (lease, grievance procedures, pet policy), as well as the Quality Housing and Work Responsibility Act of 1998. In addition, the A&O Policy was amended to include income targeting, screening procedures, a senior designation preference, a right of return preference, amended procedures for changing income based rent, and a plan for conversion to site-based waiting lists for family developments. The CHA trained staff and property management staff on the A&O in FY2000 and will continue training in FY2001.

Residential Lease Agreement and Contract (Lease)

The Lease outlines the rights and obligations of the CHA and the resident during tenancy. The Lease was amended to include stronger enforcement criteria through one strike language and changes in termination procedures. All residents will be required to sign the new lease during their 2001 recertification.

Grievance Procedure

The CHA Grievance Procedure outlines the steps a resident may take when the resident believes that the Agency acted incorrectly. The Grievance Procedure was amended to include the following: reasonable accommodations for residents with disabilities participating in the grievance process; a second informal hearing; a process for selection of the hearing officers; amended grievance panels; and allowing families using a temporary Section 8 voucher to access CHA's Grievance Procedures.

Pet Policy

The Pet Policy outlines the rules for pet ownership, types of pets permitted in CHA housing and the guidelines for pet ownership according to housing type. The Pet Policy was amended to include the following: pet applications, pet deposits, limitations on the type and size of pets, and pet maintenance on CHA property and in common areas.

CHA Leaseholder Housing Choice and Relocation Rights Contract (Relocation Contract)

After months of negotiations with the Central Advisory Council (CAC), in March 2000 the CHA Board of Commissioners approved the Relocation Contract. The Relocation Contract applies to all leaseholders living in family units that were in occupancy on 10/1/99. The Relocation Contract provides all lease compliant residents in occupancy on 10/1/99 a guaranteed right to return to public housing. It also outlines the rights and responsibilities of CHA and the leaseholder in the event that CHA relocates a leaseholder from a CHA unit for any reason beyond the leaseholder's control. A comprehensive training program designed for all CHA staff, private property management staff and resident leadership began in December.

Other Activities

Senior Designated Housing Plan

Effective June 1, 2000, CHA designated all senior buildings, "senior only." With the designation, CHA senior buildings will admit applicants 62 years old and older or, if no such families are on the waiting list, CHA may admit near-elderly families, age 50-61. Applicants under age 50 will no longer be admitted to the senior buildings. The plan allows residents under 50 years of age to remain in their current unit and also allows applicants to remain on a waiting list according to their date and time of application. Housing opportunities for residents and applicants under age 50 include Section 8 vouchers, family housing, and scattered site housing.

CHA notified all affected CHA residents and waiting list applicants of the designation and informed them of their options. Affected residents received additional notification, reiterating that they did not have to move due to the designation. CHA and CHAC, Inc. held joint informational meetings for all senior housing residents at all 58 buildings to discuss the opportunities resulting from the designation. Informational meetings were also conducted on the residents' behalf at Access Living. Approximately 300 residents and 200 applicants were interested in exercising their option to take a Section 8 Housing Choice Voucher. The CHA received a special allocation of 200 Section 8 Housing Choice Vouchers to accommodate those residents or applicants who decided to exercise this option. Because the number of interested persons exceeded the number of special allocation vouchers, CHA allocated additional vouchers to ensure that the CHA could meet the demands of the residents this year and beyond. CHA will extend the services offered through the Section 8 program to this specified group (moving assistance, mobility counseling, and the Access Improvement Fund).

Senior Site-Based Waiting Lists

June 1, 2000 marked the implementation of the site-based waiting list for the senior properties. The screening process, qualifying the applicant, and making unit offers now occurs at the property level.

SECTION 4: HUMAN CAPITAL DEVELOPMENT

In 2000, the Agency shifted from direct service delivery to assisting and facilitating resident access to services available in the community. The Agency initially focused on areas where there was duplication of effort between the CHA and other City or governmental agencies.

This section of the Annual Report discusses the accomplishments of the major Human Capital Development goals in FY2000.

Transfer of Services To City of Chicago

In an effort to fulfill its commitment to decrease the Agency's direct service delivery, the CHA transferred many of its program service responsibilities and its employees to the City of Chicago or other governmental entities.

- Mayor's Office of Workforce Development - A grant from the U.S. Department of Labor to provide training and placement services for CHA residents was transferred in January 2000. The Youth Summer Employment Initiative was transferred in June 2000.
- Chicago Park District - In September 2000, Midnight/Biddy Basketball, Summer Baseball, Little Kick Soccer, the Chase Cup, Beach Blast and Sports-O-Rama were transferred to the Chicago Park District.
- Chicago Board of Education - Presidential Classroom Scholars, Just Say No Clubs, the Mock Trial Program, the Science Fair Program and College Scholarship were transferred to the Chicago Board of Education in August 2000.
- Chicago Department of Aging - The responsibility for service connector services in senior buildings was transferred to the Chicago Department of Aging in April 2000.

Non-Transferred Services

The following programs/services were administered by the CHA in FY2000 and are not scheduled to be transferred:

Good Neighborhood Initiative

The Good Neighbor Program was established in 1999 as part of the Chicago Housing Authority's Plan for Transformation. The purpose of the Good Neighbor Program is to help residents make a successful transition from public housing to new communities. This includes Section 8 housing as well as new housing developed by the CHA.

The Good Neighbor Program conducts workshops that provide guidance and instruction to participants in managing a household and the importance of remaining lease compliant. Workshops are held on-site at CHA properties. Properties are selected in accordance with the relocation schedule and attendance is recommended for all heads of household. Workshop topics include: Moving to a New Neighborhood, Getting Established (especially identifying community resources), Budgeting for a New Environment, Understanding Neighborhood Values, Adopting Neighborhood Etiquette, Understanding Your Responsibilities as a Neighborhood Resident, and Being of Service to the Community.

Victim Assistance Program

The CHA's Department of Victim Assistance serves CHA residents who are victims of violent crimes that occur on CHA property. In 2000, the department responded to 161 instances where residents were victims of crimes including assault, battery, criminal sexual assault, and harassment. In addition, 309 cases from prior years required follow-up, 107 of which were ultimately closed.

Tenant Patrol

The Tenant Patrol program serves as a mechanism for concerned individuals to become involved in a group that works to create and maintain a safe/secure living environment. In 2000, CHA spent over \$1.5 million and employed 15 full-time and 62 part-time employees in support of the program. Currently there are 1,200 active Tenant Patrol volunteers serving the CHA family and senior developments. In addition to patrolling, observing and reporting illegal activities and hazardous building conditions, in FY2000 Tenant Patrol participants mobilized for numerous special initiatives such as conducting wellness checks during days of extreme heat.

Summer Food Program

The Summer Food Service Program is funded by the U.S. Department of Agriculture and the Illinois State Board of Education. The Program provides CHA residents (18 years and younger) with nutritional meals. The purpose of the program is to extend the National School Food Program through the summer vacation months to insure that CHA children receive the nutritional help needed for proper physical development. This program is implemented by many resident volunteers who supervise the food sites. During the summer of 2000, approximately 1.5 million lunches were served by 880 volunteers in 210 sites throughout CHA.

The Service Connection System

The Service Connector initiative assists residents in accessing the appropriate service providers through a system of outreach, assessment, referral and follow-up. The service connection system staff works at the developments to assist residents in identifying their needs and accessing services to meet those needs. Residents are referred to services that are provided by a vast array of independent service providers and public agencies.

Senior Service Connectors

In FY2000, the Agency placed service connectors in all senior buildings. The Chicago Department on Aging (CDOA) provides service connectors in 42 buildings and private firms provide service connectors in the remaining 14 buildings. The Service Connector Program for CHA Seniors provided social service, life enrichment programs, health and educational lectures, and presentations to over 3,000 senior residents within the designated senior buildings in FY2000. The service connector, called the Resident Service Coordinator, assesses the needs of residents, links residents with needed services, assists in relocation once residents can no longer live on their own, provides linkages to recreational and educational programs, builds and maintains relationships with residents, builds resident leadership and supports property management. The Resident Service Connector Program ensures that residents in CHA senior buildings have access to the same programs and services as other seniors in Chicago.

Family Service Connectors

After lengthy consultation with residents, city agencies and housing providers, CHA completed the design for the family service connector model. The family development strategy is targeted for implementation in June 2001. The model is based on a Housing Permanence Continuum, a process by which public housing residents can achieve self-sufficiency, obtain their desired housing choice, and become fully integrated into the broader community. Services will be administered through an intergovernmental agreement with the Chicago Department of Human Services, pursuant to which a service connector strategy will be established.

West Haven Pilot Program - In FY2000, the West Haven Home Visitors Program began as a pilot service connector program that links CHA residents of the former Henry Horner Homes to a variety of service providers. A core partnership of service providers includes the Near West Side Community Development Corporation, the Illinois Department of Human Services, Project Match, CHA, and PM One Limited Property Management Company.

The following is a list of accomplishments for FY2000:

- 40 residents have been employed full-time since June 2000; 11 of those have incomes high enough to cancel their welfare payments.
- 28 residents have been employed part-time.
- As a result of increased home inspections, there has been a dramatic decrease in delinquency rents, vandalism and domestic violence. Over 50 percent of the \$200,000 in backlog rents (those exceeding 365 days) has been collected.
- 70 percent of clients have participated in their group workshop on topics including home maintenance, budgeting, employment, and a Home Depot Beautification Day.

Fundraising/Partnerships

The Year 2000 Plan for Transformation outlined an aggressive revenue strategy that increases the CHA's outside resources for resident services and community development. The Agency's goal is to increase CHA's annual resources to \$50 million over the next five years.

Fundraising

- The Agency and its partners received \$14.3 million in new resources to support public housing initiatives. (Some grants received were submitted in FY1999). An additional \$9 million in existing outside grants brings total outside resources for FY2000 to \$23.3 million.
- The Agency secured funding from the John D. and Catherine T. MacArthur Foundation to promote CHA capacity building and support the Plan for Transformation.
- The Agency held two funders briefings to encourage private foundation involvement and support of the CHA.
- The CHA initiated the Corporate Partners Program. The Agency identified potential corporate partners, developed materials, held the first Corporate Partners Breakfast, and established the first partnerships. In FY2000, \$624,770 was raised in cash and in-kind contributions.

Partnerships

- The Agency worked with the Chicago Department of Public Health and Mt. Sinai Hospital on the Health Task Force to explore health issues affecting residents of public housing. A comprehensive report of recommendations on how to address these health concerns was issued to the CHA in November 2000.
- The Agency worked with Windows of Opportunity to raise funds and award scholarships to CHA youth for post secondary education or vocational studies. Forty-four scholarships were awarded for the FY2000 school year.
- In partnership with Windows of Opportunity, the Agency raised \$130,000 to support holiday initiatives. Funds were used to provide gift baskets and to hold holiday events.

Resulting from the increased emphasis on revenue development in FY2000, the Agency was able to provide a number of programs and service opportunities to our residents. Children's recreation activities through Little League, camping and playgrounds were created. Trade apprenticeships, educational support, counseling and leadership development training for youth also became a reality.

SECTION 5: SECTION 8 RENTAL ASSISTANCE (Leased Housing)

Section 8 Overview

The Section 8 program provides housing subsidies to owners of private dwellings who lease units (houses or apartments) to eligible households. Under the program, an eligible tenant pays about 30% of their adjusted income for rent and utilities, and the Housing Authority pays to the property owner a Housing Assistance Payment (HAP), equal to the difference between the tenant payment and the fair market rent for the unit, established according to program rules.

Chicago's program began in 1975, after development of the city's large-scale public housing projects had ceased. Today, the Agency has the third largest Section 8 program in the country, with 29,445 certificates, vouchers, and moderate rehabilitation units allocated.

Section 8 Administrative Plan

New requirements in the Quality Housing and Work Responsibility Act of 1998 and a new contract necessitated the revision of CHA's Section 8 Administrative Plan's policies and performance standards relative to the administration of the Section 8 Housing Choice Voucher Program. Changes to the plan include: targeting families with incomes below 30% of median, criminal background checks, extended voucher search times, and the establishment of a Service Connector Program in the South Shore neighborhood and south suburbs. The revised administrative plan was disseminated during public comment period June and July 2000, which included a Public Hearing. The Administrative Plan was adopted by the CHA Board of Commissioners in October 2000.

Screening Policy

In FY2000, CHAC conducted 6,400 background checks. Approximately 800 were relocation households referred to CHAC by CHA. One hundred eighty-two of the total referred or 2.8% were denied assistance based on results of the background check.

Mobility Counseling Program

The Mobility Counseling Program helps current CHA residents in the program to move to "Opportunity Neighborhoods," by providing clients with counseling and supportive services. Opportunity neighborhoods are economically non-impacted communities with low poverty rates. Services provided by CHAC staff include workshops on tenant/landlord rights, housing search techniques, fair housing training, referrals to available units, search assistance, transportation, and access to a security deposit loan fund.

CHAC has a contractual goal with the CHA to cumulatively increase the number of CHA residents that move from a high to a low poverty area from a baseline of 26% to 35%. As of 12/31/00, CHAC is on track to meet the 35% goal by March 31, 2001.

Landlord Outreach

Outreach to landlords is conducted on an ongoing basis to develop and sustain interest in the Voucher Program and to increase the number of units available in low-poverty areas. CHAC staff routinely conducted community meetings at aldermanic offices and faith-based organizations. For FY2000, 948 landlords were recruited, 562 in low poverty neighborhoods.

Quality Assurance Monitoring

CHA established a Quality Assurance Monitoring unit in FY2000. The first Quality Assurance audit is scheduled for January 2001 and will cover waiting list management, annual continued occupancy reviews, the Family Self-Sufficiency program, and Mobility Counseling.

Service Connection Efforts

CHAC developed a pilot Community Services Program in FY2000, utilizing the "Service Connector" model. Program goals include greater family and housing stability, lease compliance, tenant and landlord satisfaction, and successful links to CHAC's Family Self Sufficiency and/or Mobility Counseling Programs.

The one-year pilot program began in September 2000. The program serves Housing Choice Voucher Program participants and property owners in Chicago's South Shore Community and the South Suburban communities of Calumet City, Sauk Village, Glenwood, Hazel Crest, Lansing, Country Club Hills, and Riverdale. Initially, program staff focused attention on families in crisis where eviction proceedings or termination of rental assistance have been initiated, or families at risk of such action. Coordinators helped to identify resources in the community when families or landlords needed assistance, assisted families and landlords through the eligibility requirements of governmental and other programs, made referrals, acted as an advocate, offered support, and encouraged community involvement.

During FY2000, Service Coordinators made contact with more than 650 individuals and organizations within the selected communities in an effort to identify resources and provide information about the pilot program. They attended 208 group meetings including neighborhood associations, regular meetings of social service organizations, meetings with elected officials, police community relations groups, and community and faith-based partners. In a partnership with the Department of Children and Family Services, they were in contact with 230 families that are responsible for foster children. Service Coordinators also made 42 referrals to service providers.

Lead Poisoning

CHA's environmental task force developed a lead abatement loan program and is currently reviewing the possibility of setting aside monies as a resource for owners who have had deteriorated paint cited as an HQS violation during an inspection conducted by the Section 8 program. The money is intended to offset expenses that owners have incurred to have chipping, cracking or peeling paint properly removed or covered pursuant to HUD regulations.

HUD regulations issued in the fall of 2000 allow CHA and the Section 8 Program to reimburse owners up to \$150 dollars to have a Clearance Exam conducted on deteriorated paint violations. HUD regulations also provide for reimbursement for Risk Assessments conducted for households with children (under 6 years old with elevated blood lead levels) where deteriorated paint violations were cited in the HQS inspection. Beginning in October 2000, CHAC conducted monthly owner workshops to educate owners on issues and prevention approaches for deteriorated paint violations. CHAC also provided owners information in its monthly newsletter. In addition, CHAC developed a HQS information video that is targeted to new owners, and discusses health and safety issues and other housing quality standards required of owners.

Family Self Sufficiency Program

CHAC's Family Self Sufficiency Program (FSS) is designed to support the participants' efforts to become independent from all forms of housing and income assistance. On 12/31/00, there were 1,072 families enrolled in the program, exceeding the FY2000 contract goal of 1,000 by 72. Forty-eight percent of the FSS clients have escrow accounts, with a total balance of approximately \$1.8 million. Approximately 42% of program participants live in "opportunity neighborhoods". During FY2000, 154 FSS clients obtained full time jobs with benefits.

Leasing Information

During the year 2000, CHA consistently met SEMAP goals by maintaining a 98% lease-up rate of budgeted units. The net gain of certificates/vouchers/moderate rehabilitation housing units was 1,850 over the fiscal year.

SECTION 6: MBE/WBE and Section 3

The transformation of public housing provides a major opportunity to support small and disadvantaged businesses and to promote employment opportunities (in construction, management, and services) for residents and other low income individuals. The CHA is committed to providing that opportunity through carefully targeted Section 3 and Minority-Owned Business/Women-Owned Enterprises (MBE/WBE) programs.

Section 3 and Apprenticeship

In FY2000, all Section 3 procedures were completely revised to strengthen the hiring and contracting of CHA residents. The CHA will achieve its Section 3 goals through the following means:

Hiring

- At least 30 percent of the aggregate number of full time new hires for a one-year period must be Section 3 residents, with a preference for residents at the property where the work is being performed.

Contracts

- At least 10 percent of the total dollar amount of all Section 3 covered contracts for building trades work for maintenance, repair, modernization, or development of public housing and for building trades work arising in connection with housing rehabilitation, housing construction, and other public construction.
- At least 3 percent of the total dollar amount of all other contracts.
- CHA's preference is to contract directly with a Section 3 business or contract with vendors that subcontract to a Section 3 business. In either case, CHA's preference is further defined to require such businesses to employ CHA residents for the property where the work is being performed.

Other Economic Opportunities

- Providing other economic opportunities, including part-time employment, training, and/or business related opportunities for CHA residents.

New Procurement Policy

As permitted by its MTW Demonstration Agreement, on December 1, 2000, CHA submitted a new localized procurement policy which eliminates the need for prior HUD approval as required in 24 CFR pt. 85.36 and allows CHA to use qualification-based procurement for various professional services.

Section 3 Program Enhancements

- CHA procurement personnel are now required to include Section 3 goals and procedures in all applicable procurements.
- Contract Compliance and Procurement Personnel are required to address and explain Section 3 goals to contractors at pre-bid conferences, and review and approve the contractor's Section 3 plans prior to issuance of a notice-to-proceed.
- Resident organizations and compliance personnel work together to identify qualified residents for employment opportunities generated by the Section 3 program.

Apprenticeship

In FY2000, the Agency helped enroll public housing residents in the pilot class of the City of Chicago's new Skill Builders Apprenticeship Program. The Agency will continue to coordinate support with this apprenticeship effort.

MBE/WBE

To help achieve the overall goals listed in the MTW Agreement for MBE/WBE and Section 3 businesses, the Agency's goals for MBE/WBE currently are as follows and are being reviewed:

Construction Contracts

- 25 percent of the contract amount for contracts less than \$200,000
- 30 percent for contracts between \$200,001 and \$500,000
- 35 percent for contracts between \$500,001 and \$1,000,000
- 40 percent for contracts greater than \$1,000,001

Materials, Supplies and Services

- 20 percent of the contract amount, regardless of size

Vendor Fair

In December 2000, CHA held a Construction Vendors Fair, to enable large construction companies to interact with smaller MBE/WBE and resident owned businesses. Over 250 firms attended.

Minority participation in construction contracts awarded in 2000 is outlined in the chart below.

**Chicago Housing Authority
Contracts Awarded in FY2000
01/01/00 to 12/31/00**

	YTD Total Awards	Goal	Minority Participation	
			Actual	Percent
Contracts less than \$200,000	\$ 1,978,565	25%	\$ 1,349,636	68%
Contracts \$200,001 to \$500,000	\$ 9,411,071	30%	\$ 3,060,136	33%
Contracts \$500,001 to \$1,000,000	\$ 5,759,341	35%	\$ 2,747,440	48%
Contracts greater than \$1,000,001	\$ 29,337,887	40%	\$ 14,213,155	48%
Material and Supplies	\$ 65,783,984	20%	\$ 35,326,038	54%
Total All Contracts	\$ 112,270,848		\$ 56,696,405	50%

SECTION 7: PROTECTIVE SERVICES

The Plan outlined a multi-pronged plan for protective services, including the transfer of policing functions to the City of Chicago, the assignment of contract guard service to the private managers, and improved coordination with the professional property management firms.

FY2000 Summary Accomplishments

- The Vertical Patrol strategy at CHA high rise properties was fully implemented;
- There were more than 10,000 arrests made by the Chicago Police Department; and
- Law Enforcement efforts were concentrated at developments where problems existed and focused on the narcotics trade that comprised a large portion of arrests.

Transfer of Police Services

All police services were transferred to the Chicago Police Department (CPD) in late 1999. The Chicago Police adopted a three-phase safe neighborhood model to reclaim, revitalize and maintain the community by:

- Using the CPD Public Housing Unit and specialized units to reclaim the developments from the criminal element;
- Using the Community Alternative Policing Strategy (C.A.P.S.) model to motivate and mobilize residents and stakeholders to action; and
- Identifying and working with community development resources (both social and economic) to help residents and police sustain a safe, healthy, and productive living environment.

One-Strike

The CHA adopted a new process to track One-Strike violations. The CPD has also implemented a more comprehensive system to identify arrests of CHA residents and forward the information to CHA. CHA hired a Special Project Manager to monitor and track the One-Strike Program, facilitate One-Strike evictions, and coordinate efforts between the Chicago Police, the City of Chicago, the private management firms, the private attorneys and the Cook County Sheriff. The Sheriff executed 36 One-Strike evictions in 2000. Additionally, 35 tenants moved out on their own (some moved out after the judgment but before the eviction) after the CHA initiated a One-Strike case. Twelve evictions are pending judgments from FY2000.

Senior Citizens Team

In FY2000, the CPD Public Housing Senior Citizen Team conducted two emergency bracelet drives, provided seniors with emergency notifications, held senior picnics and transported seniors to Neighborhoods Alive events. Also, a program was initiated to offer additional protection for seniors from the 1st to the 4th of each month, when they receive monthly checks.

Vacant Unit Initiative

In FY2000, a pilot program was developed in concert with Com-Ed to eliminate electrical service to vacant units. This helped to eliminate the "squatter population" that often occupies these units. In addition, a Squatter Team was created to search buildings for units that are occupied unlawfully.

Community Policing

In FY2000, the CPD actively worked with city-wide C.A.P.S. organizers to include public housing residents in the community policing initiative. CPD Public Housing officers attend all beat meetings that involve public housing developments. Weekly contact with LAC presidents was established in FY2000 in order to address resident concerns.

Business Liaison

In FY2000, the CPD, along with other City agencies, established a team to identify and take enforcement actions against commercial establishments in and adjacent to CHA developments that attract, create, or facilitate the commission of criminal activity. Several citations were issued, with some resulting in license hearings.

Vehicle Enforcement Team

A CPD team was created in FY2000 to identify vehicles left unattended, abandoned, or parked illegally that may be used to facilitate criminal conduct.

Contract Guard Services

In accordance with the Plan, all contract guard services have been transferred to the private management companies (as opposed to administration by a centralized Agency department). In the senior buildings, there is a minimum of one shift per day.

Chicago Housing Authority
 Arrest Statistics by Development**
 FY2000

Development South	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Altgeld	40	32	29	45	53	47	42	52	61	56	29	59	545
Bridgeport	0	0	10	0	0	2	0	0	0	0	0	0	12
Dearborn	159	80	90	26	10	3	1	0	5	4	5	4	387
Ickes	0	30	39	18	0	9	0	1	0	0	0	2	99
LeClaire	105	128	21	11	0	12	2	9	7	12	25	10	342
Madden	0	2	76	8	6	9	7	3	6	5	4	5	131
Stateway	96	50	54	55	103	135	96	168	130	59	143	86	1,175
Taylor	131	100	112	74	87	123	190	229	235	244	144	75	1,744
Trumbull	0	1	0	5	2	0	2	0	3	0	0	0	13
Washington Park	0	2	1	3	11	9	13	1	0	0	7	1	48
Wells	2	1	12	31	56	104	74	111	46	56	70	11	574
Wentworth	33	64	65	3	1	2	1	2	5	8	6	1	191
Total	566	490	509	279	329	455	428	421	498	564	433	254	5,261

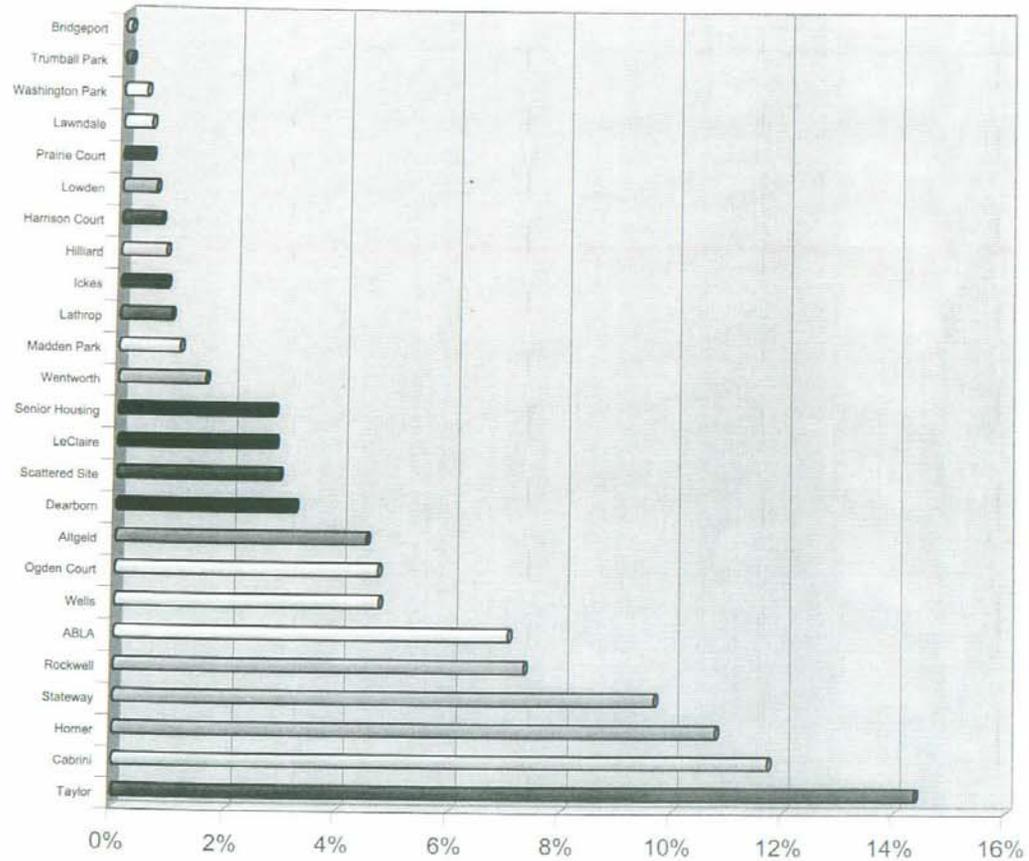
Development North	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
ABLA	164	151	26	46	80	43	38	61	89	73	57	26	854
Cabrini	151	142	106	147	75	130	84	124	157	136	93	79	1,424
Horner	390	274	297	65	26	38	17	21	53	70	29	29	1,309
West Haven	0	0	6	0	0	0	1	0	0	0	3	2	12
Lathrop	0	12	23	10	19	8	2	5	5	17	7	2	110
Ogden	0	63	88	95	68	78	46	73	21	18	11	10	571
Rockwell	101	98	27	58	82	54	34	70	118	89	80	78	889
Other	349	345	405	130	66	80	41	56	79	65	47	43	1,706
Total	1,155	1,085	978	551	416	431	263	390	522	419	327	269	6,875
Total North and South	1,721	1,575	1,487	830	745	886	691	811	1,020	983	760	523	12,136

** Preliminary Data: Subject to Change. Actual Numbers are not finalized.

**Chicago Housing Authority
Arrests Made by Development
January 1, 2000 to December 31, 2000**

Development	% of Arrest
Bridgeport	0.10%
Trumbull Park	0.11%
Washington Park	0.40%
Lawndale	0.50%
Prairie Court	0.50%
Lowden	0.60%
Harrison Court	0.70%
Hilliard	0.80%
Ickes	0.82%
Lathrop	0.91%
Madden Park	1.08%
Wentworth	1.55%
Senior Housing	2.80%
LeClaire	2.82%
Scattered Site	2.90%
Dearborn	3.19%
Altgeld	4.49%
Ogden Court	4.71%
Wells	4.73%
ABLA	7.04%
Rockwell	7.33%
Stateway	9.68%
Horner	10.79%
Cabrini	11.73%
Taylor	14.37%

**CPD Public Housing Section
Percent of Arrests**



SECTION 8: AGENCY FUNDING

The overall budget for FY2000 was \$655 million, which includes the General Fund (Operating, Capital & Section 8), City/State, Drug Elimination, Other Grants and Hope VI.

The Agency has the authority to combine all operating, capital, and Section 8 grants into one General Fund, and to use the combined funds for any MTW-related purpose. As a requirement under MTW, the Agency must provide a consolidated year-end statement of revenue and expenses.

General Fund

This fund represents grants used to maintain and operate the CHA's 38,261 public housing units. In FY2000, budgeted revenue was \$588.2 million and actual revenue was \$523.3 million, resulting in a negative variance of \$65.0 million. Total expenditures were budgeted at \$598.8 million versus actual expenses of \$528.0 million, for a positive variance of \$70.7 million. Of this amount \$42.1 million was obligated at year-end. In addition, \$16.5 million, which was budgeted for the Hilliard Project will not be spent until FY2001. Overall, the Agency ended with a \$4.8 million deficit, which was less than the \$10.6 million budgeted.

City-State Housing Program

This program represents Housing Assistance Payments received to maintain and operate seven properties consisting of 1,254 units developed in the 1950s under a "City-State" partnership.

Budgeted revenue was \$15.9 million and actual revenue was \$5.8 million, resulting in a negative variance of \$10.0 million. Total expenditures were budgeted at \$14.2 million versus actual expenses of \$7.2 million. The variances were the result of two factors: First, the budgeted amount includes \$7.0 million in capital funds awarded in June 2000 from the State of Illinois to rehabilitate City-State Properties. Work on these properties did not begin in FY2000 due to a revision to increase architectural and engineering services required for the selected properties. The Agency will commence construction during the 1st quarter of FY2001. Secondly, 130 units in Prairie Courts, which were included in the original revenue projection, were closed in FY2000 due to the pending sale to a private developer.

Public Housing Drug Elimination Program (PHDEP)

The Department of Housing and Urban Development (HUD) provides funding for the elimination of drug-related activity including crimes and associated problems in and around the Authority's Public Housing Developments.

Revenue was budgeted at \$10.8 million (representing a carry-over of \$2.4 million from FY1998 and \$8.4 million from FY1999). Actual revenue was \$6.4 million (for this grant funded program, revenue is recorded when expensed). Budgeted expenses were \$10.8 million and actual expenses were \$6.4 million resulting in a positive variance of \$4.4 million. The variance is due to the reallocation of the Drug Intervention Grant, budgeted in the amount of \$2.2 million to support law enforcement and tenant patrol in FY2001. In addition, the Drug Treatment Grant budgeted in the amount of \$979,000 will be funded under the 2000 PHDEP Award. As a result, the Agency will have approximately \$4.3 million in carry-over funds.

Other Grants

Included in this category are Daycare/Head Start, the Chicago Works Project and other miscellaneous grants.

Revenue was budgeted at \$16.8 million. Actual revenue was \$6.0 million. Budgeted expenses were \$16.8 million and actual expenses were \$4.6 million, resulting in a positive variance of \$10.3 million. In FY2000, the Daycare/Head Start Programs were eliminated and transferred to outside agencies. In addition, grants anticipated for the Chicago Works Project will not be drawn until FY2001 due to a delay in execution of the contract between the City of Chicago and the CHA.

Hope VI Fund

This fund represents grants provided by HUD to assist in redevelopment, demolition, and community and supportive service activities for Public Housing Developments.

Revenues and Expenditures were budgeted at \$14.3 million versus actual revenues and expenditures of \$9 million (for this grant program, revenue is recorded when expensed). This resulted in a \$5.2 million positive variance. The variance is due to costs budgeted for community and supportive services; these services are currently in the planning and development stage. The Agency anticipates the use of these funds in FY2001.

APPENDIX I

CHA MTW Annual Report Elements FY2000

I. **Households Served (Demographic Information)**
Chicago Housing Authority Owned Properties

- A. Authority-Wide Properties
- B. Family Properties
- C. Senior Properties
- D. Sources of Income
- E. Age Distribution by Gender
- F. Head of House by Race and Ethnicity
- G. Family Income Ranges

Section 8

- A. Demographics
- B. Sources of Income - by Category and Household
- C. Average Income
- D. Income Range

II. **Changes in Housing Stock**

III. **Management Information for Owned/Managed Units**
Family Properties

- A. Rent Collected
- B. Emergency Work Orders
- C. Non-Emergency Work Orders
- D. HQS Unit Inspections

Senior Properties

- A. Rent Collected
- B. Emergency Work Orders
- C. Non-Emergency Work Orders
- D. HQS Unit Inspections

**CHICAGO HOUSING AUTHORITY
BUDGET REPORT - CONSOLIDATED
DECEMBER 31, 2000**

In Thousands (000)

	Year -To -Date			
	Budget	Actual	Variance	% Variance
REVENUES:				
General Fund	\$588,186	\$523,260	-\$64,926	-11%
City/State Housing	15,858	5,835	-10,023	-63%
Public Housing Drug Elimination	10,799	6,391	-4,408	-41%
Other Grants	16,827	6,006	-10,822	-64%
Hope VI	14,300	9,035	-5,265	-37%
Total Revenues	645,971	550,527	-95,444	-15%
EXPENDITURES:				
Administrative	97,389	83,775	13,614	14%
Programs	44,776	18,291	26,485	59%
Utilities	48,943	54,556	-5,612	-11%
Operations & Maintenance	180,915	123,060	57,856	32%
Protective Services	30,943	21,172	9,771	32%
General Expense	236,177	243,814	-7,638	-3%
Equipment	1,422	1,377	45	3%
Sub-total Expenditures	640,566	546,045	94,521	15%
Hope VI	14,300	9,035	5,265	37%
Total Expenditures	654,866	555,080	99,786	15%
Surplus/-Deficit	-\$8,895	-\$4,553	\$4,342	0%
Operating Reserve January 1	35,192	35,192		
Ending Operating Reserve	\$26,298	\$30,639		

CHICAGO HOUSING AUTHORITY
BUDGET REPORT - GENERAL FUND
DECEMBER 31, 2000

In Thousands (000)

	Year -To -Date			
	Budget	Actual	Variance	% Variance
REVENUES:				
Hud Subsidy	\$536,276	\$469,657	-\$66,619	-12%
Rental Income	39,227	35,577	-3,650	-9%
Interest	1,156	4,739	3,583	310%
Other income	11,528	13,287	1,759	15%
Total Revenues	588,186	523,260	-64,926	-11%
EXPENSES:				
Administrative	94,973	81,399	13,574	14%
Programs	22,886	11,740	11,146	49%
Utilities	47,285	53,474	-6,189	-12%
Operations & Maintenance	171,460	119,911	51,549	30%
Protective Services	27,408	16,991	10,417	38%
General Expense	233,583	243,194	-9,610	-4%
Equipment	1,190	1,338	-148	-11%
Total Expenditures	598,785	528,046	70,739	12%
Surplus/-Deficit	-10,599	-4,786	5,813	0%
Operating Reserve January 1	27,378	27,378		
Ending Operating Reserve	\$16,778	\$22,592		

CHICAGO HOUSING AUTHORITY
BUDGET REPORT - CITY/STATE
DECEMBER 31, 2000

In Thousands (000)

	Year -To -Date			
	Budget	Actual	Variance	% Variance
REVENUES:				
HAP Subsidy	\$6,886	\$4,665	-\$2,221	-32%
Rental Income	\$1,261	968	-293	-23%
Interest	\$205	17	-188	-92%
Other income	\$7,507	186	-7,320	-98%
Total Revenues	15,858	5,835	-10,023	-63%
EXPENSES:				
Administrative	1,390	1,231	159	11%
Programs	24	75	-51	-68%
Utilities	1,658	1,082	576	35%
Operations & Maintenance	9,210	3,127	6,083	66%
Protective Services	397	575	-178	-31%
General Expense	1,323	842	481	36%
Equipment	151	32	119	79%
Total Expenditures	14,154	6,964	7,190	51%
Surplus/-Deficit	\$1,705	-\$1,129	-\$2,833	0%
Operating Reserve January 1	7,815	7,815		
Ending Operating Reserve	\$9,519	\$6,686		

**CHICAGO HOUSING AUTHORITY
BUDGET REPORT - DRUG ELIMINATION
DECEMBER 31, 2000**

In Thousands (000)

	Year -To -Date			
	Budget	Actual	Variance	% Variance
REVENUES:				
Program Grants	\$10,799	\$6,391	-\$4,408	-41%
Total Revenues	10,799	6,391	-4,408	-41%
EXPENDITURES:				
Administrative	272	511	-239	-47%
Programs	6,406	1,605	4,801	75%
Utilities	0	0	0	0%
Operations & Maintenance	0	0	0	0%
Protective Services	3,138	3,606	-468	-13%
General Expense	912	662	250	27%
Equipment	71	7	64	90%
Total Expenditures	10,799	6,391	4,409	41%
Surplus/-Deficit	\$0	\$0	\$0	0%

**CHICAGO HOUSING AUTHORITY
BUDGET REPORT - OTHER GRANTS
DECEMBER 31, 2000**

In Thousands (000)

	Year -To -Date			
	Budget	Actual	Variance	% Variance
REVENUES:				
Program Grants	\$16,827	\$5,809	-\$11,018	-65%
Rental Income	0	48	48	100%
Interest	0	0	0	0%
Other income	0	148	148	100%
Total Revenues	<u>16,827</u>	<u>6,006</u>	<u>-10,822</u>	<u>-64%</u>
EXPENDITURES:				
Administrative	754	634	120	16%
Programs	15,460	4,871	10,589	68%
Utilities	0	0	0	0%
Operations & Maintenance	245	22	223	91%
Protective Services	0	0	0	0%
General Expense	358	-883	-525	-68%
Extraordinary Maintenance	0	0	0	0%
Equipment	10	0	10	0%
Total Expenditures	<u>16,827</u>	<u>4,644</u>	<u>10,417</u>	<u>62%</u>
Surplus/-Deficit	<u>\$0</u>	<u>\$1,362</u>	<u>-\$404</u>	<u>0%</u>

**CHICAGO HOUSING AUTHORITY
BUDGET REPORT - HOPE VI
DECEMBER 31, 2000**

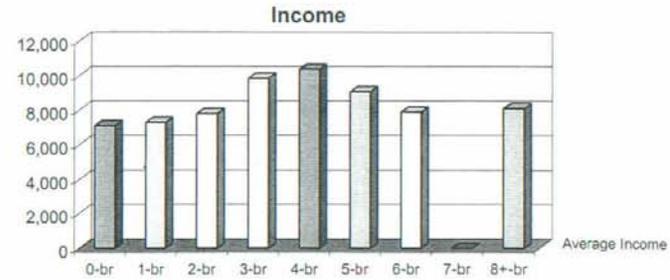
In Thousands (000)

	Year -To -Date			
	Budget	Actual	Variance	% Variance
REVENUES:				
Program Grants	\$14,300	\$9,035	-\$5,265	-37%
Total Revenues	14,300	9,035	-5,265	-37%
EXPENDITURES:				
Administrative	782	67	715	91%
Programs	4,240	1	4,238	100%
Utilities	0	0	0	0%
Operations & Maintenance	9,278	8,932	346	4%
Protective Services	0	0	0	0%
General Expense	0	35	-35	-100%
Extraordinary Maintenance	0	0	0	0%
Equipment	0	0	0	0%
Total Expenditures	14,300	9,035	5,265	37%
Surplus/-Deficit	\$0	\$0	\$0	0%

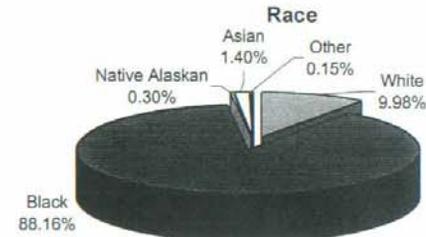
AUTHORITY-WIDE PROPERTIES*

CHA RESIDENT DEMOGRAPHICS & INCOME EXCLUDES SECTION 8 DECEMBER 2000

	Average Income	Below 30%		30-50%		Above 50%	
		Number	Percent	Number	Percent	Number	Percent
0-br	7,116	1,033	96.72%	31	2.90%	4	0.38%
1-br	7,307	8,007	95.16%	311	3.70%	96	1.14%
2-br	7,804	4,963	87.65%	499	8.81%	200	3.53%
3-br	9,843	4,990	86.36%	552	9.55%	236	4.08%
4-br	10,370	1,131	91.06%	79	6.36%	32	2.58%
5-br	9,077	60	93.75%	4	6.25%	0	0.00%
6-br	7,902	4	100.00%	0	0.00%	0	0.00%
7-br	0	0	0.00%	0	0.00%	0	0.00%
8+-br	8,111	7	100.00%	0	0.00%	0	0.00%
Totals	8,260	20,195	90.81%	1,476	6.64%	568	2.55%



	Race					Totals		Ethnicity
	White	Black	Native Alaskan	Asian	Other	Number	Percent	
0-br	424	742	12	45	9	1,232	2.32%	39
1-br	2,109	6,656	60	505	58	9,388	17.69%	521
2-br	681	13,430	16	63	2	14,192	26.74%	519
3-br	1,940	19,434	70	132	10	21,586	40.67%	1,926
4-br	132	6,124	3	0	3	6,262	11.80%	139
5-br	12	352	0	0	0	364	0.69%	12
6-br	0	39	0	0	0	39	0.07%	0
7-br	0	0	0	0	0	0	0.00%	0
8+-br	0	17	0	0	0	17	0.03%	0
Totals	5,298	46,794	161	745	82	53,080	100.00%	3,156
Percent	9.98%	88.16%	0.30%	1.40%	0.15%			

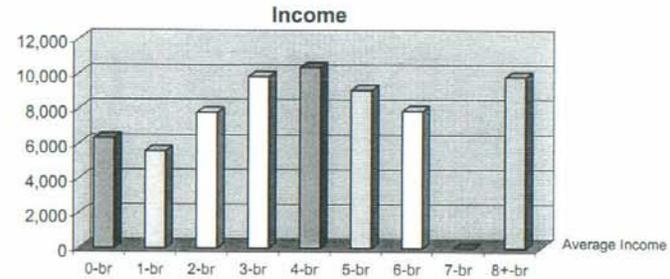


*Excludes City-State properties

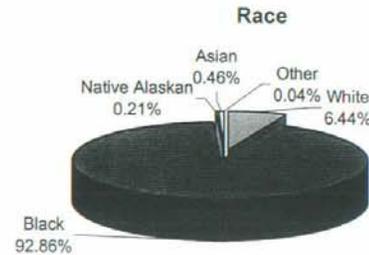
FAMILY PROPERTIES*

CHA RESIDENT DEMOGRAPHICS & INCOME EXCLUDES SECTION 8 DECEMBER 2000

	Average Income	Below 30%		30-50%		Above 50%	
		Number	Percent	Number	Percent	Number	Percent
0-br	6,349	76	88.37%	9	10.47%	1	1.16%
1-br	5,604	1,678	92.25%	85	4.67%	56	3.08%
2-br	7,789	4,940	87.65%	497	8.82%	199	3.53%
3-br	9,843	4,970	86.34%	550	9.56%	236	4.10%
4-br	10,379	1,117	91.04%	78	6.36%	32	2.61%
5-br	9,077	60	93.75%	4	6.25%	0	0.00%
6-br	7,902	4	100.00%	0	0.00%	0	0.00%
7-br	0	0	0.00%	0	0.00%	0	0.00%
8+-br	9,836	3	100.00%	0	0.00%	0	0.00%
Totals	8,542	12,848	88.03%	1,223	8.38%	524	3.59%



	Race					Totals		Ethnicity
	White	Black	Native Alaskan	Asian	Other	Number	Percent	Hisp
0-br	4	219	0	0	0	223	0.50%	3
1-br	143	1,956	3	12	1	2,115	4.74%	114
2-br	641	13,418	16	63	2	14,140	31.71%	516
3-br	1,939	19,361	70	132	10	21,512	48.24%	1,925
4-br	132	6,048	3	0	3	6,186	13.87%	139
5-br	12	352	0	0	0	364	0.82%	12
6-br	0	39	0	0	0	39	0.09%	0
7-br	0	0	0	0	0	0	0.00%	0
8+-br	0	13	0	0	0	13	0.03%	0
Totals	2,871	41,406	92	207	16	44,592	100.00%	2,709
Percent	6.44%	92.86%	0.21%	0.46%	0.04%			

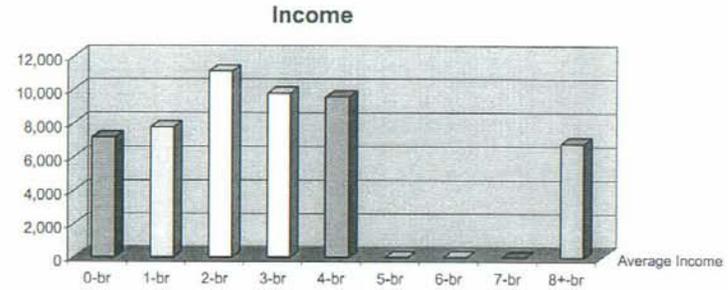


*Excludes City-State properties

SENIOR PROPERTIES*

CHA RESIDENT DEMOGRAPHICS & INCOME EXCLUDES SECTION 8 DECEMBER 2000

	Average Income	Below 30%		30-50%		Above 50%	
		Number	Percent	Number	Percent	Number	Percent
0-br	7,183	957	97.45%	22	2.24%	3	0.31%
1-br	7,776	6,329	95.97%	226	3.43%	40	0.60%
2-br	11,107	23	88.46%	2	7.69%	1	3.85%
3-br	9,796	20	90.91%	2	9.09%	0	0.00%
4-br	9,581	17	93.33%	1	6.67%	0	0.00%
5-br	0	0	0.00%	0	0.00%	0	0.00%
6-br	0	0	0.00%	0	0.00%	0	0.00%
7-br	0	0	0.00%	0	0.00%	0	0.00%
8+-br	6,817	4	100.00%	0	0.00%	0	0.00%
Totals	7,720	7,347	96.11%	253	3.31%	44	0.58%



	Race					Totals		Ethnicity	
	White	Black	Native Alaskan	Asian	Other	Number	Percent	Hisp	
0-br	420	523	12	45	9	1,009	11.89%	36	
1-br	1,966	4,700	57	493	57	7,273	85.69%	407	
2-br	40	12	0	0	0	52	0.61%	3	
3-br	1	73	0	0	0	74	0.87%	1	
4-br	0	76	0	0	0	76	0.90%	0	
5-br	0	0	0	0	0	0	0.00%	0	
6-br	0	0	0	0	0	0	0.00%	0	
7-br	0	0	0	0	0	0	0.00%	0	
8+-br	0	4	0	0	0	4	0.05%	0	
Totals	2,427	5,388	69	538	66	8,488	100.00%	447	
Percent	28.59%	63.48%	0.81%	6.34%	0.78%				

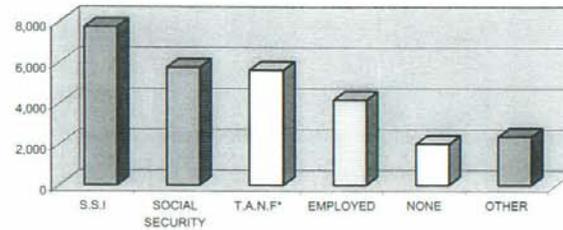


*Excludes City-State properties

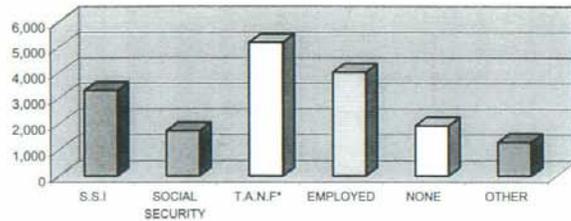
SOURCES OF INCOME**

TYPE OF HOUSING	S.S.I	SOCIAL SECURITY	T.A.N.F.*	EMPLOYED	NONE	OTHER
Family Housing	3,299	1,734	5,192	4,019	1,926	1,303
Senior Housing	4,440	4,036	454	168	95	1,072
Authority-Wide	7,739	5,770	5,646	4,187	2,021	2,375

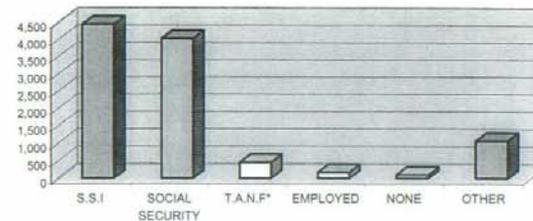
AUTHORITY WIDE SOURCES OF INCOME



FAMILY PROPERTIES SOURCES OF INCOME



SENIOR PROPERTIES SOURCES OF INCOME



*Temporary Assistance to Needy Families

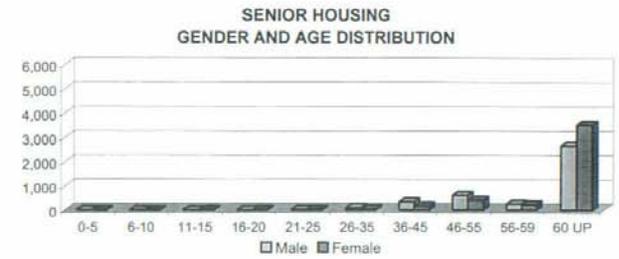
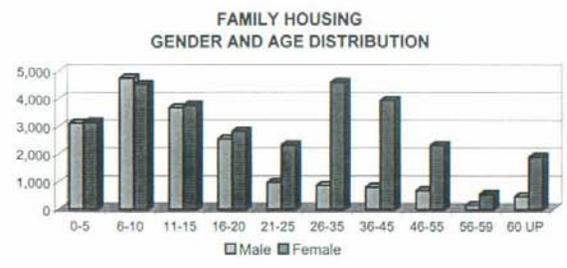
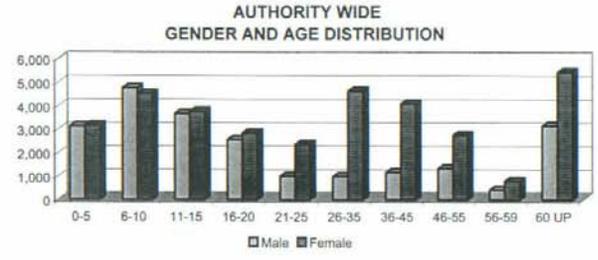
**Includes City-State

Some head of households have more than one source of income.

CHICAGO HOUSING AUTHORITY
 PUBLIC HOUSING PROPERTY
 EXCLUDES SECTION 8
 DECEMBER 2000

AGE DISTRIBUTION BY GENDER *

TYPE OF HOUSING	GENDER	MEMBERS	AGE RANGES									
			0-5	6-10	11-15	16-20	21-25	26-35	36-45	46-55	56-59	60 UP
Family Housing	MALE	18,203	3,129	4,765	3,686	2,563	995	889	826	706	159	485
	FEMALE	30,000	3,162	4,530	3,772	2,835	2,346	4,597	3,941	2,335	571	1,911
Senior Housing	MALE	4,035	6	3	4	2	14	100	342	627	261	2,676
	FEMALE	4,454	4	4	6	7	20	48	171	418	233	3,543
Authority-Wide	MALE	22,238	3,135	4,768	3,690	2,565	1,009	989	1,168	1,333	420	3,161
	FEMALE	34,454	3,166	4,534	3,778	2,842	2,366	4,645	4,112	2,753	804	5,454
Total		56,692	6,301	9,302	7,468	5,407	3,375	5,634	5,280	4,086	1,224	8,615



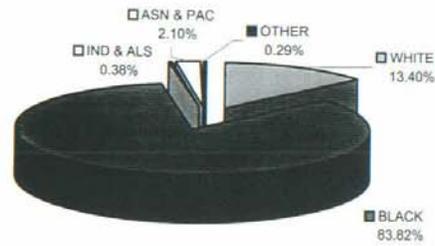
*Includes City-State
 Figures are a count of all residents in CHA, not limited to head of household

HEAD OF HOUSE BY RACE AND ETHNICITY*

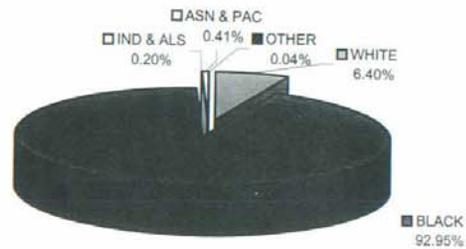
TYPE OF HOUSING	RACE					ETHNICITY	
	WHITE	BLACK	IND & ALS	ASN & PAC	OTHER	LATINO HEAD OF HOUSEHOLD	% LATINO
Family Housing	1,008	14,648	31	65	7	878	5.57%
Senior Housing	2,140	5,044	59	429	62	439	5.67%
Authority-Wide	3,148	19,692	90	494	69	1,317	5.60%

RACE GRAPHS

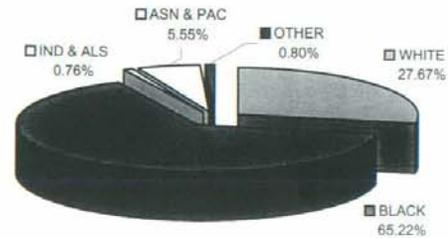
AUTHORITY WIDE
 HEAD OF HOUSEHOLD BY RACE



FAMILY HOUSING
 HEAD OF HOUSEHOLD BY RACE



SENIOR HOUSING
 HEAD OF HOUSEHOLD BY RACE



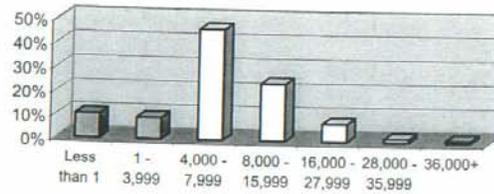
*Includes City-State

CHICAGO HOUSING AUTHORITY
 PUBLIC HOUSING PROPERTY
 EXCLUDES SECTION 8
 DECEMBER 2000

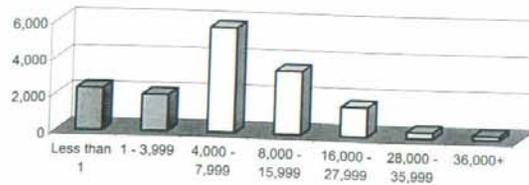
FAMILY INCOME RANGES*

Type of Housing	Less than 1	1 - 3,999	4,000 - 7,999	8,000 - 15,999	16,000 - 27,999	28,000 - 35,999	36,000+	Average Rent
FAMILY HOUSING TOTAL	2,315	1,995	5,772	3,494	1,625	340	226	\$ 126
%	15%	13%	37%	22%	10%	2%	1%	
SENIOR HOUSING TOTAL	127	127	5,100	2,197	161	17	7	\$ 149
%	2%	2%	66%	28%	2%	0%	0%	
AUTHORITY TOTAL *	2,442	2,122	10,872	5,691	1,786	357	233	\$ 134
%	10%	9%	46%	24%	8%	2%	1%	

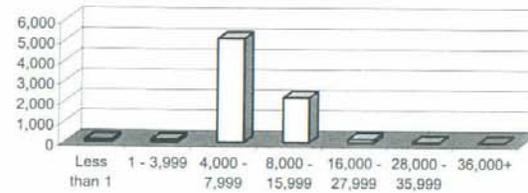
AUTHORITY WIDE INCOME RANGES



FAMILY HOUSING INCOME RANGES



SENIOR HOUSING INCOME RANGES



* Includes City-State

Section 8 Demographics

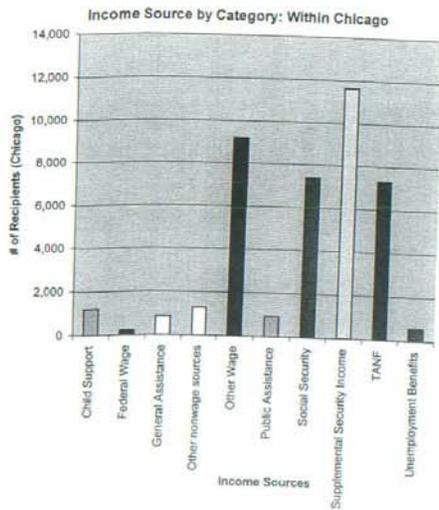
Existing Households						Waiting List					
	October 2000	November 2000	December 2000	Variance	Year End 1999		October 2000	November 2000	December 2000	Variance	Year End 1999
Head Age 62 and over	4,357	4,369	4375	6	4,229	Head Age 62 and Over	2,030	2,043	2057	14	1,990
Head Under Age 62	22,955	23,166	23228	62	21,202	Head Under Age 62	27,680	29,672	31147	1,475	27,964
Unknown	58	41	41	0	0	Unknown	0	50	17	-33	0
TOTAL HOUSEHOLDS	27,370	27,576	27644	68	25,431	TOTAL HOUSEHOLDS	29,710	31,765	33221	1,456	29,954
Race/Ethnicity						Race/Ethnicity					
White	3,917	3,980	4023	43	2,873	White	2,585	4,740	6218	1,478	1,501
Black	23,269	23,428	23450	22	22,405	Black	26,015	25,934	25920	-14	27,096
Others	108	108	109	1	100	Others	214	211	211	0	228
Unknown	76	60	62	2	53	Unknown	896	880	872	-8	1,129
TOTAL	27,370	27,576	27644	68	25,431	TOTAL	29,710	31,765	33221	1,456	29,954
Ethnicity						Ethnicity					
Hispanic	3,036	3,093	3136	43	2,004	Hispanic	2,077	4,231	5705	1,474	1,012
Non-Hispanic	24,258	24,423	24447	24	23,374	Non-Hispanic	27,222	27,130	27116	-14	28,393
Unknown	76	60	61	1	53	Unknown	411	404	400	-4	549
TOTAL	27,370	27,576	27644	68	25,431	TOTAL	29,710	31,765	33221	1,456	29,954
Bedroom Breakdown						Head Disabled	7,525	7,471	7453	-18	7,824
0 Bedroom	1,383	1,434	1446	12	NA						
1 Bedroom	4,995	4,972	4950	-22	NA						
2 Bedroom	8,876	8,955	8961	6	NA						
3 Bedroom	9,090	9,182	9228	46	NA						
4 Bedroom	2,327	2,346	2372	26	NA						
5 Bedroom	526	528	532	4	NA						
6 Bedroom	104	105	101	-4	NA						
7 Bedroom	5	7	7	0	NA						
8 + Bedroom	6	6	6	0	NA						
Unknown	58	41	41	0	NA						
TOTAL	27,370	27,576	27644	68	NA						
Head Disabled	10,021	10,064	10056	-8	9,840						
Average Annual Income											
Above 30% of Median	9,793	9,844	9909	65	9,421						
Below 30% of Median	3,904	3,997	4085	88	NA						
Avg. Contract Rent	23,466	23,579	23559	-20	23,303						
	682	683	686	3	662						

Income Source by Category

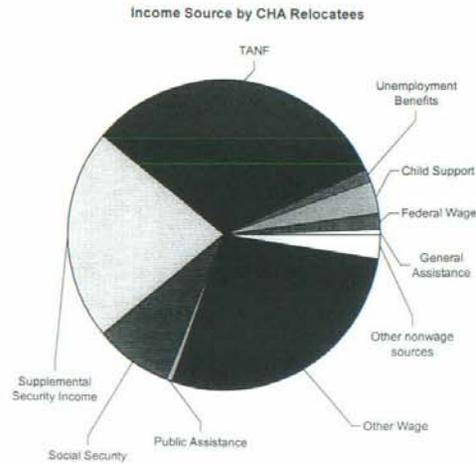
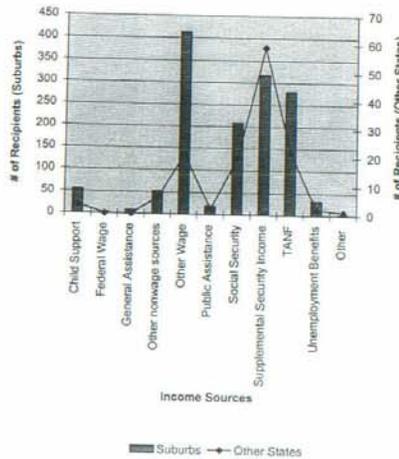
Category	Child Support	Federal Wage	General Assistance	Other nonwage sources	Other Wage	Public Assistance	Social Security	Supplemental Security Income	TANF	Unemployment Benefits	Other
Within Chicago	1,188	239	864	1,261	9,187	906	7,363	11,632	7,310	563	46
Suburbs	55	4	8	52	413	19	208	317	280	32	1
Other States	3	0	0	6	21	2	20	59	22	2	1
Program Wide	1,246	243	872	1,319	9,621	927	7,611	12,008	7,612	597	48

Income Source by Relocatee

CHA Relocatee	Child Support	Federal Wage	General Assistance	Other nonwage sources	Other Wage	Public Assistance	Social Security	Supplemental Security Income	TANF	Unemployment Benefits	Other
CHA Relocatee	109	46	23	79	886	13	255	701	1,019	47	4



Income Source by Category: Suburbs & Other States



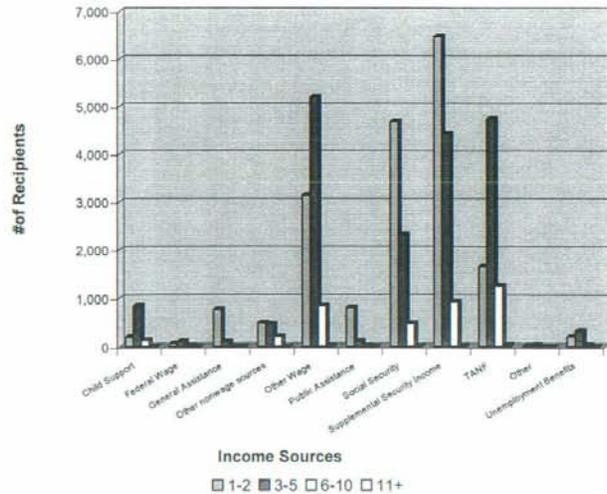
Income Source by Household Size

Household Size	Child Support	Federal Wage	General Assistance	Other nonwage sources		Public Assistance	Social Security	Supplemental Security Income		Unemployment Benefits	
				Other nonwage sources	Other Wage			TANF	Other	Benefits	
1-2	202	67	771	500	3,148	806	4,690	6,481	1,656	25	209
3-5	845	115	104	469	5,214	112	2,323	4,429	4,749	39	332
6-10	134	23	9	212	845	17	487	919	1,248	4	39
11+	0	3	0	1	15	0	13	19	40	1	0
Total	1,181	208	884	1,182	9,222	935	7,513	11,848	7,693	69	580

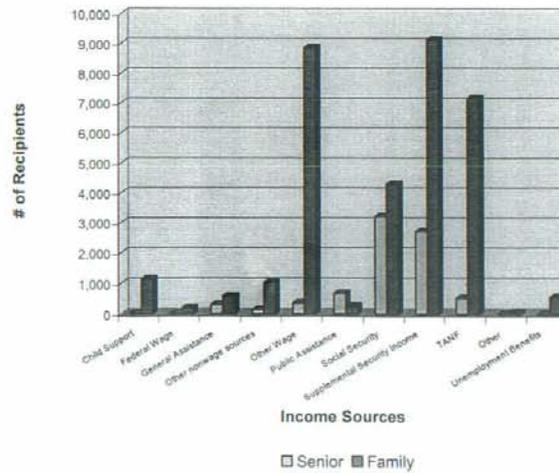
Income Source by Type

TYPE	Child Support	Federal Wage	General Assistance	Other nonwage sources		Public Assistance	Social Security	Supplemental Security Income		Unemployment Benefits	
				Other nonwage sources	Other Wage			TANF	Other	Benefits	
Senior	25	8	305	152	357	669	3,215	2,719	529	3	12
Family	1,156	200	579	1,030	8,865	266	4,298	9,129	7,164	66	568
Total	1,181	208	884	1,182	9,222	935	7,513	11,848	7,693	69	580

Income Source by Household Size



Income Source by Family Type

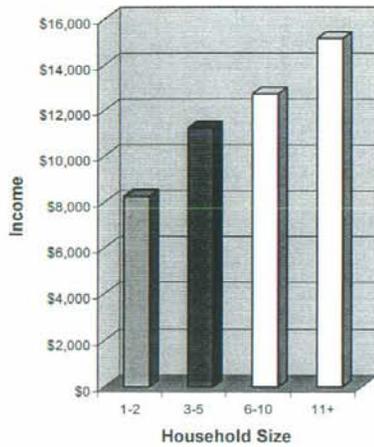


Household Size	Average Income
1-2	\$8,263
3-5	\$11,233
6-10	\$12,739
11+	\$15,154
Program Average	\$9,846

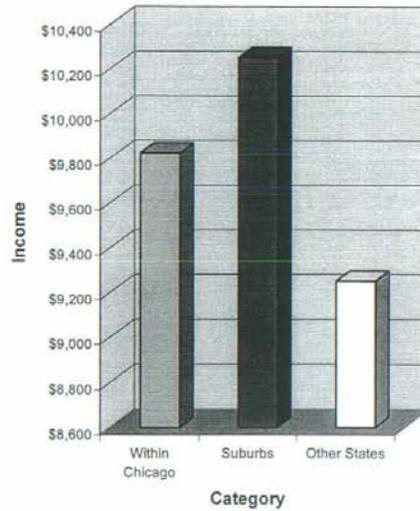
Category	Average Income
Within Chicago	\$9,824
Suburbs	\$10,252
Other States	\$9,251
Program Average	\$9,846

Type	Average Income
Senior	\$9,646
Family	\$9,882
Program Average	\$9,846

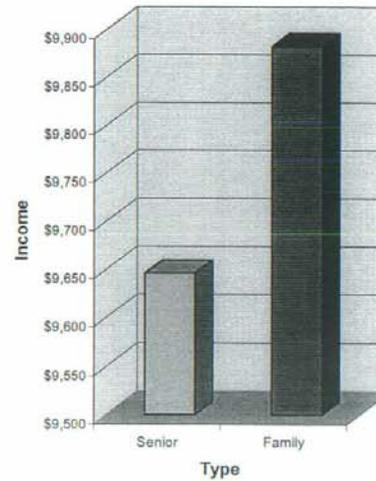
Average Income by Household Size



Average Income by Category



Average Income by Family Type



Income Range by Household Size

Household Size	<\$101	\$101-\$1,000	\$1,001-\$5,000	\$5,001-\$10,000	\$10,001-\$15,000	\$15,001-\$20,000	\$20,001-\$30,000	\$30,001-\$40,000	>\$40K
1-2	1072	249	1219	7504	2273	936	579	49	8
3-5	642	94	2100	3224	2365	1638	1362	206	39
6-10	59	8	207	528	472	338	257	55	8
11+	1	0	0	12	8	9	6	3	0
Total	1,774	351	3,526	11,268	5,118	2,921	2,204	313	55

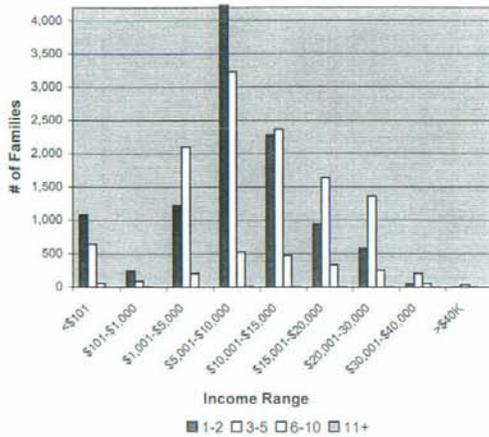
Income Range by Type

TYPE	<\$101	\$101-\$1,000	\$1,001-\$5,000	\$5,001-\$10,000	\$10,001-\$15,000	\$15,001-\$20,000	\$20,001-\$30,000	\$30,001-\$40,000	>\$40K
Senior	7	5	88	2,852	979	316	146	27	0
Family	1,767	346	3,438	8,616	4,139	2,605	2,058	286	55
Total	1,774	351	3,526	11,268	5,118	2,921	2,204	313	55

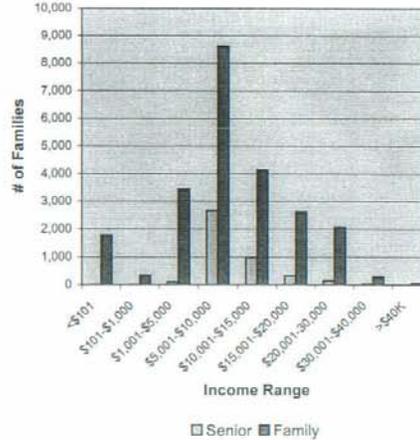
Income Range by CHA Relocates

CHA Relocates	<\$101	\$101-\$1,000	\$1,001-\$5,000	\$5,001-\$10,000	\$10,001-\$15,000	\$15,001-\$20,000	\$20,001-\$30,000	\$30,001-\$40,000	>\$40K
CHA Relocates	271	28	505	696	444	231	148	28	2

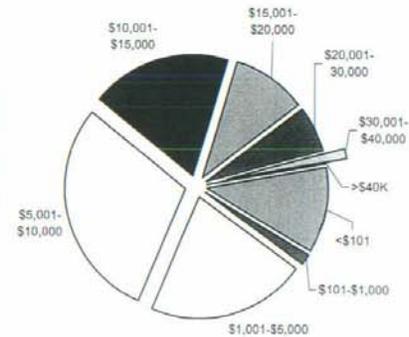
Income Range by Household Size



Income Range by Type



Income Range by CHA Relocates



CHICAGO HOUSING AUTHORITY
 ANNUAL REPORT FY2000
 CHANGES IN THE HOUSING STOCK
 DWELLING UNIT BASE COUNT COMPARISON

	FY2000		
	January	December	Variance
Authority-Wide			
Total Base Count	38,963	38,963	0
Demolished	0	3,426	3,426
Modernization	3,352	3,648	296
Units Available	35,611	31,889	-3,722

CHICAGO HOUSING AUTHORITY
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OWNED/MANAGED PROPERTIES
TARGET vs. ACTUAL BY MAJOR PROPERTIES

Percentage of Rent Collected

	Rent Collected			
	1999	FY2000		
		Target	Actual	Variance
Authority-wide	91%	94%	93.90%	0.10%
Family Properties	89%	93%	92.34%	0.66%
Senior Properties	96%	97%	96.71%	0.29%
RMC	89%	96%	92.10%	3.90%

	1999	Target	Actual	Variance
ABLA	90%	93%	87.22%	5.78%
ALTGELD/MURRAY	94%	93%	94.77%	-1.77%
BRIDGEPORT HOMES	95%	93%	93.51%	-0.51%
CABRINI (B) TWELVE-30-RMC	76%	93%	79.82%	13.18%
CABRINI EXT SOUTH-LINCOLN PARK	-	93%	-	-
CABRINI EXTENSION NORTH	94%	93%	94.11%	-1.11%
CABRINI EXTENSION SOUTH	89%	93%	92.11%	0.89%
CABRINI ROWHOUSE	93%	93%	95.55%	-2.55%
CABRINI-WILLIAM GREEN HOMES	94%	93%	92.99%	0.01%
DEARBORN HOMES	84%	93%	89.90%	3.10%
HILLIARD CENTER	85%	93%	94.31%	-1.31%
HORNER	89%	93%	93.21%	-0.21%
ICKES	87%	93%	83.65%	9.35%
IDA B. WELLS	88%	93%	92.52%	0.48%
LAKE PARC PLACE	91%	93%	94.64%	-1.64%
LANGSTON	-	93%	40.74%	52.26%
LATHROP HOMES	92%	93%	94.46%	-1.46%
LAWNDALE GARDENS	89%	93%	91.18%	1.82%
LECLAIRE COURTS EXT.-RMC	87%	93%	91.64%	1.36%
LOWDEN HOMES	89%	93%	94.12%	-1.12%
MADDEN PARK	86%	93%	91.60%	1.40%
MOHAWK NORTH	87%	93%	85.12%	7.88%
NORTH TOWN VILLAGE	-	93%	-	-
RANDOLPH TOWERS	90%	93%	90.39%	2.61%
ROCKWELL GARDENS	75%	93%	83.06%	9.91%
SS NORTH CENTRAL	84%	93%	93.36%	-0.36%
SS NORTH EAST	96%	93%	96.42%	-3.42%
SS NORTH WEST	94%	93%	-	-
SS SOUTH EAST	84%	93%	95.09%	-2.09%
SS SOUTH WEST	92%	93%	96.85%	-3.85%
SS WEST	94%	93%	95.11%	-2.11%
STATEWAY	86%	93%	91.32%	1.68%
TAYLOR	85%	93%	89.44%	3.56%
TRUMBULL	85%	93%	93.83%	-0.83%
WASHINGTON PARK	89%	93%	95.73%	-2.73%
WELLS C.H.I.L.D. CTR/PRIVATE	85%	93%	95.74%	-2.74%
WELLS EXTENSION-PRIVATE	95%	93%	89.06%	3.91%
WELLS HOMES	85%	93%	92.39%	0.61%
WELLS HOMES-PRIVATE MGMT	88%	93%	96.28%	-3.28%
WENTWORTH GARDENS	88%	93%	90.09%	2.91%

CHICAGO HOUSING AUTHORITY
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OWNED/MANAGED PROPERTIES
TARGET vs. ACTUAL BY MAJOR PROPERTIES

Emergency Work Orders - Percent Completed

	Emergency Work Orders			
	1999	FY2000		
		Target	Actual	Variance
Authority-wide	99%	99%	99.02%	0.02%
Family Properties	99%	99%	99.03%	0.03%
Senior Properties	99%	100%	99.18%	-0.82%
RMC	98%	99%	99.53%	0.53%

	1999	Target	Actual	Variance
ABLA	99%	99%	100.00%	1.00%
ALTGELD/MURRAY	100%	99%	100.00%	1.00%
BRIDGEPORT HOMES	100%	99%	100.00%	1.00%
CABRINI (B) TWELVE-30-RMC	100%	99%	100.00%	1.00%
CABRINI EXT SOUTH-LINCOLN PARK	100%	99%	-	-
CABRINI EXTENSION NORTH	89%	99%	100.00%	1.00%
CABRINI EXTENSION SOUTH	97%	99%	100.00%	1.00%
CABRINI ROWHOUSE	100%	99%	0.00%	-99.00%
CABRINI-WILLIAM GREEN HOMES	99%	99%	100.00%	1.00%
DEARBORN HOMES	100%	99%	100.00%	1.00%
HILLIARD CENTER	100%	99%	100.00%	1.00%
HORNER	98%	99%	100.00%	1.00%
ICKES	100%	99%	100.00%	1.00%
IDA B. WELLS	100%	99%	100.00%	1.00%
LAKE PARC PLACE	97%	99%	100.00%	1.00%
LANGSTON	-	99%	-	-
LATHROP HOMES	99%	99%	100.00%	1.00%
LAWNDALE GARDENS	100%	99%	100.00%	1.00%
LECLAIRE COURTS EXT.-RMC	96%	99%	99.06%	0.06%
LOWDEN HOMES	97%	99%	100.00%	1.00%
MADDEN PARK	98%	99%	100.00%	1.00%
MOHAWK NORTH	-	99%	-	-
NORTH TOWN VILLAGE	-	99%	-	-
RANDOLPH TOWERS	98%	99%	100.00%	1.00%
ROCKWELL GARDENS	99%	99%	99.47%	0.47%
SS NORTH CENTRAL	94%	99%	89.01%	-9.99%
SS NORTH EAST	100%	99%	97.19%	-1.81%
SS NORTH WEST	99%	99%	-	-
SS SOUTH EAST	100%	99%	100.00%	1.00%
SS SOUTH WEST	100%	99%	98.67%	-0.33%
SS WEST	100%	99%	100.00%	1.00%
STATEWAY	99%	99%	97.00%	-2.00%
TAYLOR	98%	99%	98.85%	-0.15%
TRUMBULL	99%	99%	100.00%	1.00%
WASHINGTON PARK	97%	99%	98.00%	-1.00%
WELLS C.H.I.L.D. CTR/PRIVATE	100%	99%	100.00%	1.00%
WELLS EXTENSION-PRIVATE	100%	99%	96.00%	-3.00%
WELLS HOMES	100%	99%	100.00%	1.00%
WELLS HOMES-PRIVATE MGMT	100%	99%	100.00%	1.00%
WENTWORTH GARDENS	99%	99%	100.00%	1.00%

CHICAGO HOUSING AUTHORITY
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MANAGEMENT INFORMATION FOR
OWNED/MANAGED PROPERTIES
TARGET vs. ACTUAL BY MAJOR PROPERTIES

Non-Emergency Work Orders -
Average Days to Complete

	Non-Emergency Work Orders			
	1999	FY2000		
		Target	Actual	Variance
Authority-wide	37	30	31	1
Family Properties	42	20	36	16
Senior Properties	24	10	15	5
RMC	39	23	22	-1

	1999	Target	Actual	Variance
ABLA	54	20	49	29
ALTGELD/MURRAY	51	20	82	62
BRIDGEPORT HOMES	50	20	4	-16
CABRINI (B) TWELVE-30-RMC	3	20	5	-15
CABRINI EXT SOUTH-LINCOLN PARK	-	20	294	274
CABRINI EXTENSION NORTH	24	20	2	-18
CABRINI EXTENSION SOUTH	17	20	2	-18
CABRINI ROWHOUSE	52	20	31	11
CABRINI-WILLIAM GREEN HOMES	26	20	13	-7
DEARBORN HOMES	35	20	34	14
HILLIARD CENTER	23	20	13	-7
HORNER	16	20	16	-4
ICKES	65	20	50	30
IDA B. WELLS	44	20	18	-2
LAKE PARC PLACE	10	20	4	-16
LANGSTON	-	20	-	-
LATHROP HOMES	58	20	38	18
LAWNDALE GARDENS	67	20	17	-3
LECLAIRE COURTS EXT.-RMC	28	20	30	10
LOWDEN HOMES	75	20	81	61
MADDEN PARK	36	20	19	-1
MOHAWK NORTH	-	20	-	-
NORTH TOWN VILLAGE	-	20	-	-
RANDOLPH TOWERS	20	20	13	-7
ROCKWELL GARDENS	27	20	42	22
SS NORTH CENTRAL	37	20	51	31
SS NORTH EAST	17	20	11	-9
SS NORTH WEST	14	20	-	-
SS SOUTH EAST	12	20	18	-2
SS SOUTH WEST	20	20	6	-14
SS WEST	5	20	24	4
STATEWAY	40	20	32	12
TAYLOR	52	20	62	42
TRUMBULL	56	20	44	24
WASHINGTON PARK	53	20	56	36
WELLS C.H.I.L.D. CTR/PRIVATE	17	20	20	0
WELLS EXTENSION-PRIVATE	6	20	13	-7
WELLS HOMES	65	20	18	-2
WELLS HOMES-PRIVATE MGMT	5	20	17	-3
WENTWORTH GARDENS	87	20	55	35

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OWNED/MANAGED PROPERTIES
TARGET vs. ACTUAL BY MAJOR PROPERTIES

HQS Inspections -
Percent Completed

	HQS Inspections			
	1999	FY2000		
		Target	Actual	Variance
Authority-wide	100%	100%	98.33%	-1.67%
Family Properties	100%	100%	98.20%	-1.80%
Senior Properties	100%	100%	98.65%	-1.35%
RMC	100%	100%	99.95%	-0.05%

	1999	Target	Actual	Variance
ABLA	100%	100%	97.13%	-2.87%
ALTGELD/MURRAY	100%	100%	100.00%	0.00%
BRIDGEPORT HOMES	100%	100%	100.00%	0.00%
CABRINI (B) TWELVE-30-RMC	100%	100%	100.00%	0.00%
CABRINI EXT SOUTH-LINCOLN PARK	-	100%	-	-
CABRINI EXTENSION NORTH	100%	100%	100.00%	0.00%
CABRINI EXTENSION SOUTH	100%	100%	100.00%	0.00%
CABRINI ROWHOUSE	100%	100%	99.61%	-0.39%
CABRINI-WILLIAM GREEN HOMES	100%	100%	100.00%	0.00%
DEARBORN HOMES	100%	100%	100.00%	0.00%
HILLIARD CENTER	100%	100%	50.29%	-49.71%
HORNER	100%	100%	100.00%	0.00%
ICKES	100%	100%	100.00%	0.00%
IDA B. WELLS	100%	100%	99.42%	-0.58%
LAKE PARC PLACE	100%	100%	100.00%	0.00%
LANGSTON	-	100%	-	-
LATHROP HOMES	100%	100%	100.00%	0.00%
LAWNDALE GARDENS	100%	100%	100.00%	0.00%
LECLAIRE COURTS EXT.-RMC	100%	100%	100.00%	0.00%
LOWDEN HOMES	100%	100%	100.00%	0.00%
MADDEN PARK	100%	100%	100.00%	0.00%
MOHAWK NORTH	-	100%	100.00%	0.00%
NORTH TOWN VILLAGE	-	100%	-	-
RANDOLPH TOWERS	100%	100%	100.00%	0.00%
ROCKWELL GARDENS	100%	100%	99.78%	-0.22%
SS NORTH CENTRAL	100%	100%	98.69%	-1.31%
SS NORTH EAST	100%	100%	99.20%	-0.80%
SS NORTH WEST	-	100%	-	-
SS SOUTH EAST	100%	100%	99.47%	-0.53%
SS SOUTH WEST	100%	100%	96.88%	-3.12%
SS WEST	100%	100%	88.62%	-11.38%
STATEWAY	100%	100%	100.00%	0.00%
TAYLOR	100%	100%	99.83%	-0.17%
TRUMBULL	100%	100%	100.00%	0.00%
WASHINGTON PARK	100%	100%	99.67%	-0.33%
WELLS C.H.I.L.D. CTR/PRIVATE	100%	100%	100.00%	0.00%
WELLS EXTENSION-PRIVATE	100%	100%	99.47%	-0.53%
WELLS HOMES	100%	100%	99.68%	-0.32%
WELLS HOMES-PRIVATE MGMT	100%	100%	100.00%	0.00%
WENTWORTH GARDENS	100%	100%	100.00%	0.00%

CHICAGO HOUSING AUTHORITY
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TARGET vs. ACTUAL BY SENIOR PROPERTIES

Percentage of Rent Collected

	Rent Collected			
	1999	FY2000		
		Target	Actual	Variance
Authority-wide	91%	94%	93.90%	-0.10%
Family Properties	89%	93%	92.34%	-0.66%
Senior Properties	96%	97%	96.71%	-0.29%
RMC	89%	96%	92.10%	-3.90%

	1999	Target	Actual	Variance
SR. HSGN(N) CENTRAL - HILLIARD	97%	97%	96.35%	-0.65%
SR.HSGN(N) CENTRAL-MIDWEST TER	-	97%	-	-
150 S. CAMPBELL	95%	97%	97.49%	0.49%
BRIDGEPORT ELDERLY	97%	97%	97.54%	0.54%
WASH/PARK HYDE-ELDERLY(B)	88%	97%	96.15%	-0.85%
WASHINGTON PARK (ELDERLY)	95%	97%	98.67%	1.67%
SR. HSGN CENTRAL-WM. JONES	98%	97%	99.05%	2.05%
C-S LATHROP ELDERLY	-	97%	93.46%	-3.54%
SR. HSGN (N) FISHER APTS	97%	97%	96.66%	-0.34%
SR. HSGN CENTRAL-WICKER PARK	98%	97%	96.46%	-0.54%
SR. HSGN CENTRAL-WICKER ANNEX	98%	97%	97.51%	0.51%
SR. HSGN CENTRAL-PARKVIEW	93%	97%	96.09%	-0.91%
SR. HSGN (N) FLANNERY APTS	-	97%	-	-
SR. HSGN CENTRAL-ECKHART	97%	97%	95.55%	-1.45%
SR. HSGN CENTRAL-ECKHART ANNEX	97%	97%	96.84%	-0.16%
SR HSGN CNTR - FRANKLIN/DRAKE	93%	97%	96.60%	-0.40%
SR. HSGN (N) BRITTON/BUDD APTS	97%	97%	97.13%	0.13%
SH NORTH CALLNER	98%	97%	96.73%	-0.27%
SR. HSGN (N) KENMORE APTS	98%	97%	99.10%	2.10%
SR. HSGN (N) POMEROY APTS	98%	97%	98.90%	1.90%
SR. HSGN (N) CASTLEMAN APTS	98%	97%	96.07%	-0.93%
SR. HSGN (N) SHERIDAN & LELAND	97%	97%	96.04%	-0.96%
SR. HSGN (N) CLARK & IRVING APTS	97%	97%	96.69%	-0.31%
SR. HSGN (N) CLARK & IRVING APTS	97%	97%	96.50%	-0.50%
SR. HSGN(N) LINCOLN & SHEFFIED	97%	97%	94.58%	-2.42%
SR. HSGN(N) LINC & SHEFF ANNEX	99%	97%	93.92%	-3.08%
SR. HSGN(N) DICKENS & BURLING APTS	96%	97%	99.00%	2.00%
SR. HSGN(N) CLARK & WEBSTER APTS	97%	97%	95.77%	-1.23%
SR. HSGN(N) SHERIDAN & DEVON APTS	98%	97%	99.24%	2.24%
SH-CENTRAL LASALLE/DIVISION	92%	97%	97.30%	0.30%
SR. HSGN (N) SCHNEIDER APTS	97%	97%	99.22%	2.22%
SR. HSGN CENTRAL-HILLIARD	97%	97%	94.84%	-2.16%
SR. HSGN CENTRAL-PARKSIDE APTS	99%	97%	96.55%	-0.45%
SR. HSGN(N) LARRABEE SENIOR APTS	96%	97%	97.45%	0.45%
SR. HSGN(N) LOYOLA & RIDGE APTS	99%	97%	97.71%	0.71%
SR. HSGN(N) FLANNERY APTS	96%	97%	96.13%	-0.87%
SR. HSGN(N) CLARK & IRVING ANN	100%	97%	99.09%	2.09%
ARMOUR SQUARE APTS. - SENIOR	96%	97%	95.59%	-1.41%
ARMOUR SQUARE ANNEX- SENIOR	97%	97%	98.34%	-0.66%
SR. HSGN (S) 9177 S SO. CHGO APTS	96%	97%	98.76%	1.76%
SR. HSGN(S) 4250 S. PRINCETON	93%	97%	96.56%	-1.56%
SR. HSGN CENTRAL - GARFIELD	93%	97%	94.57%	-2.43%

CHICAGO HOUSING AUTHORITY
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TARGET vs. ACTUAL BY SENIOR PROPERTIES

Emergency Work Orders -
Percentage Completed

	Emergency Work Orders			
	1999	FY2000		
		Target	Actual	Variance
Authority-wide	99%	99%	98.48%	-0.52%
Family Properties	99%	99%	98.37%	-0.63%
Senior Properties	99%	100%	99.09%	-0.91%
RMC	98%	99%	99.65%	0.65%

	1999	Target	Actual	Variance
SR. HSGN(N) CENTRAL - HILLIARD	99%	100%	100%	0.00%
SR.HSGN(N) CENTRAL-MIDWEST TER	-	100%	-	-
150 S. CAMPBELL	100%	100%	100%	0.00%
BRIDGEPORT ELDERLY	10000%	100%	-	-
WASH/PARK HYDE-ELDERLY(B)	98%	100%	96%	-3.85%
WASHINGTON PARK (ELDERLY)	90%	100%	100%	0.00%
SR. HSGN CENTRAL-WM. JONES	100%	100%	100%	0.00%
C-S LATHROP ELDERLY	-	100%	100%	0.00%
SR. HSGN (N) FISHER APTS	100%	100%	100%	0.00%
SR. HSGN CENTRAL-WICKER PARK	100%	100%	100%	0.00%
SR. HSGN CENTRAL-WICKER ANNEX	100%	100%	100%	0.00%
SR. HSGN CENTRAL-PARKVIEW	100%	100%	97%	-3.12%
SR. HSGN (N) FLANNERY APTS	10000%	100%	-	-
SR. HSGN CENTRAL-ECKHART	100%	100%	100%	0.00%
SR. HSGN CENTRAL-ECKHART ANNEX	100%	100%	100%	0.00%
SR HSGN CNTR - FRANKLIN/DRAKE	100%	100%	100%	0.00%
SR. HSGN (N) BRITTON/BUDD APTS	100%	100%	100%	0.00%
SH NORTH CALLNER	100%	100%	100%	0.00%
SR. HSGN (N) KENMORE APTS	100%	100%	100%	0.00%
SR. HSGN (N) POMEROY APTS	100%	100%	100%	0.00%
SR. HSGN (N) CASTLEMAN APTS	50%	100%	100%	0.00%
SR. HSGN (N) SHERIDAN & LELAND	89%	100%	100%	0.00%
SR. HSGN (N) CLARK & IRVING APTS	100%	100%	100%	0.00%
SR. HSGN (N) CLARK & IRVING APTS	100%	100%	100%	0.00%
SR. HSGN(N) LINCOLN & SHEFFIED	100%	100%	100%	0.00%
SR. HSGN(N) LINC & SHEFF ANNEX	100%	100%	100%	0.00%
SR. HSGN(N) DICKENS & BURLING APTS	100%	100%	100%	0.00%
SR. HSGN(N) CLARK & WEBSTER APTS	100%	100%	100%	0.00%
SR. HSGN(N) SHERIDAN & DEVON APTS	100%	100%	100%	0.00%
SH-CENTRAL LASALLE/DIVISION	94%	100%	100%	0.00%
SR. HSGN (N) SCHNEIDER APTS	-	100%	100%	0.00%
SR. HSGN CENTRAL-HILLIARD	99%	100%	100%	0.00%
SR. HSGN CENTRAL-PARKSIDE APTS	100%	100%	100%	0.00%
SR. HSGN(N) LARRABEE SENIOR APTS	100%	100%	100%	0.00%
SR. HSGN(N) LOYOLA & RIDGE APTS	100%	100%	100%	0.00%
SR. HSGN(N) FLANNERY APTS	100%	100%	100%	0.00%
SR. HSGN(N) CLARK & IRVING ANN	100%	100%	100%	0.00%
ARMOUR SQUARE APTS. - SENIOR	100%	100%	100%	0.00%
ARMOUR SQUARE ANNEX- SENIOR	100%	100%	100%	0.00%
SR. HSGN (S) 9177 S SO. CHGO APTS	96%	100%	100%	0.00%
SR. HSGN(S) 4250 S. PRINCETON	91%	100%	98%	-2.38%
SR. HSGN CENTRAL - GARFIELD	100%	100%	100%	0.00%

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Percentage of Rent Collected

	Rent Collected			
	1999	FY2000		
		Target	Actual	Variance
SR. HSNB CENTRAL-SHIELDS	95%	97%	97.75%	0.75%
ARMOUR SQUARE APTS. -SENIOR	97%	97%	94.48%	-2.52%
ARMOUR SQUARE ANNEX -SENIOR	96%	97%	93.58%	-3.42%
SR. HSNB CENTRAL-SULLIVAN	98%	97%	97.58%	0.58%
SR. HSNB(S) LAWRENCE APTS	94%	97%	95.83%	-1.17%
SR. HSNB(S) 64TH & YALE APTS	97%	97%	99.22%	2.22%
SR. HSNB CENTRAL - RACINE	96%	97%	94.46%	-2.54%
SR. HSNB CENTRAL - ALBANY	94%	97%	96.51%	-0.49%
SR. HSNB(S) WASH. PARK APTS	96%	97%	97.76%	0.76%
SR. HSNB(S) JUDGE SLATER APTS	90%	97%	92.51%	-4.49%
SR. HSNB(S) JUDGE SLATER ANNEX	92%	97%	93.74%	-3.26%
SR. HSNB(S) 69TH & SO. CHGO APTS	96%	97%	95.97%	-1.03%
SR. HSNB(S) 49TH & LANGLEY APTS	95%	97%	95.43%	-1.57%
SR. HSNB(S) CAMPBELL APTS	97%	97%	97.60%	0.60%
SR. HSNB(S) LINCOLN PERRY ANNEX	96%	97%	97.24%	0.24%
SR. HSNB(S) LINCOLN PERRY APTS	94%	97%	93.69%	-3.31%
SR. HSNB(S) 9141 & SO. CHGO APTS	96%	97%	94.62%	-2.38%
SR. HSNB(S) GREEN APTS	98%	97%	94.20%	-2.80%
SR. HSNB(S) 4227 S. OAKENWALD	95%	97%	97.13%	0.13%

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Emergency Work Orders -
Percentage Completed

	Emergency Work Orders			
	1999	FY2000		
		Target	Actual	Variance
SR. HSNB CENTRAL-SHIELDS	100%	100%	100%	0.00%
ARMOUR SQUARE APTS. -SENIOR	100%	100%	100%	0.00%
ARMOUR SQUARE ANNEX -SENIOR	100%	100%	100%	0.00%
SR. HSNB CENTRAL-SULLIVAN	100%	100%	100%	0.00%
SR. HSNB(S) LAWRENCE APTS	100%	100%	89%	-10.53%
SR. HSNB(S) 64TH & YALE APTS	100%	100%	100%	0.00%
SR. HSNB CENTRAL - RACINE	100%	100%	100%	0.00%
SR. HSNB CENTRAL - ALBANY	100%	100%	100%	0.00%
SR. HSNB(S) WASH. PARK APTS	-	100%	100%	0.00%
SR. HSNB(S) JUDGE SLATER APTS	100%	100%	97%	-2.63%
SR. HSNB(S) JUDGE SLATER ANNEX	96%	100%	100%	0.00%
SR. HSNB(S) 69TH & SO. CHGO APTS	100%	100%	100%	0.00%
SR. HSNB(S) 49TH & LANGLEY APTS	100%	100%	100%	0.00%
SR. HSNB(S) CAMPBELL APTS	100%	100%	83%	-16.67%
SR. HSNB(S) LINCOLN PERRY ANNEX	100%	100%	100%	0.00%
SR. HSNB(S) LINCOLN PERRY APTS	98%	100%	98%	-1.75%
SR. HSNB(S) 9141 & SO. CHGO APTS	96%	100%	100%	0.00%
SR. HSNB(S) GREEN APTS	100%	100%	100%	0.00%
SR. HSNB(S) 4227 S. OAKENWALD	100%	100%	100%	0.00%

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Non-Emergency Work Orders -
Average Days to Complete

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HQS Inspections -
Percent Completed

	Non-Emergency Work Orders			
	1999	FY2000		
		Target	Actual	Variance
Authority-wide	37	30	31	1
Family Properties	42	20	36	16
Senior Properties	24	10	15	5
RMC	39	23	22	-1

	1999	Target	Actual	Variance
SR. HSGN(N) CENTRAL - HILLIARD	13	10	8	-2
SR.HSGN(N) CENTRAL-MIDWEST TER	-	10	-	-
150 S. CAMPBELL	12	10	13	3
BRIDGEPORT ELDERLY	63	10	2	-8
WASH/PARK HYDE-ELDERLY(B)	30	10	40	30
WASHINGTON PARK (ELDERLY)	112	10	80	70
SR. HSGN CENTRAL-WM. JONES	42	10	2	-8
C-S LATHROP ELDERLY	-	10	0	-10
SR. HSGN (N) FISHER APTS	10	10	2	-8
SR. HSGN CENTRAL-WICKER PARK	21	10	13	3
SR. HSGN CENTRAL-WICKER ANNEX	25	10	11	1
SR. HSGN CENTRAL-PARKVIEW	24	10	12	2
SR. HSGN (N) FLANNERY APTS	16	10	44	34
SR. HSGN CENTRAL-ECKHART	23	10	18	8
SR. HSGN CENTRAL-ECKHART ANNEX	23	10	9	-1
SR HSGN CNTR - FRANKLIN/DRAKE	29	10	31	21
SR. HSGN (N) BRITTON/BUDD APTS	28	10	15	5
SH NORTH CALLNER	16	10	21	11
SR. HSGN (N) KENMORE APTS	19	10	3	-7
SR. HSGN (N) POMEROY APTS	20	10	16	6
SR. HSGN (N) CASTLEMAN APTS	52	10	2	-8
SR. HSGN (N) SHERIDAN & LELAND	36	10	17	7
SR. HSGN (N) CLARK & IRVING APTS	21	10	42	32
SR. HSGN (N) CLARK & IRVING APTS	26	10	35	25
SR. HSGN(N) LINCOLN & SHEFFIED	16	10	17	7
SR. HSGN(N) LINC & SHEFF ANNEX	14	10	11	1
SR. HSGN(N) DICKENS & BURLING APTS	13	10	18	8
SR. HSGN(N) CLARK & WEBSTER APTS	24	10	22	12
SR. HSGN(N) SHERIDAN & DEVON APTS	14	10	5	-5
SH-CENTRAL LASALLE/DIVISION	23	10	26	16
SR. HSGN (N) SCHNEIDER APTS	9	10	2	-8
SR. HSGN CENTRAL-HILLIARD	13	10	7	-3
SR. HSGN CENTRAL-PARKSIDE APTS	25	10	28	18
SR. HSGN(N) LARRABEE SENIOR APTS	38	10	3	-7
SR. HSGN(N) LOYOLA & RIDGE APTS	5	10	1	-9
SR. HSGN(N) FLANNERY APTS	16	10	14	4
SR. HSGN(N) CLARK & IRVING ANN	24	10	47	37
ARMOUR SQUARE APTS. - SENIOR	21	10	7	-3
ARMOUR SQUARE ANNEX- SENIOR	22	10	5	-5
SR. HSGN (S) 9177 S SO. CHGO. APTS	21	10	6	-4
SR. HSGN(S) 4250 S. PRINCETON	11	10	11	1
SR. HSGN CENTRAL - GARFIELD	63	10	22	12

	HQS Inspections			
	1999	FY2000		
		Target	Actual	Variance
Authority-wide	100%	100%	98.33%	-1.67%
Family Properties	100%	100%	98.20%	-1.80%
Senior Properties	100%	100%	98.65%	-1.35%
RMC	100%	100%	99.95%	-0.05%

	1999	Target	Actual	Variance
SR. HSGN(N) CENTRAL - HILLIARD	100%	100%	100%	0.00%
SR.HSGN(N) CENTRAL-MIDWEST TER	-	-	-	-
150 S. CAMPBELL	100%	100%	97%	-2.67%
BRIDGEPORT ELDERLY	100%	100%	100%	0.00%
WASH/PARK HYDE-ELDERLY(B)	100%	100%	100%	0.00%
WASHINGTON PARK (ELDERLY)	100%	100%	100%	0.00%
SR. HSGN CENTRAL-WM. JONES	100%	100%	100%	0.00%
C-S LATHROP ELDERLY	100%	100%	100%	0.00%
SR. HSGN (N) FISHER APTS	100%	100%	100%	0.00%
SR. HSGN CENTRAL-WICKER PARK	100%	100%	100%	0.00%
SR. HSGN CENTRAL-WICKER ANNEX	100%	100%	100%	0.00%
SR. HSGN CENTRAL-PARKVIEW	100%	100%	100%	0.00%
SR. HSGN (N) FLANNERY APTS	-	-	-	-
SR. HSGN CENTRAL-ECKHART	100%	100%	100%	0.00%
SR. HSGN CENTRAL-ECKHART ANNEX	100%	100%	100%	0.00%
SR HSGN CNTR - FRANKLIN/DRAKE	100%	100%	100%	0.00%
SR. HSGN (N) BRITTON/BUDD APTS	100%	100%	100%	0.00%
SH NORTH CALLNER	100%	100%	99%	-0.67%
SR. HSGN (N) KENMORE APTS	100%	100%	100%	0.00%
SR. HSGN (N) POMEROY APTS	100%	100%	100%	0.00%
SR. HSGN (N) CASTLEMAN APTS	100%	100%	100%	0.00%
SR. HSGN (N) SHERIDAN & LELAND	100%	100%	100%	0.00%
SR. HSGN (N) CLARK & IRVING APTS	100%	100%	99%	-1.06%
SR. HSGN (N) CLARK & IRVING APTS	100%	100%	100%	0.00%
SR. HSGN(N) LINCOLN & SHEFFIED	100%	100%	100%	0.00%
SR. HSGN(N) LINC & SHEFF ANNEX	100%	100%	100%	0.00%
SR. HSGN(N) DICKENS & BURLING APTS	100%	100%	100%	0.00%
SR. HSGN(N) CLARK & WEBSTER APTS	100%	100%	100%	0.00%
SR. HSGN(N) SHERIDAN & DEVON APTS	100%	100%	100%	0.00%
SH-CENTRAL LASALLE/DIVISION	100%	100%	99%	-0.78%
SR. HSGN (N) SCHNEIDER APTS	100%	100%	100%	0.00%
SR. HSGN CENTRAL-HILLIARD	100%	100%	100%	0.00%
SR. HSGN CENTRAL-PARKSIDE APTS	100%	100%	100%	0.00%
SR. HSGN(N) LARRABEE SENIOR APTS	100%	100%	100%	0.00%
SR. HSGN(N) LOYOLA & RIDGE APTS	100%	100%	100%	0.00%
SR. HSGN(N) FLANNERY APTS	100%	100%	100%	0.00%
SR. HSGN(N) CLARK & IRVING ANN	100%	100%	100%	0.00%
ARMOUR SQUARE APTS. - SENIOR	100%	100%	100%	0.00%
ARMOUR SQUARE ANNEX- SENIOR	100%	100%	100%	0.00%
SR. HSGN (S) 9177 S SO. CHGO. APTS	100%	100%	100%	0.00%
SR. HSGN(S) 4250 S. PRINCETON	100%	100%	100%	0.00%
SR. HSGN CENTRAL - GARFIELD	100%	100%	99%	-0.72%

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HQS Inspections -
Percent Completed

	Non-Emergency Work Orders			
	1999	FY2000		
		Target	Actual	Variance
SR. HSNB CENTRAL-SHIELDS	43	10	10	0
ARMOUR SQUARE APTS. -SENIOR	28	10	12	2
ARMOUR SQUARE ANNEX -SENIOR	42	10	8	-2
SR. HSNB CENTRAL-SULLIVAN	6	10	0	-10
SR. HSNB(S) LAWRENCE APTS	23	10	28	18
SR. HSNB(S) 64TH & YALE APTS	23	10	12	2
SR. HSNB CENTRAL - RACINE	26	10	25	15
SR. HSNB CENTRAL - ALBANY	42	10	26	16
SR. HSNB(S) WASH. PARK APTS	13	10	29	19
SR. HSNB(S) JUDGE SLATER APTS	45	10	60	50
SR. HSNB(S) JUDGE SLATER ANNEX	53	10	92	82
SR. HSNB(S) 69TH & SO. CHGO APTS	34	10	23	13
SR. HSNB(S) 49TH & LANGLEY APTS	26	10	16	6
SR. HSNB(S) CAMPBELL APTS	17	10	11	1
SR. HSNB(S) LINCOLN PERRY ANNEX	33	10	18	8
SR. HSNB(S) LINCOLN PERRY APTS	32	10	16	6
SR. HSNB(S) 9141 & SO. CHGO APTS	21	10	8	-2
SR. HSNB(S) GREEN APTS	14	10	25	15
SR. HSNB(S) 4227 S. OAKENWALD	27	10	3	-7

	HQS Inspections			
	1999	FY2000		
		Target	Actual	Variance
SR. HSNB CENTRAL-SHIELDS	100%	100%	100%	0.00%
ARMOUR SQUARE APTS. -SENIOR	100%	100%	100%	0.00%
ARMOUR SQUARE ANNEX -SENIOR	100%	100%	100%	0.00%
SR. HSNB CENTRAL-SULLIVAN	100%	100%	100%	0.00%
SR. HSNB(S) LAWRENCE APTS	100%	100%	100%	0.00%
SR. HSNB(S) 64TH & YALE APTS	100%	100%	100%	0.00%
SR. HSNB CENTRAL - RACINE	100%	100%	99%	-0.63%
SR. HSNB CENTRAL - ALBANY	100%	100%	100%	0.00%
SR. HSNB(S) WASH. PARK APTS	100%	100%	100%	0.00%
SR. HSNB(S) JUDGE SLATER APTS	100%	100%	100%	0.00%
SR. HSNB(S) JUDGE SLATER ANNEX	100%	100%	100%	0.00%
SR. HSNB(S) 69TH & SO. CHGO APTS	100%	100%	100%	0.00%
SR. HSNB(S) 49TH & LANGLEY APTS	100%	100%	100%	0.00%
SR. HSNB(S) CAMPBELL APTS	100%	100%	99%	-0.69%
SR. HSNB(S) LINCOLN PERRY ANNEX	100%	100%	100%	0.00%
SR. HSNB(S) LINCOLN PERRY APTS	100%	100%	100%	0.00%
SR. HSNB(S) 9141 & SO. CHGO APTS	100%	100%	100%	0.00%
SR. HSNB(S) GREEN APTS	100%	100%	100%	0.00%
SR. HSNB(S) 4227 S. OAKENWALD	100%	100%	100%	0.00%

APPENDIX II

CHA MTW Annual Report Elements FY2000

- I. Section 8 Supplemental Statistics**
 - A. Section 8 Program Statistics
 - B. Leasing
 - C. Mobility Tracking
 - D. Recertifications
 - E. Inspections

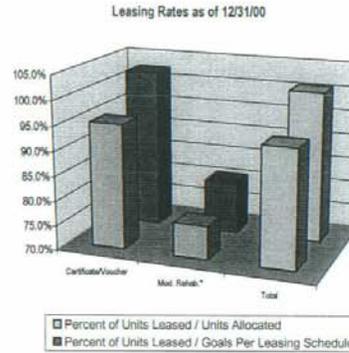
LEASING

Contract Goal: Maintain a lease-up rate for Certificates and Vouchers of no less than 98%. Conduct lease-up activities in accordance with the approved leasing schedules.

A. Leasing Rates - As of 12/31/00

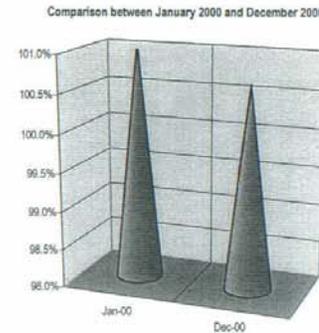
Program	Units Allocated	Goals Per Leasing Schedule	Units Leased	Percent of Units Leased / Units Allocated	Percent of Units Leased / Goals Per Leasing Schedule
Certificate/Voucher	27,252	25,375	25,959	95.3%	102.3%
Mod. Rehab.*	2,193	2,091	1,685	76.8%	80.6%
Total	29,445	27,466	27,644	93.9%	100.6%

*For Mod. Rehab., units allocated reflects units under HAP only.
 Note: Variance between goals and actual units leased for Mod. Rehab is due to transfer of 420 Mod. units to vouchers (MBGA) when the HAP contract terminated.



B. Leasing Rates - Comparison between January 2000 and December 2000

Month	C/V Planned	C/V Leased	Percent Leased	Mod Planned	Mod Leased	Percent Leased	Total
Jan-00	23,556	23,867	101.3%	1,957	1,927	98.5%	101.1%
Dec-00	25,375	25,959	102.3%	2,091	1,685	80.6%	100.6%
Change	1,819	2,092	1.0%	134	-242	-17.9%	-0.5%



C. Leasing Rates - Percent Increase From December 1997 to December 2000

	Dec-97	Dec-98	Dec-99	Dec-00
C/V Leased	18263	21666	23643	25959
Mod Leased	1881	1907	1946	1685
Total Leased	20144	23573	25589	27644
% Increase of Leased Units		14.5%	7.9%	7.4%

D. Leasing Status Report by Allocation (as of 12/31/00)

D1. Primary Programs	Allocated	Leased	Percent of Leased Allocated
Waiting List*	15,269	21,242	139.1%
Latinos United	500	501	100.2%
Public Housing Relocation	7,391	2,202	29.8%
Welfare to Work	700	403	57.6%
Total	23,860	24,348	102.0%

*Received authority to use 5000 relocation subsidies for waiting list.

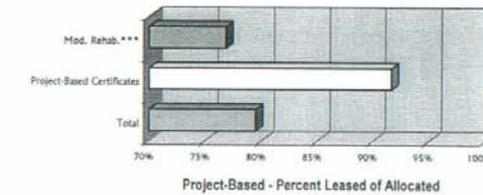
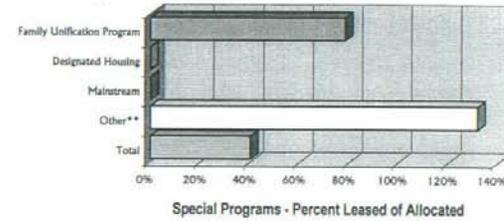
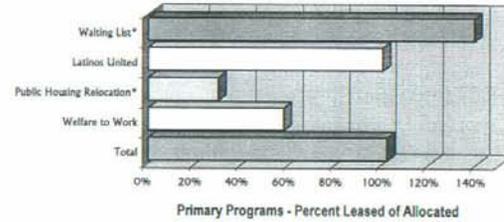
D2. Special Programs	Allocated	Leased	Percent of Leased Allocated
Family Unification Program	300	235	78.3%
Designated Housing	200	0	0.0%
Mainstream	75	13	0.2%
Other**	2,337	923	131.9%
Total	2,912	1,171	40.2%

**Opt-outs, Preservation, etc.

D3. Project-Based	Allocated	Leased	Percent of Leased Allocated
Mod. Rehab.***	2,193	1,685	76.8%
Project-Based Certificates	480	440	91.7%
Total	2,673	2,125	79.5%

***Under ACC = 2,263
Under HAP = 2,193

D4. All	Allocated	Leased	Percent
Grand Total	29,445	27,644	93.9%

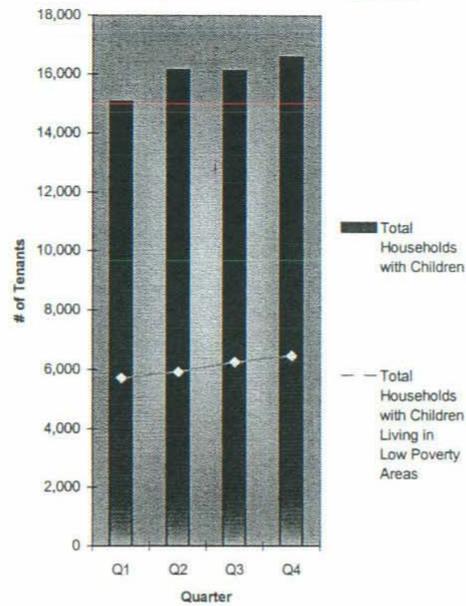


MOBILITY TRACKING:

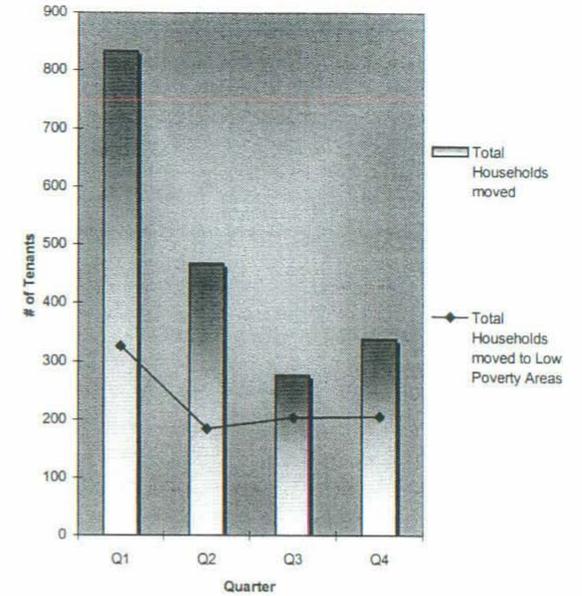
Low Poverty Areas

	2000			
	Q1	Q2	Q3	Q4
Total Households with Children	15,070	16,126	16,108	16,572
Total Households with Children Living in Low Poverty Areas	5,719	5,928	6,263	6,460
% Living in Low Poverty Areas	37.9%	36.8%	38.9%	39.0%
Total Households moved	833	467	277	339
Total Households moved to Low Poverty Areas	326	185	204	206
% of HH Moved to Low Poverty Areas	39.1%	39.6%	73.6%	60.8%

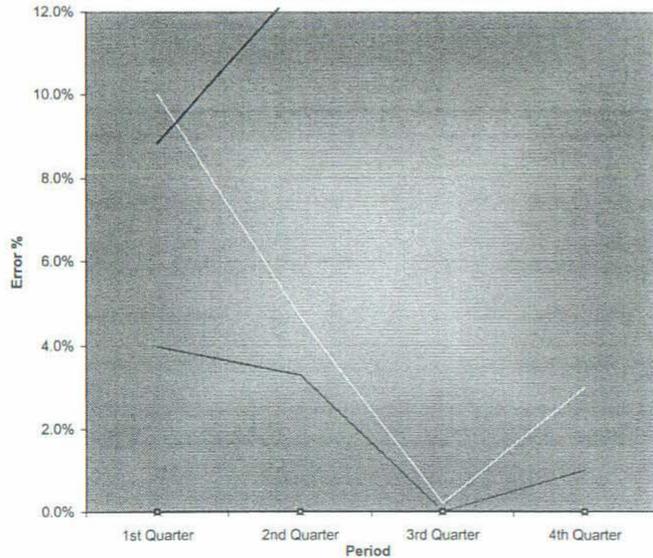
Section 8 Population in Low Poverty Areas



New Moves to Low Poverty Areas



Quality Control Sampling



Quality Control

Sampling Area	2000							
	Q1 #	Q1 % Error	Q2 #	Q2 % Error	Q3 #	Q3 % Error	Q4 #	Q4 % Error
Eligibility & Preferences	455	0.0%	451	0.0%	310	0.0%	527	0.0%
Verifications - All	455	4.0%	451	0.0%	310	0.0%	527	1.0%
Verifications - Income	455	10.0%	451	0.0%	310	0.2%	527	3.0%
Calculation of TTP or TFC	455	0.0%	451	0.0%	310	0.0%	527	0.0%
Rent Reasonableness	455	0.0%	451	0.0%	310	0.0%	527	0.0%
HQS Inspections	307	8.8%	NA	NA	240	19.2%	249	22.2%

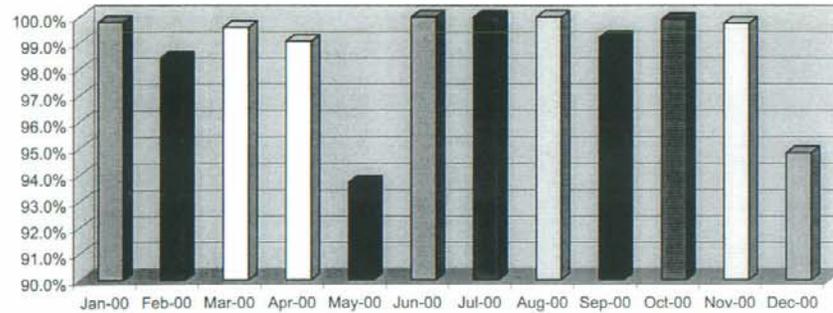
Recertifications

Contract Goal: Complete at least 95% of recertifications on time.

Income Reviews

Month	A	B	C	(B+C)	(B+C) / A
	Total Due	Completed on Time	Terminated for Non-Compliance	Completed Per Contract	Percent Completed Per Contract
Jan-00	1,985	1,802	179	1,981	99.8%
Feb-00	1,780	1,439	313	1,752	98.4%
Mar-00	1,765	1,628	130	1,758	99.6%
Apr-00	1,725	1,622	87	1,709	99.1%
May-00	2,089	1,934	24	1,958	93.7%
Jun-00	1,878	1,801	77	1,878	100.0%
Jul-00	2,327	2,220	107	2,327	100.0%
Aug-00	1,962	1,856	106	1,962	100.0%
Sep-00	2,046	1,878	152	2,030	99.2%
Oct-00	2,089	1,976	120	2,087	99.9%
Nov-00	2,471	2,337	128	2,465	99.8%
Dec-00	2,654	2,336	181	2,517	94.8%

Percent Completed Per Contract



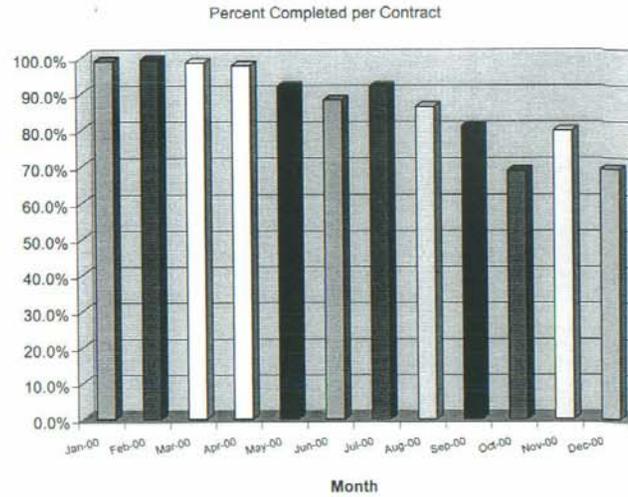
INSPECTIONS

A. Annual Inspections

Contract Goal: Complete at least 95% of annual inspections no more than 12 months after the last annual inspection

Month	Total Due	Number Completed per Contract	Percent Completed per Contract
Jan-00	2,386	2,363	99.0%
Feb-00	1,923	1,913	99.5%
Mar-00	1,872	1,846	98.6%
Apr-00	1,813	1,773	97.8%
May-00	2,089	1,923	92.1%
Jun-00	1,811	1,598	88.2%
Jul-00	2,394	2,202	92.0%
Aug-00	2,097	1,811	86.4%
Sep-00	2,236	1,811	81.0%
Oct-00	2,210	1,521	68.8%
Nov-00	2,613	2,085	79.8%
Dec-00	2,700	1,868	69.2%

Note: Percent Completed Per Contract column indicates the percent of annual inspections that CHAC completes on time. This figure does not in any way reflect pass/success rate. CHAC is aware that this number has been low for the past 8 months and is at



B. Quality Control

	CHAC Planned	Completed **	HUD Required	Variance from CHAC Planned	Percent of CHAC Planned Completed
1st Quarter *	338	288	37.5	50	85.2%
2nd Quarter	246	208	37.5	38	84.6%
3rd Quarter	246	251	37.5	-5	102.0%
4th Quarter	313	251	37.5	62	80.2%
Target	1143	998	150	145	87.3%

* CHAC's target of 25 QC inspections per inspector was changed to 12 very early in the year.

** CHAC aims to conduct 12 QC inspections on each inspector. As QC inspectors do not always gain entry when conducting inspections, CHAC must over schedule inspections to meet quarterly goals. Occasionally, more than 12 QC inspections are conducted