FY2013 Comprehensive Budget Book

PLAN FORWARD
COMMUNITIES THAT WORK

CHANGE.
CHICAGO HOUSING AUTHORITY
60 E. Van Buren St.
Chicago, IL 60605
www.thecha.org

February 18, 2013

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

Chicago Housing Authority

Illinois

For the Fiscal Year Beginning

January 1, 2012

Christopher P. Morrill — President

Jeffrey L. Esser — Executive Director

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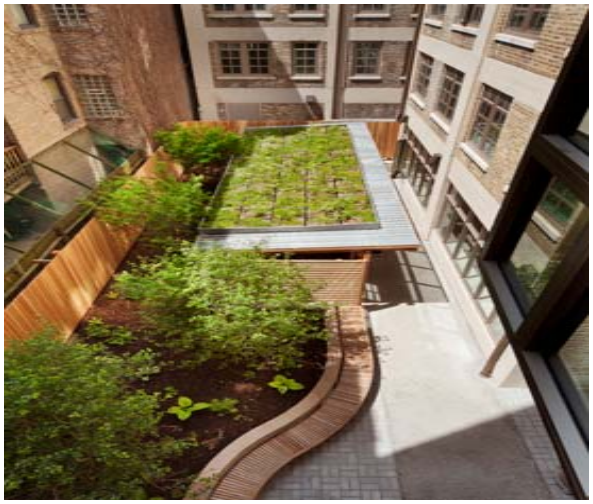


GUIDE TO THE BUDGET

FY2013 Comprehensive Budget

The Chicago Housing Authority's (CHA) Annual Comprehensive Budget for Fiscal Year 2013 (FY2013) continues to reflect the transformation of CHA's public housing portfolio through revitalization and rehabilitation. This budget is the recommended financial and policy plan of the CHA's Board of Commissioners. The calendar year encompasses 12 months, beginning January 1, 2013 and ending December 31, 2013. The FY2013 Comprehensive Budget includes personnel and non-personnel line-item expenditure detail, financial summary tables, and narrative overviews related to the Chicago Housing Authority's operations, as well as the CHA's programs and financial policies and procedures. Information is detailed in the sections that follow.

Letter from the Chief Executive Officer

The FY2013 budget begins with a message from the CHA's Chief Executive Officer. This letter highlights the accomplishments of the past year as well as the new initiatives and expenditure plans for the coming year.

Organizational Chart

This section presents a high-level summary of the organizational structure of the Chicago Housing Authority, which consists of the Executive Offices, Legal Services, Finance, Development, Asset Management and Resident Services divisions.

Strategic Plan Update

The new strategic plan will match the Plan Forward's bold intentions while incorporating innovations that address a more difficult economy, not only to fulfill commitments under the original Plan but to accomplish new goals. CHA's new goals will focus on providing affordable housing opportunities in vibrant communities, ensuring quality housing that is safe and sustainable, and expanding services to more residents at critical milestones in their lives. CHA will pursue these broader goals in alignment with the objectives of the Moving to Work Demonstration program and as a full partner in the City's efforts to secure Chicago's place as a truly global city with a vital, growing economy.

Budget Overview

The Budget Overview summarizes the proposed budget and outlines the assumptions used in developing this document. Information is presented by division (Executive Offices, Legal Services, Finance, Development, Asset Management and Resident Services Divisions). General financial and programmatic information is also provided for each division.

Budget Process

This section provides an overview of the process for preparing and distributing CHA's Comprehensive Budget. A timeline, depicting key dates along with an explanation which defines the process and deliverables, is included in this section.

Personnel Summary

This section presents a 4-year high-level summary of personnel expenses and Full-Time Equivalents (FTEs) by division. The data is presented in both a tabular and graphical format.

Fund Financial Summary

The Fund Financial Summary provides the reader with an overview of the Authority's financial structure. The summary tables present revenue and expenditure detail, by funding source, as well as by functional and divisional expense categories.

GUIDE TO THE BUDGET

Revenue Summary

This section explains the purpose of each funding source and indicates the percentage change from the prior year. A graphical and numerical depiction of revenue sources for FY2013 is included. Finally, a five-year revenue projection is also reflected in this section.

Capital Improvement Plan

The Capital Budget Summary provides an overview of the revenue and expense components of the CHA's Capital Improvement Program along with a 5-year capital model which forecasts construction activity by category. This section also includes an Impact Analysis, which defines the operating costs that compliment the CIP budget.

Fund Equity Summary

This section presents changes in equity from FY2013 and projected equity balances for all of the funding sources through the end of FY2013.

Long-Term Liability Summary

This section details the CHA's outstanding debt and the associated current and long-term repayment requirements.

Financial Policies & Procedures

The policies and procedures, which define the fiscal responsibilities of the Authority, are explained in this section. Internal Control, Budget, Investment, Audit, and Debt policies are reviewed in detail.

Division Summary

This section provides an overview for each Division and includes the description and mission statement. The Division Summary also provides the 4-year operating budget and staffing level data for each cost center within the Division.

Demographic and Statistical Information

Includes key statistics relating to the CHA and the residents of the City of Chicago.

Glossary & Acronyms

The final section of the budget includes definitions of terms and acronyms used throughout this book.

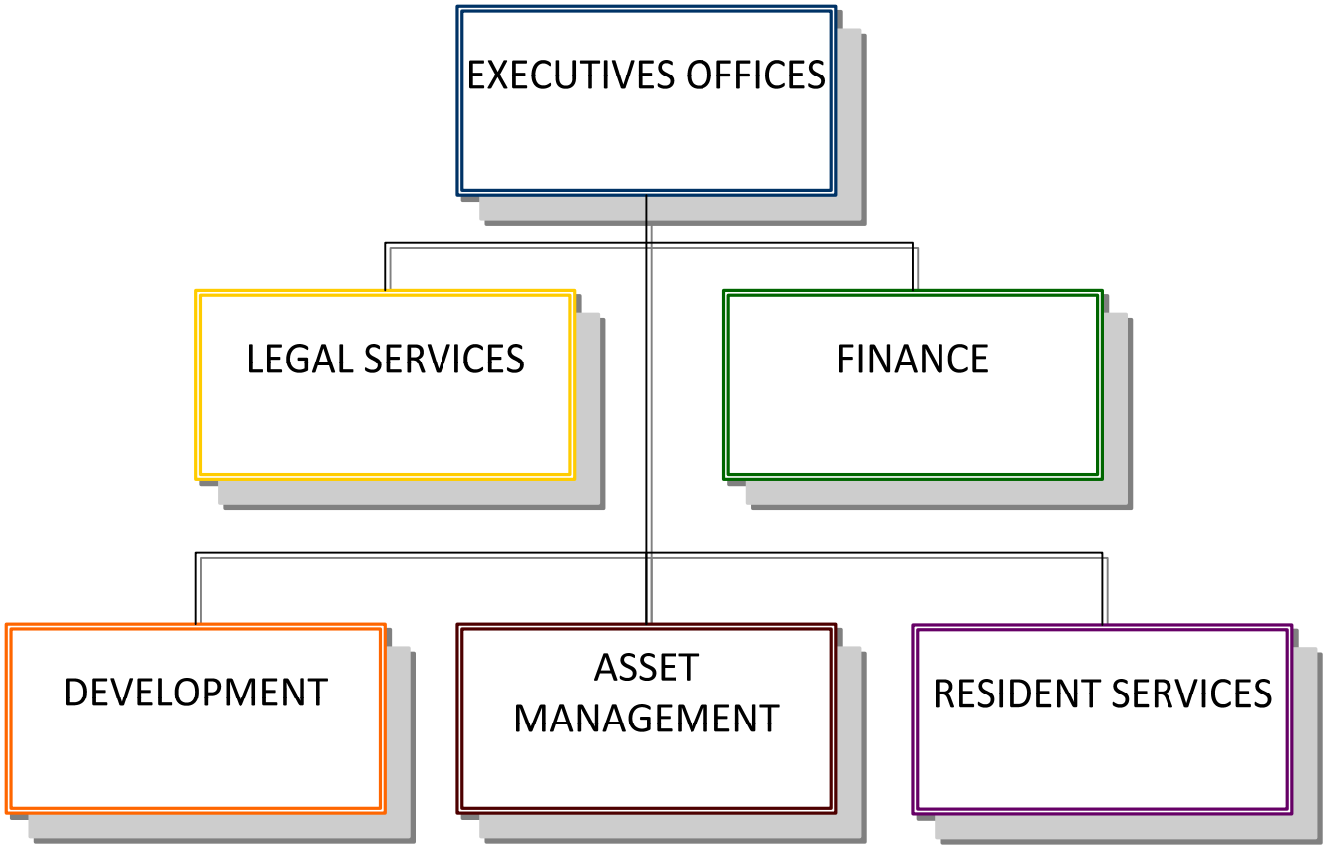
Other

Identifies other useful documents that provide financial, programmatic, and resource information which may be useful to the reader.

GUIDE TO THE BUDGET

Organizational Structure

The CHA is organized by division to provide greater definition of responsibilities. The Chief Executive Officer (Executive Offices) presides over all divisions to ensure that initiatives are planned and prioritized appropriately and that such initiatives are consistent with the Authority's stated vision and goals. The Authority is structured under the following six divisions:



GUIDE TO THE BUDGET

FUNCTIONAL CATEGORIES

Operating

The Operating category consists of costs associated with the operating and administrative functions of the CHA.

Property

The Property category consists of costs directly related to the management and operation of CHA's public and affordable housing portfolio. The Property category includes contracts with the private management companies, capital improvements, the cost of administering the Housing Choice Voucher (HCV) and moderate rehabilitation program, safety & security, and utility costs.

Resident Services

The Resident Services category encompasses contract costs, in addition to the administrative costs associated with the Resident Services Division.

The Comprehensive Annual Financial Report

The Comprehensive Annual Financial Report (CAFR) presents the Authority's finances on the basis of Generally Accepted Accounting Principles (GAAP) for Enterprise Funds. The basis for budgeting is the same as the basis of accounting for Enterprise Funds, with the following exceptions:

⇒ Self-insurance reserve contributions are recognized as expenditures for budgetary purposes.
⇒ Capital outlays are recorded as assets on a GAAP basis and as expenditures for budgetary purposes. Also, purchases of equipment in excess of $5K are capitalized.
⇒ Depreciation is only recorded on a GAAP basis and is not recognized for budgetary purposes.
⇒ Allowances for obsolete inventory and tenant receivables are only recorded on a GAAP basis and are not recognized for budgetary purposes.

The Authority's operations are accounted for by using GAAP for the Enterprise Fund. This fund uses the modified accrual basis (revenues are recorded when earned; expenses are recorded at the time a liability is incurred). All assets and liabilities associated with the operation of these funds are included on the statement of fund equity.

CHA's financial and analytical data is presented via three (3) functional expense categories:

1. Operating
2. Property
3. Resident Services

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Z. Scott
Board of Commissioners
Chairperson

Board of Commissioners
Deverra Beverly
Adela Cepeda
Mark Cozzi
Dr. Mildred Harris
Harriet Johnson
Myra King
Carlos Ponce
M. Bridget Reidy
Sandra Young

Charles Woodyard
Chief Executive Officer

December 18, 2012

To the Board of Commissioners:

Chicago Housing Authority (CHA) is pleased to present the Comprehensive Budget document for FY2013. The purpose of this document is to provide the Board, executive management, staff and other stakeholders with a comprehensive budget for the coming year.

With new leadership at Chicago Housing Authority and the City, CHA will continue to move forward, addressing an economy that is profoundly more challenging than it was 13 years ago upon the inception of the Plan for Transformation. New, innovative strategies will focus on public safety, employment, education and creating strong, vibrant communities - which are the primary tenets in the development of the FY2013 Comprehensive Budget Book.

CHA has begun the process of engaging residents in the redesign of the agency's refocused mission: increasing choices for low-income families; reducing costs and achieving greater cost effectiveness in federal expenditures; and providing incentives to families with children in which household heads are working, seeking work, or preparing for work on the road to self-sufficiency.

And, as this document details, CHA has already started to lay the innovative groundwork for accomplishing the goals of the new strategic plan.

For instance, in 2012, CHA broke ground on Oakwood Shores Terraces and Medical Center, which will be the first CHA mixed-income/mixed-use community to include a medical facility when it opens in April 2013. The Oakwood Shores Working Group – a consortium of community members that recommends ideas for local CHA redevelopment projects – was instrumental in seeing the hospital reach fruition. Discussions around the dearth of cancer screening resources for African-American women in the Oakwood Shores area led to the project being realized.

Also, with the installation of 12,000 security cameras at family and senior public housing developments, CHA has helped the Chicago Police Department curb crime in the Chicago area. The funds for this groundbreaking initiative were made available by the American Recovery and Reinvestment Act. Of the $23 million total, $19 million were used for the family development installation, and $2.8 million for senior development installation.

Under the new strategic plan, CHA is making similar commitments to residents and communities - commitments that will include new affordable housing opportunities. CHA supports safe, vibrant neighborhoods through partnerships for community amenities, while fulfilling the 25,000-unit commitment.

By the end of FY2013, CHA will deliver an additional 525 housing units toward the 25,000 unit delivery goal - which will bring CHA to 21,959 units, or 88% completion of the Plan goal.

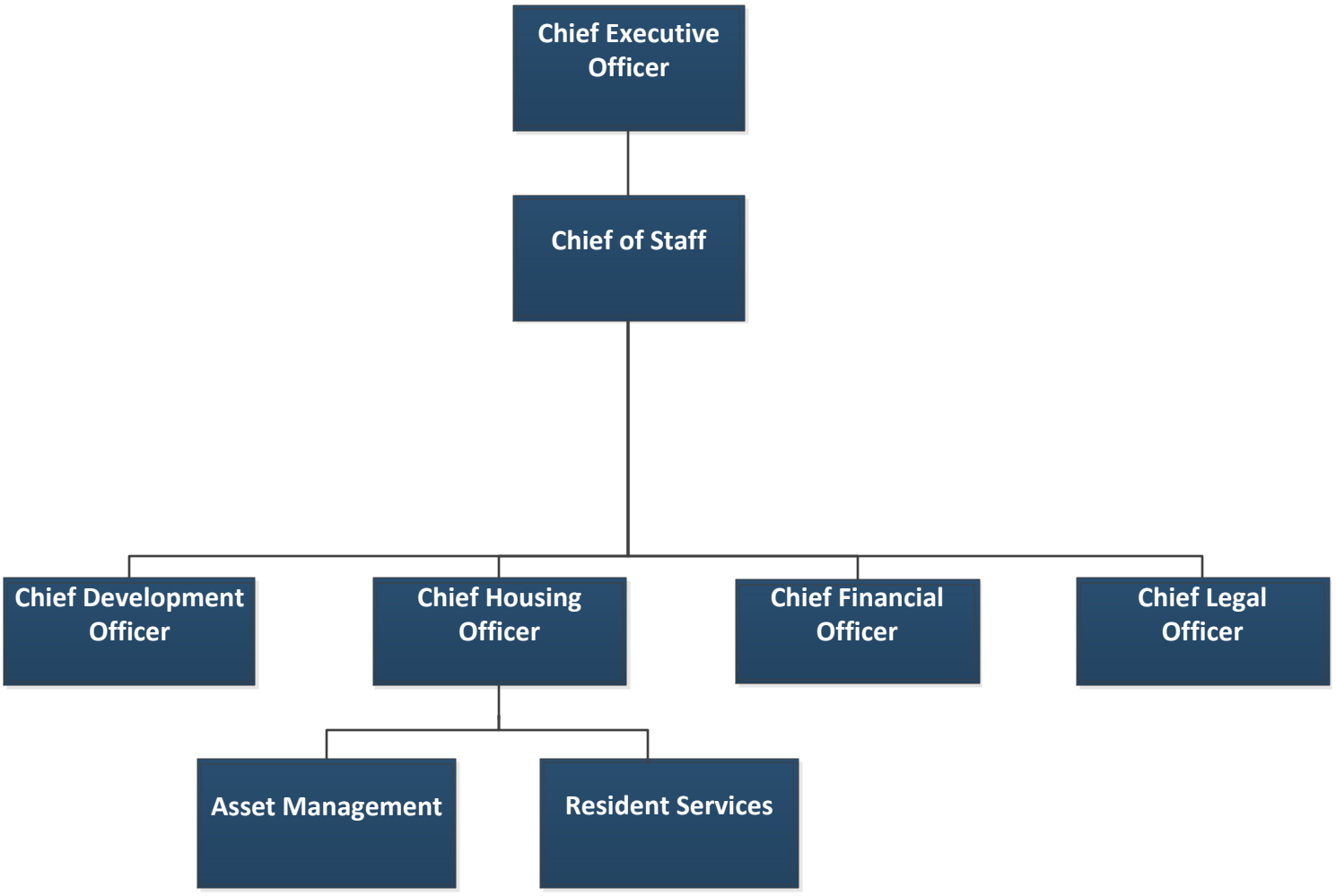
CHA is grateful for the leadership and guidance of the Honorable Mayor Rahm Emanuel. As CHA re-envisions its goals, the agency seeks to better serve Chicago families living in sustainable, healthy communities.

Sincerely,

Charles Woodyard

Charles Woodyard
Chief Executive Officer

CHICAGO HOUSING AUTHORITY
ORGANIZATIONAL CHART



STRATEGIC PLAN UPDATE

Thirteen years into the Plan, with new leadership at the City of Chicago and the Chicago Housing Authority, CHA initiated the process of looking beyond the Plan for Transformation and planning for the future. In collaboration with the City of Chicago and HUD, and with the support of the John D. and Catherine T. MacArthur Foundation, CHA is exploring new tools and strategies for completing initial goals of the Plan for Transformation and planning for the Housing Authority's future role in providing affordable housing options. CHA has engaged a range of stakeholders, including residents and staff, to solicit input on lessons learned as well as ideas for the future.

The new strategic plan will match the Plan for Transformation's bold intentions while incorporating innovations that address a more difficult economy, not only to fulfill commitments under the original Plan but to accomplish new goals. CHA's new goals will focus on providing affordable housing opportunities in vibrant communities, ensuring quality housing that is safe and sustainable, and expanding services to more residents at critical milestones in their lives. CHA will pursue these broader goals in alignment with the objectives of the Moving to Work Demonstration program and as a full partner in the City's efforts to secure Chicago's place as a truly global city with a vital, growing economy.

Chicago Housing Authority's Mission:

To leverage the power of affordable, decent, safe, and stable housing to help communities thrive and low-income families increase their potential for long-term economic success and a sustained high quality of life.

Chicago Housing Authority's Plan Forward Goals:

- Reimagine the final phase of the Plan for Transformation, coordinating public and private investments to develop vibrant, complete communities.
- Increase the number of affordable housing opportunities and maintain every housing unit to ensure that safe, decent housing is sustainable in the long run.
- Expand services to more residents, targeted to their needs, and at critical milestones in their lives.

BUDGET OVERVIEW

INTRODUCTION

With the onset of FY2013, the Chicago Housing Authority (CHA) enters its fourteenth year as a participant in the Moving-to-Work (MTW) Demonstration Program. The CHA will continue to utilize the flexibilities afforded the Agency via its MTW agreement with HUD. The FY2013 comprehensive budget defines the activities that CHA will undertake in the coming year to enable it to respond to the city's need for quality, affordable housing for low-income families.

On June 26, 2008, the CHA and the Department of Housing and Urban Development (HUD) executed the Amended and Restated MTW agreement, which extended the CHA's participation in the MTW Demonstration Program until FY2018. Under the renegotiated agreement, the Plan Forward provides for new housing opportunities through redevelopment in mixed income communities, the acquisition and rehabilitation of public housing units through several initiatives and project-based vouchers (PBV) units added through the Property Rental Assistance Program. For FY2013, the CHA expects to deliver 88 public housing units, acquire and bring in 257 units and introduce 180 PBVs. This will bring the CHA to 88.0% of the 25,000 units scheduled for delivery under the Plan Forward.

The CHA in relationship with the City of Chicago, HUD and the support of the John D. and Catherine T. MacArthur Foundation will also explore new tools and strategies for completing the goals of the Plan Forward while looking ahead to the Agency's future role in providing affordable housing options.

CHA Historical Revenue by Source (In Millions)

Funding Type	FY2010 Actuals	FY2011 Actuals	FY2012 Budget	FY2013 Budget	% Change From 2012
MTW Fund	$810.6	$816.1	$827.8	$1,045.6	26.31%
Section 8 Fund (Non-MTW)	11.5	13.0	11.1	13.4	20.72%
HOPE VI Fund	20.9	23.3	25.2	12.8	-49.21%
Other Funds	14.3	13.4	25.5	13.4	-47.45%
ARRA - Formula Fund	86.1	9.9	1.2	0.0	-100.00%
ARRA - Competitive Fund	19.2	35.8	0.0	0.0	0.00%
Total Funding	***$962.6***	***$911.5***	***$890.8***	***$1,085.2***	***21.82%***

FY2013 REVENUE SUMMARY

Total revenues increased by 21.82% due primarily to the deferral of capital-related projects from FY2012 and an overall increase in capital-related projects for FY2013; the 26.31% increase in MTW Fund revenues primarily reflects Section 8 Demo funding reserves that will be used for rehabilitation and redevelopment activity and unit acquisition. The 20.72% increase in Section 8 Fund (Non-MTW) primarily reflects the increase in the number of vouchers in the Veterans Affairs Supportive Housing (VASH) program and their related costs. HOPE VI revenues are expected to decrease by 49.21% due to the continued downward trend in the housing market; which has impacted real estate closings. Other Funds decrease shows a reduction in Department of Commerce & Community Affairs funding, other inter-governmental operating and non-governmental grant activity and program income for the coming year. The 100.00% decrease in ARRA—Formula Funds reflects the completion of obligatory and spending requirements of these funds.

BUDGET OVERVIEW

REVENUE ASSUMPTIONS

Listed below are the assumptions utilized in calculating the FY2013 revenue projections by funding type.

MTW Fund

The MTW agreement between HUD and the CHA allows for the merging of Low-Rent, Capital and Section 8 Housing Choice Voucher (HCV) Program funding into a block grant. Below are the assumptions used to estimate MTW Fund Revenues for FY2013:

- The projected number of units receiving HUD operating subsidy for FY2013 is 21,417 which is a decrease from the 22,331 units subsidized in FY2012. The reduction is due to the continued demolition of CHA structures throughout its portfolio.

- Operating Subsidy is calculated by using the amended and restated MTW Operating Subsidy Schedule provided by HUD. The formula takes into account the following: the Allowable Expense Level, a simplified delta of 0.5%, the local inflation factor of 2.4% and an estimated FY2013 HUD Congressional Appropriation of 89.0%.

- Rental Income was based on projected occupancy rates for each property.

- Interest Income is estimated based on an average annualized balance of $475.0 million for the MTW Fund, Insurance and MTW Revenue Reserve funds. Interest Income is calculated using the average annualized portfolio balance and the projected interest rate based on the current year.

- The CHA's Capital Fund allocation is based on a formula determined by HUD, and is subject to Congressional Appropriation. The CHA's FY2013 budgeted Capital Fund Program revenue amount is based on the FY2012 Capital Fund allocation of $80.7 million plus projected carryover of $31.1 million from prior year Capital funds. $266.3 million, of the $504.5 million MTW Block Grant monies referenced below, will be used for capital-related work.

- The total Section 8 HCV revenue included in the MTW Fund is estimated at $738.0 million for FY2013. This total amount includes MTW Block Grant voucher revenues of $504.5 million, Housing Choice Voucher revenues of $2.7 million, Section 8 Reserve dollars of $227.4 million, and administrative and interest income totaling $3.4 million.

Section 8 (Non-MTW)

The Section 8 (Non-MTW) revenue is comprised of the Moderate Rehabilitation, Mainstream and Veteran's Affairs Supportive Housing (VASH) Voucher Programs, totaling $13.4 million for FY2013. The programs consist of estimated revenues for housing assistance and an administrative fee which CHA earns to manage the programs. Below are the assumptions used to calculate these programs:

- The FY2013 Moderate Rehabilitation Program revenue is projected to remain close to the same as the FY2012 awarded amount, this despite the program's 62 voucher reduction; this award is based on 1,276 vouchers totaling $7.3 million with an average per voucher rate increase of just over $21 for the coming fiscal year. The Administrative fee income is projected at $1.3 million based on the total number of vouchers.

HOPE VI

Hope VI revenue is projected in the amount of $12.7 million for FY2013. Of this amount, $2.2 million will be used for community and supportive services; $10.5 million will support revitalization work at the following properties: ABLA, Rockwell Gardens, Robert Taylor, Stateway and Cabrini Homes Extension.

BUDGET OVERVIEW

GENERAL BUDGET ASSUMPTIONS

The following assumptions were used in developing the Authority's FY2013 Comprehensive Budget. These assumptions guided the Authority in estimating how its operations would be funded:

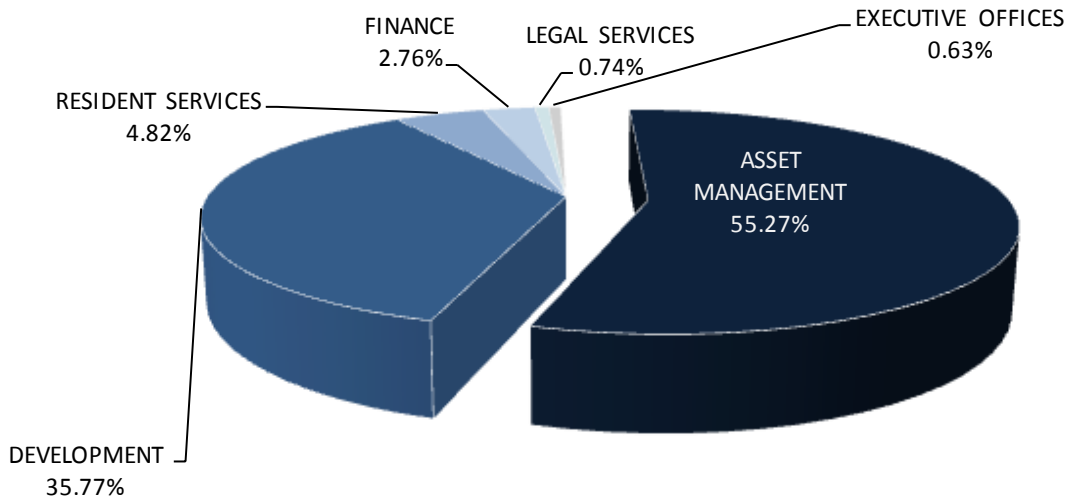
- Personnel will not receive pay increases for FY2013.
- Fringe benefits will remain constant in comparison to the FY2012 rate of 37.00%.

DIVISIONAL EXPENSE CATEGORIES

The CHA's budget is organized into six divisions: Executive Offices, Legal Services, Finance, Development, Asset Management and Resident Services. Presented below are the division trends for FY2010, FY2011, FY2012 and FY2013.

DIVISIONAL EXPENSE SUMMARIZED

DIVISION	FY2010 Actuals	FY2011 Actuals	FY2012 Budget	FY2013 Budget	% Change
EXECUTIVE OFFICES	$5,947,066	$5,967,099	$8,228,776	$6,877,722	**-16.42%**
LEGAL SERVICES	6,336,447	7,608,866	8,952,007	8,039,408	**-10.19%**
FINANCE	20,744,644	20,829,392	32,310,059	29,994,971	**-7.17%**
DEVELOPMENT	183,018,286	101,568,341	221,451,646	388,194,583	**75.30%**
ASSET MANAGEMENT	559,241,649	560,316,733	566,036,737	599,757,762	**5.96%**
RESIDENT SERVICES	50,291,875	48,310,213	53,860,649	52,331,288	**-2.84%**
TOTAL EXPENDITURES	**$825,579,967**	**$744,600,644**	**$890,839,874**	**$1,085,195,734**	**21.82%**



CHA has worked diligently to develop a budget which addresses the continued economic conditions confronting government agencies nationwide.

BUDGET OVERVIEW

EXECUTIVE OFFICES

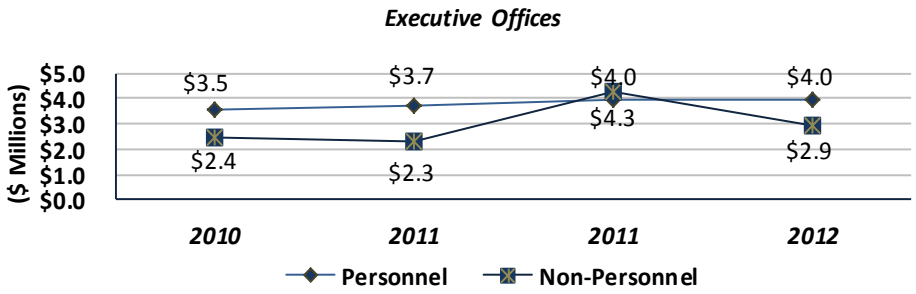
The Executive Offices Division consists of costs associated with the overall management, direction and accountability of the CHA. Total Executive Offices Division expenses for FY2013 represent approximately 0.63% of the total $1.1 billion dollar budget.

Expenditures for the Executive Offices Division are divided into Personnel and Non-Personnel. For FY2013 there is a 16.42% decrease in overall expenses primarily due to a reduction in external consulting services for the Chicago Community Trust under the "Find Your Place in Chicago" program. Personnel costs remained relatively unchanged from the prior year.

Presented below are historical (FY2010 and FY2011) and budgeted Personnel and Non-Personnel costs for FY2012 and FY2013 for the Executive Offices Division.

EXPENSE BUDGET

EXECUTIVE OFFICES	FY2010 Actuals	FY2011 Actuals	FY2012 Budget	FY2013 Budget	% Change
Non-personnel Costs	$ 2,416,337	$ 2,278,122	$ 4,258,226	$ 2,908,557	-31.70%
Personnel Costs	$ 3,530,729	$ 3,688,977	$ 3,970,550	$ 3,969,165	-0.03%
TOTAL EXECUTIVE OFFICES	***$ 5,947,066***	***$ 5,967,099***	***$ 8,228,776***	***$ 6,877,722***	***-16.42%***



LEGAL SERVICES

The Legal Services Division consists of costs directly related to legal advice and counsel provided to the Chief Executive Officer and the Board of Commissioners on a wide variety of business, operational and legal issues. Legal Services Division costs represent 0.74% of the $1.1 billion dollar budget.

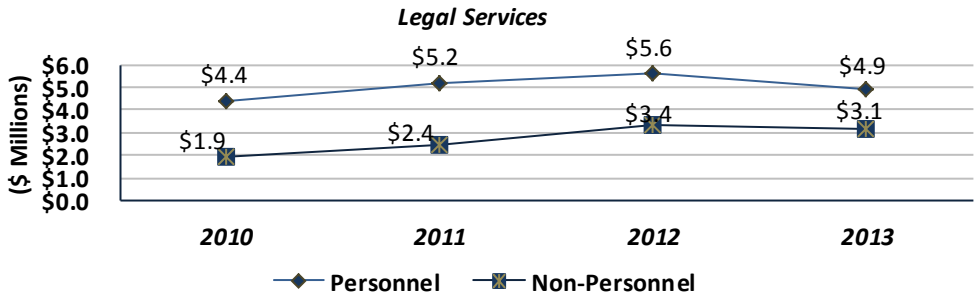
For FY2013, Legal Services' expenses decreased by 10.19%; chiefly due to the elimination of 6.5 FTEs under personnel costs. Non-personnel costs decreased by 6.43% primarily due to the reduction of outside council retainer expenses.

BUDGET OVERVIEW

Presented below are actual historical (FY2010 and FY2011) and budgeted Personnel and Non-Personnel costs for FY2012 and FY2013 for Legal Services.

EXPENSE BUDGET

LEGAL SERVICES	FY2010 Actuals	FY2011 Actuals	FY2012 Budget	FY2013 Budget	% Change
Non-personnel Costs	$ 1,928,718	$ 2,420,912	$ 3,351,447	$ 3,135,993	-6.43%
Personnel Costs	$ 4,407,729	$ 5,187,954	$ 5,600,560	$ 4,903,415	-12.45%
TOTAL LEGAL SERVICES	***$ 6,336,447***	***$ 7,608,866***	***$ 8,952,007***	***$ 8,039,408***	***-10.19%***



FINANCE

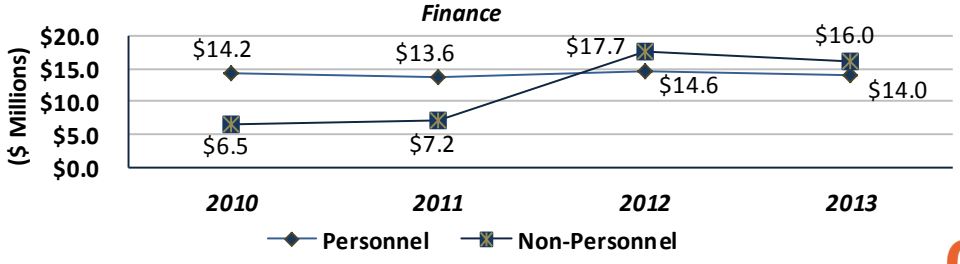
The Finance Division consists of costs associated with the accounting, budgeting, treasury, information technology, human resources, grants and risk management activities for the Authority. The Finance Division's expenditures represent 2.76% of the $1.1 billion dollar budget.

Overall, expenditures in this division decreased by 7.17% primarily due to a reduction in personnel costs by 4.76%, this chiefly due to the movement of Interns to the Resident Services division and the elimination of 6.5 FTEs; the 9.16% reduction to non-personnel came as a result of the movement of Accounting and Auditing, and Insurance related expenses from the central office to the agency's portfolio.

Presented below are historical (FY2010 and FY2011) and budgeted Personnel and Non-Personnel costs for FY2012 and FY2013 for the Finance Division.

EXPENSE BUDGET

FINANCE	FY2010 Actuals	FY2011 Actuals	FY2012 Budget	FY2013 Budget	% Change
Non-personnel Costs	$ 6,528,389	$ 7,227,468	$ 17,662,683	$ 16,044,970	-9.16%
Personnel Costs	$ 14,216,255	$ 13,601,924	$ 14,647,376	$ 13,950,001	-4.76%
TOTAL FINANCE	***$ 20,744,644***	***$ 20,829,392***	***$ 32,310,059***	***$ 29,994,971***	***-7.17%***



BUDGET OVERVIEW

DEVELOPMENT

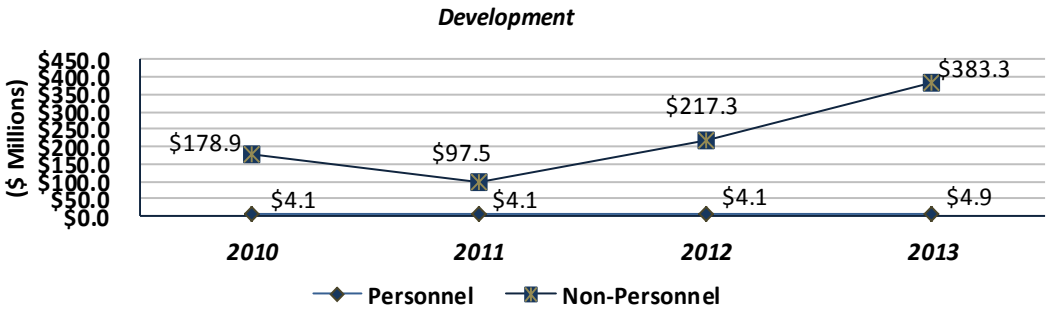
The Development Division consists of costs associated with developing, monitoring, evaluating and implementing development plans and proposals for mixed-income and public housing developments on vacant or underutilized property. It also includes costs for demolition or rehabilitation of existing public housing units. The Development Division's expenditures represent 35.77% of the $1.1 billion dollar budget.

Expenditures in this division increased by 75.30% primarily due to planned redevelopment and rehabilitation work as well as unit acquisitions throughout the agency's portfolio; personnel costs increased by 19.36% due to the addition of 5 FTEs brought in to meet the planned work.

Presented below are historical (FY2010 and FY2011) and budgeted Personnel and Non-Personnel costs for FY2012 and FY2013 for Development.

EXPENSE BUDGET

DEVELOPMENT	FY2010 Actuals	FY2011 Actuals	FY2012 Budget	FY2013 Budget	% Change
Non-personnel Costs	$ 178,905,998	$ 97,467,490	$ 217,323,409	$ 383,267,308	76.36%
Personnel Costs	$ 4,112,288	$ 4,100,851	$ 4,128,237	$ 4,927,275	19.36%
TOTAL DEVELOPMENT	***$ 183,018,286***	***$ 101,568,341***	***$ 221,451,646***	***$ 388,194,583***	***75.30%***



ASSET MANAGEMENT

The Asset Management Division consists of costs associated with oversight of the financial and physical well-being of all properties managed by Private Companies and the administration of the Section 8 Housing Choice Voucher program which is managed by two (2) third-party administrators. The Asset Management Division's expenditures represent 55.27% of the $1.1 billion dollar budget.

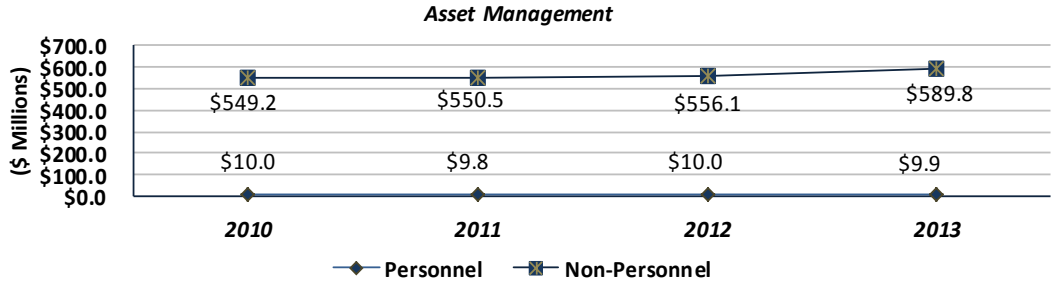
Overall, the expenditures in this division increased by 5.96%; the 6.07% increase in non-personnel reflects the surge of security services and increased operating dollars provided throughout the agency's portfolio; the increase in costs also reflects the projected rate increase for the Housing Choice Voucher and the rise in the number of vouchers that will be leased in FY2013. Personnel decreased by 0.28% chiefly do to the movement of personnel within the authority and restructuring of the division.

BUDGET OVERVIEW

Presented below are historical (FY2010 and FY2011) and budgeted Personnel and Non-Personnel costs for FY2012 and FY2013 for Asset Management.

EXPENSE BUDGET

ASSET MANAGEMENT	FY2010 Actuals	FY2011 Actuals	FY2012 Budget	FY2013 Budget	% Change
Non-personnel Costs	$ 549,209,698	$ 550,505,998	$ 556,063,786	$ 589,812,789	6.07%
Personnel Costs	$ 10,031,951	$ 9,810,735	$ 9,972,951	$ 9,944,973	-0.28%
TOTAL ASSET MANAGEMENT	***$ 559,241,649***	***$ 560,316,733***	***$ 566,036,737***	***$ 599,757,762***	***5.96%***



RESIDENT SERVICES

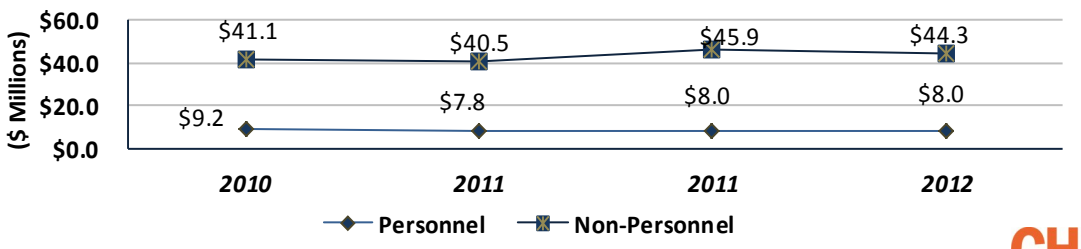
The Resident Services Division consists of costs associated with promoting resident initiatives and connecting residents with a variety of programs and services that support residents' path toward self sufficiency. The expenditures for the Resident Services Division are 4.82% of the $1.1 billion dollar budget.

Expenditures in Resident Services decreased by 2.84% chiefly due to the division's reduction in contract services; this resulting from efficiencies found within resident services vendor contracts. Personnel costs remained relatively unchanged.

Presented below are historical (FY2010 and FY2011) and budgeted Personnel and Non-Personnel costs for FY2012 and FY2013 for Resident Services.

EXPENSE BUDGET

RESIDENT SERVICES	FY2010 Actuals	FY2011 Actuals	FY2012 Budget	FY2013 Budget	% Change
Non-personnel Costs	$ 41,061,004	$ 40,517,205	$ 45,889,487	$ 44,335,541	-3.39%
Personnel Costs	$ 9,230,871	$ 7,793,008	$ 7,971,162	$ 7,995,747	0.31%
TOTAL RESIDENT SERVICES	***$ 50,291,875***	***$ 48,310,213***	***$ 53,860,649***	***$ 52,331,288***	***-2.84%***



BUDGET OVERVIEW

COMBINED PERSONNEL & NON-PERSONNEL EXPENDITURES

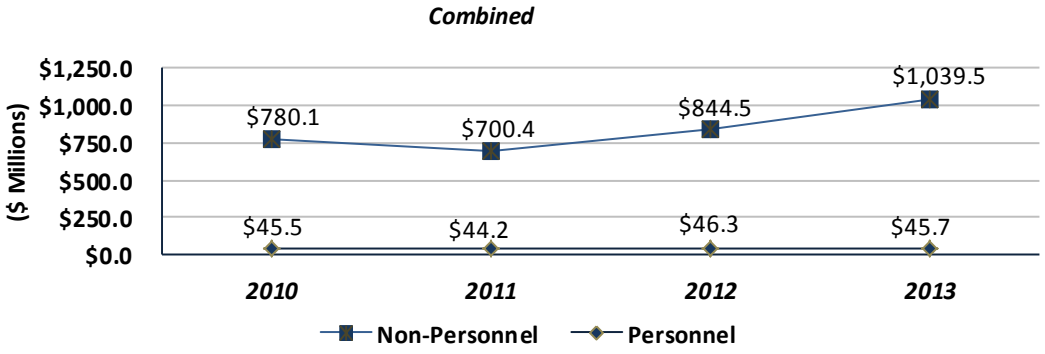
The table below summarizes the Non-Personnel and Personnel spending trends for all Divisional expenses through FY2013. The 23.08% increase in non-personnel primarily reflects the planned redevelopment and rehabilitation work as well as unit acquisitions throughout the agency's portfolio for FY2013.

Overall, personnel costs decreased by 1.30% due to the reduction of full time positions replaced by part-time positions that have a lower salary and benefit rates within several of the agency's divisions.

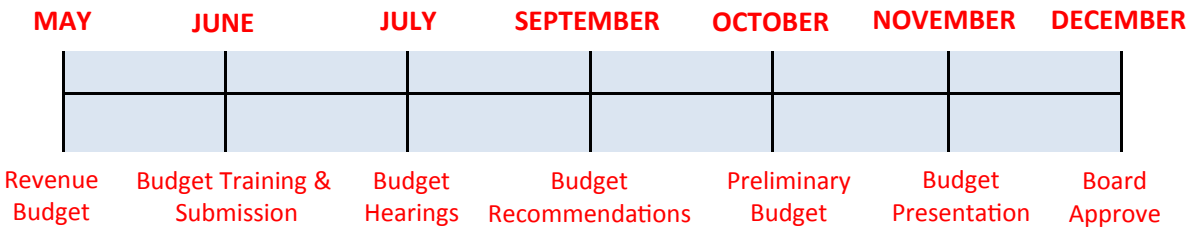
Presented below are historical (FY2010 and FY2011) and budgeted Personnel and Non-Personnel costs for FY2012 and FY2013.

EXPENSE BUDGET

COMBINED	FY2010 Actuals	FY2011 Actuals	FY2012 Budget	FY2013 Budget	% Change
Non-personnel Costs	$ 780,050,144	$ 700,417,195	$ 844,549,038	$ 1,039,505,158	23.08%
Personnel Costs	$ 45,529,823	$ 44,183,449	$ 46,290,836	$ 45,690,576	-1.30%
TOTAL COMBINED	***$825,579,967***	***$744,600,644***	***$890,839,874***	***$1,085,195,734***	***21.82%***



BUDGET PROCESS



The preparation of the Chicago Housing Authority's Annual Budget is the culmination of a eight-month budget process, which begins in May and ends in December of each calendar year. The FY2013 budget process required cost centers to utilize Efficiency Templates. All budget requests must be entered into these templates within a three week time period.

A. In May, a Senior Budget Analyst forecasted revenues using CHA's 5-year operating and capital model. The model included projections for the inflation factor as well as Congressional appropriation estimates for the MTW Fund (Operating, Capital and Section 8 (MTW) Funds). This model also included revenue projections for the remainder of CHA's funding sources (Section 8, Non-MTW, Hope VI and Other funds).

B. In June, cost centers are provided hands-on training on how to complete the Efficiency Templates. In addition, cost centers are provided budget packets during a Budget Briefing Session, which include the following: Transmittal Memorandum, Budget Timetable, FY2011 and Y-T-D FY2012 Historical Spending Analysis, FY2012 Budget Revisions, Active Employee Roster as of 5/31/12, Vacancy Roster as of 5/31/12, and FY2013 Budget Preparation Manual.

   Executive Vice-Presidents, Senior Vice-Presidents, Vice-Presidents, and Directors are responsible for analyzing their actual expenditures versus budget for the current year, and forecasting the forthcoming annual needs of the center. In addition, each cost center is required to provide detail and justification of all projected expenses.

   Budget submissions are due to the assigned cost center Budget Analyst by the end of June. The budget submission includes the following: Executive Summary approved by the Executive Vice-President, Organizational Chart, Mission Statement, and FY2012 Accomplishments.

C. In July, budget hearings are held with each cost center. These hearings are conducted by a three (3) team Budget panel. The teams consist of the Budget Director and/or Assistant Budget Director, an OBM Manager and a Budget Analyst. This team is responsible for gathering additional justification from the cost center to improve their chances of being granted the budget requested. This also provides the opportunity for the cost center representatives to answer any questions presented by the Budget panel prior to formulating a recommendation.

D. In September, after the budget hearings are held, the Budget panel conducts a thorough analysis of each cost centers' budget request. Adjustments are made in the areas that do not have appropriate justifications for requested funding. Recommendations are then formulated by the Budget panel. These recommendations are presented to the Chief Financial Officer for review and approval.

E. In October, the Chief Executive Officer (CEO) and the Chief Operating Officer (COO) are presented with the final budget recommendations. Additional adjustments are made to reflect any requested changes in the budget. The final budget recommendations become the official FY2013 preliminary budget, and become a part of the FY2013 Draft Annual Plan, which is released for public comment on August 31, 2012. The Annual Plan outlines the major program changes, policy directions, and organizational initiatives of the Chicago Housing Authority over the next several years and is an integral part of the budget process.

BUDGET PROCESS

F. In November, the OBM staff prepares the draft FY2013 Comprehensive Budget document. The Comprehensive Budget includes an all funds revenue summary, detailed expenditures by cost center, financial summaries and a comparison of the last five and/or three years of financial data for the Authority.

G. In December, a summary presentation of this document is presented to the Board of Commissioners Finance Committee and the document is released for review. The review period is thirty (30) days. The presentation provides a general overview of the budget highlighting differences between the FY2012 budget and the proposed FY2013 budget.

The Comprehensive Budget document is presented to the Board of Commissioners for approval. After any changes or amendments requested by the Board, the document is approved and adopted by the Board. Detailed cost center budgets are forwarded to CHA Managers and the budget preparation process ends.

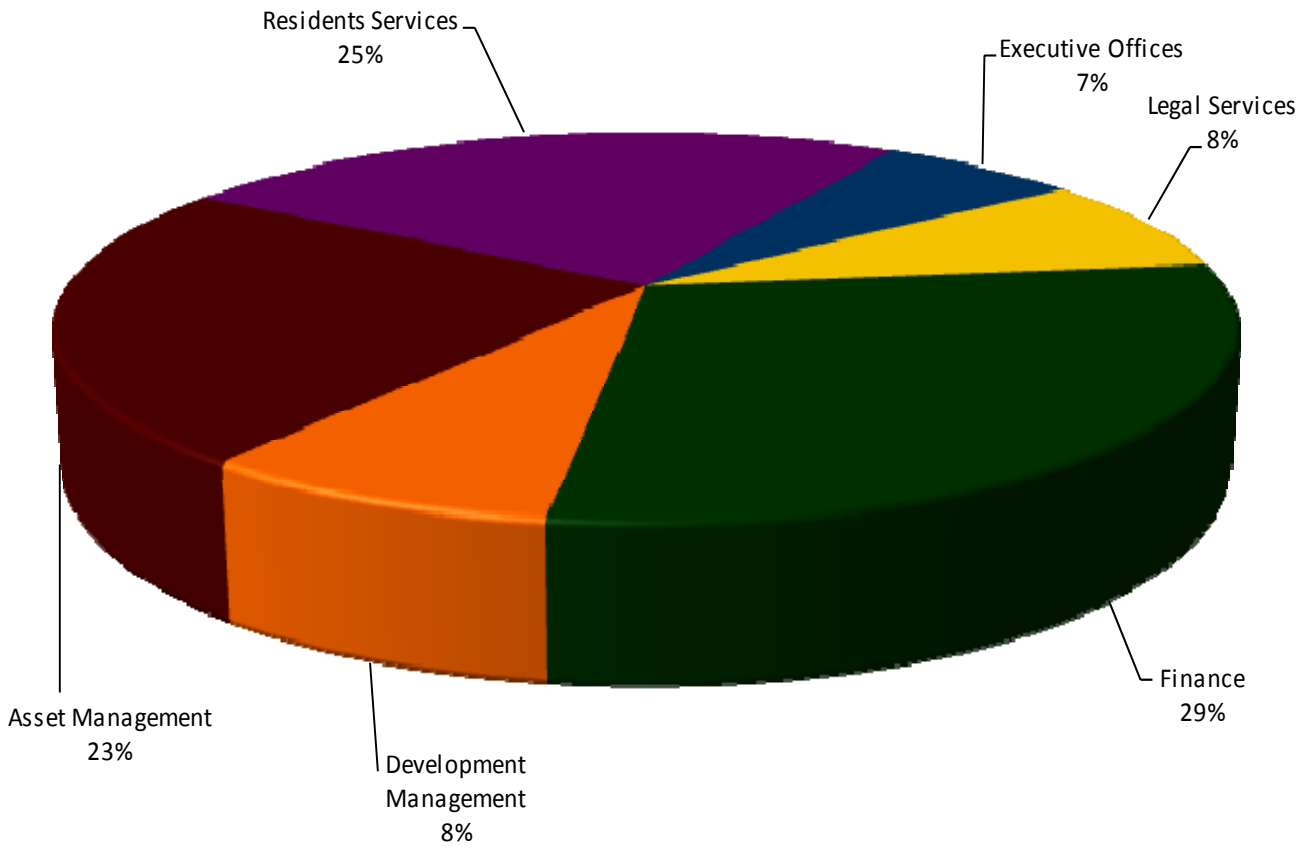
PERSONNEL SUMMARY

GENERAL OVERVIEW

The FY2013 proposed staffing level for the Chicago Housing Authority is approximately 514.0 which is a 1.2% increase from FY2012 levels due to an increase of 6 FTEs. Total personnel costs are estimated at $45.6 million, which represents a 1.3% reduction over FY2012 levels. The 1.3% decrease is due to the elimination of vacancies and the reclassification of positions.

Division	FY2010 ACTUAL FTE	FY2011 ACTUAL FTE	FY2012 BUDGET FTE	FY2013 BUDGET FTE	% OF CHANGE
Executive Offices	32.0	34.0	33.0	34.0	3.0%
Legal Services	39.5	45.5	46.0	41.5	-9.8%
Finance	181.5	174.0	165.0	150.0	-9.1%
Development Management	37.0	37.0	36.0	43.0	19.4%
Asset Management	116.0	118.0	123.0	120.0	-2.4%
Residents Services	82.0	82.0	105.0	125.5	19.5%
Total	**488.0**	**490.5**	**508.0**	**514.0**	**1.2%**

FY2013 Proposed FTE's by Division



PERSONNEL SUMMARY

Division	FY2010 Actual	FY2011 Actual	FY2012 Budget	FY2013 Proposed	% Change From Prior Year
Executive Office	$3,530,729	$3,688,977	$3,970,550	$3,969,165	**0.0%**
Legal Services	$4,407,729	$5,187,954	$5,600,560	$4,903,415	**-12.4%**
Finance	$14,216,255	$13,601,924	$14,647,376	$13,950,001	**-4.8%**
Development	$4,112,288	$4,100,851	$4,128,237	$4,927,275	**19.4%**
Asset Management	$10,031,951	$9,810,735	$9,972,951	$9,944,973	**-0.3%**
Resident Services	$9,230,871	$7,793,008	$7,971,162	$7,995,747	**0.3%**
Total	**$45,529,823**	**$44,183,449**	**$46,290,836**	**$45,690,576**	**-1.3%**

Executive Offices

The Executive Offices Division includes: the Office of the Chief Executive Officer, Board of Commissioners, Strategic Planning & Public Affairs, Planning & Reporting, Government & Community Affairs, Internal Audit, and Communications & Marketing. This division directs policy for the Chicago Housing Authority, oversees the day-to-day operations and determines management priorities for the Authority. The division's FTE count is expected to increase by 1.0 FTEs or 3.0%; personnel costs are projected to increase by $1,385 due to the FTE increase.

Legal Services

The Legal Services Division includes the Office of the General Counsel, the Office of the Inspector General, and the ADA/Section 504 Compliance Department. Responsibilities include providing legal advice and counsel to the Authority as well as investigating allegations of wrong doing and/or misappropriations. This division's FTEs are projected to decrease by 9.8% or 4.5 due to the elimination of temporary Presenters and Hearing Officers. These services will now be paid out as a Consultant Fee. Personnel costs will decrease by 12.4% as a result of the reduction in FTEs.

Finance

The Finance Division includes: the Office of the Chief Financial Officer, Office of Budget and Management, Office of the Comptroller, the Treasury Department, Information Technology, Training, Department of Procurement & Contracts, Human Resources and Grants Development & Administration. This division is responsible for ensuring the financial stability of the Chicago Housing Authority as well as identifying new revenue sources. The division's FTEs are projected to decrease by 15 or 9.1% due to the transfer of 8.5 FTEs to Resident Services and elimination of 6.5 positions. As a result of this personnel costs will decrease by 4.8%.

Development Management

The Development Management Division includes: Development Management and Capital Construction. This division is responsible for coordinating all new construction and rehabilitation activities for the Authority. In FY2013, the division's FTE count will increase by 7 FTEs or 19.4%. Five positions will be new for 2013 and two have been transferred from Asset Management as a result of this personnel costs will also increase by 19.4%.

Asset Management

The Asset Management Division includes: Office of the Chief Housing Officer, Charles A. Hayes Family Investment Center, Private Property Management, Asset Management Portfolio, Commercial Portfolio, Housing Choice Voucher, Security Coordination, and Administrative Services. This division is responsible for the oversight of all operations associated with the CHA's Public Housing Portfolio, which includes overseeing the private management companies. For FY2013, the overall FTE count for this division is projected to decrease by 3 FTEs or 2.4% due to the transfer of staff within the Authority and the elimination of positions. Personnel costs are expected to decrease by 0.3% as a result of these actions.

PERSONNEL SUMMARY

Resident Services

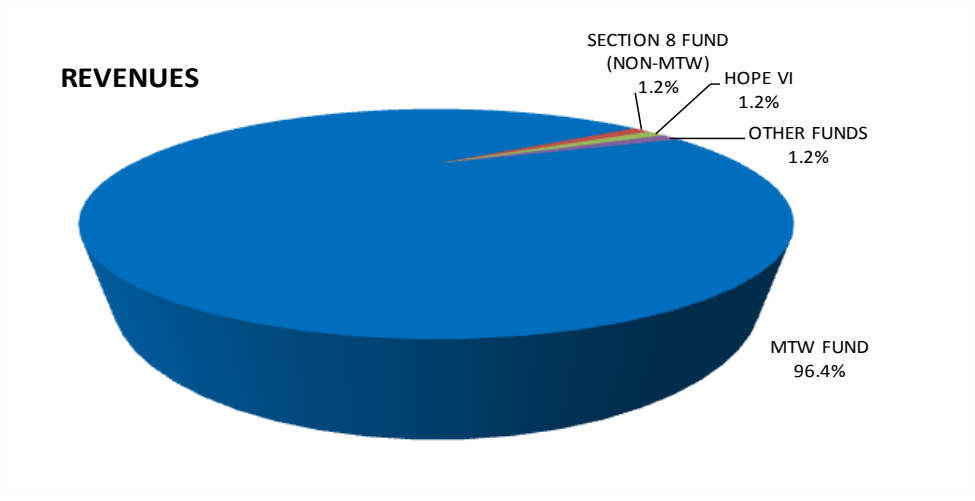
The Resident Services Division includes: the Office of Resident Services, Resident Services Other Funding Sources, CHA Intern Program, Central Advisory Council and Resident Services Contracts. This division is responsible for the oversight of all resident and supportive services activities within the Chicago Housing Authority. For FY2013, the FTE count is expected to increase by 20.5 FTEs or 19.5% due to an increase in the CHA Intern Program. Personnel costs are projected to increase by 0.3% due to the increase in interns but offset by the elimination of vacancies.

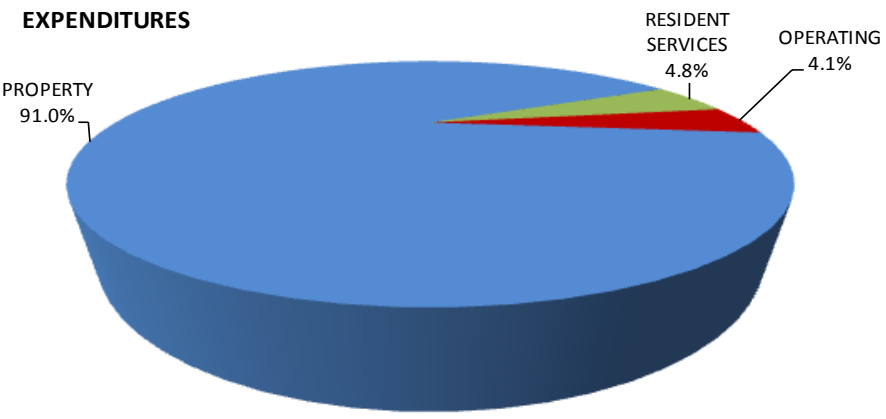
FUND FINANCIAL SUMMARY

The Authority has one Proprietary Fund type - the Enterprise Fund. The Authority's Fiduciary Fund, which consists of the CHA Employer's Pension Trust Fund is privately managed and operated. The Fiduciary Fund is not included in the Budget.

All record keeping of the Authority's program activity is organized based on Fund Accounting. The Enterprise Fund reflects programs that provide services to residents, those used for housing operations and those related to capital improvement activities. The Enterprise Fund is considered a single accounting entity. The operation of this fund is recorded using a separate set of self-balancing accounts that comprise assets, liabilities, fund equity, revenues and expenditures. CHA resources are allocated to and accounted for in the Enterprise Fund based upon the purposes for which they will be spent and the means by which spending activity is controlled. The Authority's accounting system maintains records that conform to Generally Accepted Accounting Principles (GAAP) for an Enterprise Fund.

The Enterprise Fund is comprised of the MTW Fund, Section 8 (Non-MTW), Hope VI, and Other Funding Programs. The Enterprise Fund is used to account for operations that are financed and operated in a manner similar to private business enterprises. Alternatively, the Board of Commissioners may decide that periodic determination of revenue earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes. The principal revenue and expense activity of the Chicago Housing Authority occurs in the Enterprise Fund. Operating activity primarily includes the administrative and maintenance functions of managing the CHA's rental properties. The following pages present budget information related to the Authority's Enterprise Fund.





FUND FINANCIAL SUMMARY

	ENTERPRISE FUND COMBINED					
	FY2010 Actuals	FY2011 Actuals	FY2012 Budget	FY2013 Budget	% Change Prior Year	% of Total
REVENUE						
MTW Fund	$ 810,600,794	$ 816,065,096	$ 827,752,324	$ 1,045,668,000	26.3%	96.4%
Section 8 Fund (Non-MTW)	11,509,589	13,039,507	11,141,746	13,368,440	20.0%	1.2%
Hope VI Fund	20,949,705	23,260,940	25,180,687	12,754,731	-49.3%	1.2%
Other Funds	14,309,364	13,417,931	25,492,724	13,404,563	-47.4%	1.2%
ARRA-Formula	86,052,361	9,891,715	1,272,393	-	-100.0%	0.0%
ARRA-Competitive	19,208,794	35,834,184	-	-	-	0.0%
TOTAL REVENUE	$ 962,630,607	$ 911,509,373	$890,839,874	$1,085,195,734	21.8%	100.0%
EXPENDITURES						
OPERATING						
Executive Offices	$ 5,947,066	$ 5,967,099	$ 8,228,776	$ 6,877,722	-16.4%	15.3%
Legal Services	6,336,447	7,608,866	8,952,007	8,039,408	-10.2%	17.9%
Finance	20,744,644	20,829,392	32,310,059	29,994,971	-7.2%	66.8%
TOTAL OPERATING	33,028,157	34,405,357	49,490,842	44,912,101	-9.3%	100.0%
PROPERTY						
Asset Management (Admin)	30,256,773	13,663,242	14,076,338	14,384,888	2.2%	2.4%
Private Management Companies	121,824,778	128,857,524	130,668,915	141,680,921	8.4%	23.6%
Housing Choice Voucher (Admin)	30,881,129	30,851,063	34,393,445	38,455,176	11.8%	6.4%
Housing Choice Voucher (HAP)	352,363,622	359,829,117	360,454,654	375,873,526	4.3%	62.7%
Safety & Security	6,000,000	6,000,000	6,000,000	6,000,000	0.0%	1.0%
Utilities	17,915,347	21,115,788	20,443,385	23,363,251	14.3%	3.9%
Subtotal Asset Management	559,241,649	560,316,733	566,036,737	599,757,762	6.0%	100.0%
Capital/Development (Admin)	4,202,892	4,100,851	4,128,237	4,927,275	19.4%	1.3%
Capital Improvements	178,815,394	97,467,490	217,323,409	383,267,308	76.4%	98.7%
Subtotal Capital/Development	183,018,286	101,568,341	221,451,646	388,194,583	75.3%	100.0%
TOTAL PROPERTY	742,259,935	661,885,074	787,488,383	987,952,345	25.5%	100.0%
RESIDENT SERVICES						
Resident Services (Admin)	8,227,492	6,426,692	7,058,748	8,204,485	16.2%	15.7%
Resident Services Contracts	42,064,383	41,883,521	46,801,901	44,126,803	-5.7%	84.3%
TOTAL RESIDENT SERVICES	50,291,875	48,310,213	53,860,649	52,331,288	-2.8%	100.0%
TOTAL EXPENDITURES	$ 825,579,967	$ 744,600,644	$ 890,839,874	$ 1,085,195,734	21.8%	100.0%
INCREASE/(DECREASE) IN FUND EQUITY	$ 137,050,640	$ 166,908,729	$ -	$ -		

FUND FINANCIAL SUMMARY

ENTERPRISE FUND
MTW FUND DETAIL

	FY2010 Actuals	FY2011 Actuals	FY2012 Budget	FY2013 Budget	% Change Prior Year	% of Total
REVENUE						
Capital Grants	$ 83,649,343	$ 61,833,063	$ 168,016,739	$ 111,812,543	-33.5%	10.7%
Housing Assistance	331,367,332	362,583,600	349,348,942	2,718,028	-99.2%	0.3%
MTW Demo Vouchers	139,087,363	138,030,300	93,281,531	731,887,684	684.6%	70.0%
Operating Subsidy	180,564,348	174,897,232	146,479,503	151,383,390	3.3%	14.5%
Rental Income	40,811,286	42,919,467	40,633,172	42,928,196	5.6%	4.1%
Administrative Income	29,720,638	30,329,528	26,451,241	2,111,513	-92.0%	0.2%
Other Income	1,879,392	1,692,131	1,183,496	1,351,646	14.2%	0.1%
Interest Income	3,521,092	3,779,775	2,357,700	1,475,000	-37.4%	0.1%
TOTAL REVENUE	$ 810,600,794	$ 816,065,096	$ 827,752,324	$ 1,045,668,000	26.3%	100.0%
EXPENDITURES						
OPERATING						
Executive Offices	$ 5,947,066	$ 5,655,267	$ 7,231,762	$ 6,877,722	-4.9%	15.6%
Legal Services	6,336,447	7,574,592	8,952,007	8,039,408	-10.2%	18.2%
Finance	19,821,081	17,165,731	29,901,670	29,168,200	-2.5%	66.2%
TOTAL OPERATING	32,104,594	30,395,590	46,085,439	44,085,330	-4.3%	100.0%
PROPERTY						
Asset Management (Admin)	14,343,169	13,285,606	14,076,338	14,384,888	2.2%	2.5%
Private Management Companies	121,824,778	121,740,257	128,915,212	141,680,921	9.9%	24.2%
Housing Choice Voucher (Admin)	30,479,724	29,938,518	33,063,641	37,125,372	12.3%	6.3%
Housing Choice Voucher (HAP)	344,200,841	350,522,828	350,632,962	363,824,390	3.8%	62.0%
Safety & Security	6,000,000	6,000,000	6,000,000	6,000,000	0.0%	1.0%
Utilities	17,915,347	18,560,885	20,443,385	23,363,251	14.3%	4.0%
Subtotal Asset Management	534,763,859	540,048,094	553,131,538	586,378,822	6.0%	100.0%
Capital/Development (Admin)	4,202,892	4,100,851	4,128,237	4,927,275	19.4%	1.3%
Capital Improvements	106,447,494	52,752,513	175,803,661	361,127,247	105.4%	98.7%
Subtotal Capital/Development	110,650,386	56,853,364	179,931,898	366,054,522	103.4%	100.0%
TOTAL PROPERTY	645,414,245	596,901,458	733,063,436	952,433,344	29.9%	100.0%
RESIDENT SERVICES						
Resident Services (Admin)	8,056,186	4,069,123	4,323,385	7,246,523	67.6%	14.7%
Resident Services Contracts	34,252,760	41,034,323	44,280,064	41,902,803	-5.4%	85.3%
TOTAL RESIDENT SERVICES	42,308,946	45,103,446	48,603,449	49,149,326	1.1%	100.0%
TOTAL EXPENDITURES	$ 719,827,785	$ 672,400,494	$ 827,752,324	$ 1,045,668,000	26.3%	100.0%
INCREASE/(DECREASE) IN FUND EQUITY	$ 90,773,009	$ 143,664,602	$ -	$ -		

FUND FINANCIAL SUMMARY

ENTERPRISE FUND
SECTION 8 FUND DETAIL (Non-MTW)

	FY2010 Actuals	FY2011 Actuals	FY2012 Budget	FY2013 Budget	% Change Prior Year	% of Total
REVENUE						
Capital Grants	$ -	$ -	$ -	$ -	-	-
Bond Proceeds	-	-	-	-	-	-
Housing Assistance	6,598,618	6,987,310	7,314,976	7,303,824	-0.2%	54.6%
Mainstream	376,099	351,358	432,576	477,744	10.4%	3.6%
Veteran's Affairs Supportive Housing	2,829,145	2,472,298	2,074,890	4,314,132	107.9%	32.3%
Administrative Income	1,322,653	1,332,830	1,319,304	1,272,740	-3.5%	9.5%
Other Income	-	-	-	-	-	-
Interest Income	383,075	1,895,712	-	-	-	-
TOTAL REVENUE	$ 11,509,590	$ 13,039,507	$ 11,141,746	$ 13,368,440	20.0%	100.0%
EXPENDITURES						
OPERATING						
Executive Offices	$ -	$ -	$ -	$ -	-	-
Legal Services	-	-	-	-	-	-
Finance	-	-	-	-	-	-
TOTAL OPERATING	-	-	-	-	-	-
PROPERTY						
Asset Management (Admin)	-	-	-	-	-	-
Private Management Companies	-	-	-	-	-	-
Housing Choice Voucher (Admin)	401,405	901,969	1,319,304	1,319,304	0.0%	9.9%
Housing Choice Voucher (HAP)	8,162,781	9,306,289	9,822,442	12,049,136	22.7%	90.1%
Safety & Security	-	-	-	-	-	-
Utilities	-	-	-	-	-	-
Subtotal Asset Management	8,564,186	10,208,258	11,141,746	13,368,440	20.0%	100.0%
Capital/Development (Admin)	-	-	-	-	-	-
Capital Improvements	-	-	-	-	-	-
Subtotal Capital/Development	-	-	-	-	-	-
TOTAL PROPERTY	8,564,186	10,208,258	11,141,746	13,368,440	20.0%	100.0%
RESIDENT SERVICES						
Resident Services (Admin)	-	-	-	-	-	-
Resident Services Contracts	-	-	-	-	-	-
TOTAL RESIDENT SERVICES	-	-	-	-	-	0.0%
TOTAL EXPENDITURES	$ 8,564,186	$ 10,208,258	$ 11,141,746	$ 13,368,440	20.0%	100.0%
INCREASE/(DECREASE) IN FUND EQUITY	$ 2,945,404	$ 2,831,249	$ -	$ -		

FUND FINANCIAL SUMMARY

ENTERPRISE FUND
HOPE VI DETAIL

	FY2010 Actuals	FY2011 Actuals	FY2012 Budget	FY2013 Budget	% Change Prior Year	% of Total
REVENUE						
Grant Funds (Hard costs)	$ 19,254,500	$ 22,012,312	$ 22,658,850	$ 7,877,072	-65.2%	61.8%
Grant Funds (Soft Costs)	1,695,206	1,248,628	2,521,837	4,877,659	93.4%	38.2%
Housing Assistance	-		-	-	-	-
Operating Subsidy	-		-	-	-	-
Rental Income	-		-	-	-	-
Administrative Income	-		-	-	-	-
Other Income	-		-	-	-	-
Interest Income	-		-	-	-	-
TOTAL REVENUE	$ 20,949,705	$ 23,260,940	$ 25,180,687	$ 12,754,731	-49.3%	100.0%
EXPENDITURES						
OPERATING						
Executive Offices	$ -	$ -	$ -	$ -	-	-
Legal Services	-	-	-	-	-	-
Finance	-	-	-	-	-	-
TOTAL OPERATING	-	-	-	-	-	0.0%
PROPERTY						
Asset Management (Admin)	-	-	-	-	-	-
Private Management Companies	-	-	-	-	-	-
Housing Choice Voucher (Admin)	-	-	-	-	-	-
Housing Choice Voucher (HAP)	-	-	-	-	-	-
Safety & Security	-	-	-	-	-	-
Utilities	-	-	-	-	-	-
Subtotal Asset Management	-	-	-	-	-	0.0%
Capital/Development (Admin)	-	-	-	-	-	-
Capital Improvements	5,469,301	3,968,369	22,658,850	10,530,731	-53.5%	100.0%
Subtotal Capital/Development	5,469,301	3,968,369	22,658,850	10,530,731	-53.5%	100.0%
TOTAL PROPERTY	5,469,301	3,968,369	22,658,850	10,530,731	-53.5%	100.0%
RESIDENT SERVICES						
Resident Services (Admin)	-	-	-	-	-	-
Resident Services Contracts	1,555,122	815,318	2,521,837	2,224,000	-11.8%	100.0%
TOTAL RESIDENT SERVICES	1,555,122	815,318	2,521,837	2,224,000	-11.8%	100.0%
TOTAL EXPENDITURES	$ 7,024,423	$ 4,783,687	$ 25,180,687	$ 12,754,731	-49.3%	100.0%
INCREASE/(DECREASE) IN FUND EQUITY	$ 13,925,282	$ 18,477,253	$ -	$ -		

FUND FINANCIAL SUMMARY

ENTERPRISE FUND
OTHER FUND DETAIL

	FY2010 Actuals	FY2011 Actuals	FY2012 Budget	FY2013 Budget	% Change Prior Year	% of Total
REVENUE						
Capital Grants	$ 2,650,859	$ (2,151,717)	$ 5,334,242	6,246,830	17.1%	46.6%
Other Inter-Gov't Operating Grants	5,923,363	1,753,554	2,617,114	-	-100.0%	-
ARRA-Competitive Fund	19,208,794	35,834,184	-	-	-	-
ARRA-Formula Fund	86,052,361	9,891,715	1,272,393	-	-100.0%	-
Section 3 Scholarships	634,344	562,926	466,421	500,000	7.2%	3.7%
Other HUD Operating Grants	634,461	162,973	28,846	57,962	100.9%	0.4%
Dept of Commerce & Economic Opportunity	-	4,175,759	9,110,220	5,362,500	-41.1%	40.0%
Non-Governmental Grants	71,848	473,849	2,367,116	1,226,771	-48.2%	9.2%
Other Income	4,159,345	5,499,985	5,498,765	10,500	-99.8%	0.1%
Interest Income	235,144	2,940,602	70,000	-	-100.0%	-
TOTAL REVENUE	$ 119,570,519	$ 59,143,830	$ 26,765,117	$ 13,404,563	-49.9%	100.0%
EXPENDITURES						
OPERATING						
Executive Offices	$ -	$ 311,832	$ 1,077,253	$ -	-100.0%	-
Legal Services	-	34,274	-	-	-	-
Finance	923,563	3,663,661	2,328,150	826,771	-64.5%	100.0%
TOTAL OPERATING	923,563	4,009,767	3,405,403	826,771	-75.7%	100.0%
PROPERTY						
Asset Management (Admin)	15,913,604	377,636	-	-	-	-
Private Management Companies	-	7,117,267	1,753,703	-	-100.0%	-
Housing Choice Voucher (Admin)	-	10,575	10,500	10,500	0.0%	100.0%
Housing Choice Voucher (HAP)	-	-	-	-	-	-
Safety & Security	-	-	-	-	-	-
Utilities	-	926,457	-	-	-	-
Subtotal Asset Management	15,913,604	8,431,935	1,764,203	10,500	-99.4%	100.0%
Capital/Development (Admin)	-	-	-	-	-	-
Capital Improvements	66,898,599	40,746,608	18,860,148	11,609,330	-38.4%	100.0%
Subtotal Capital/Development	66,898,599	40,746,608	18,860,148	11,609,330	-38.4%	100.0%
TOTAL PROPERTY	82,812,203	49,178,543	20,624,351	11,619,830	-43.7%	100.0%
RESIDENT SERVICES						
Resident Services (Admin)	171,306	33,879	-	-	-	-
Resident Services Contracts	6,256,501	2,357,569	2,735,363	957,962	-65.0%	100.0%
TOTAL RESIDENT SERVICES	6,427,807	2,391,448	2,735,363	957,962	-65.0%	100.0%
TOTAL EXPENDITURES	$ 90,163,573	$ 55,579,758	$ 26,765,117	$ 13,404,563	-49.9%	100.0%
INCREASE/(DECREASE) IN FUND EQUITY	$ 29,406,946	$ 3,564,072	$ -	$ -		

FUND FINANCIAL SUMMARY

SUMMARY OF EXPENDITURES

The following two schedules represent the 2013 budget expenditures in the following categories:

I. Functional Expense Category by Fund

II. Divisional Expense Category by Fund

	Operating	% of Total	Property	% of Total	Resident Services	% of Total	FY2013 Budget Total	% of Total
Enterprise Funds:								
MTW Fund	$ 44,085,330	98.2%	$ 952,433,344	96.4%	$ 49,149,326	93.9%	$ 1,045,668,000	96.4%
Section 8 Non-MTW	-	0.0%	13,368,440	1.4%	-	0.0%	13,368,440	1.2%
Hope VI	-	0.0%	10,530,731	1.1%	2,224,000	4.2%	12,754,731	1.2%
Other Funds	826,771	1.8%	11,619,830	1.2%	957,962	1.8%	13,404,563	1.2%
TOTAL ENTERPRISE FUNDS	**$ 44,912,101**	**100.0%**	**$ 987,952,345**	**100.0%**	**$ 52,331,288**	**100.0%**	**$ 1,085,195,734**	**100.0%**

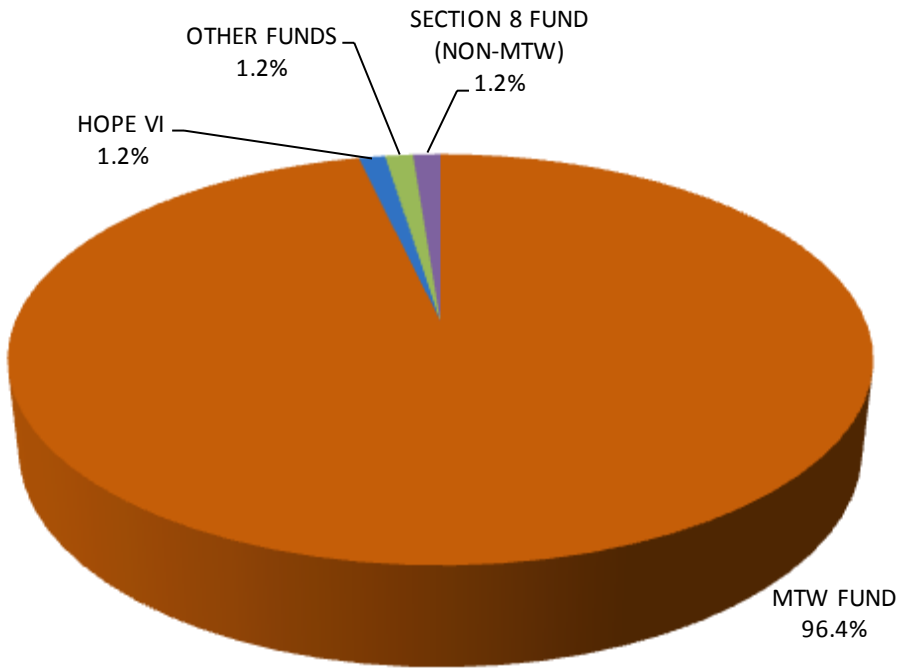
	Executive Office	Legal Services	Finance	Resident Services	Development/ Capital	Asset Management	FY2013 Budget Total
Enterprise Funds:							
MTW Fund	$ 6,877,722	$ 8,039,408	$ 29,168,200	$ 49,149,326	$ 366,054,522	$ 586,378,822	$ 1,045,668,000
Section 8 Non-MTW	-	-	-	-	-	13,368,440	13,368,440
Hope VI	-	-	-	2,224,000	10,530,731	-	12,754,731
Other Funds	-	-	826,771	957,962	11,609,330	10,500	13,404,563
TOTAL ENTERPRISE FUNDS	**$ 6,877,722**	**$ 8,039,408**	**$ 29,994,971**	**$ 52,331,288**	**$ 388,194,583**	**$ 599,757,762**	**$ 1,085,195,734**

REVENUE ANALYSIS

The revenue summary for the Chicago Housing Authority (CHA) encompasses five major funding sources, each source of funding has several components. Below, and on succeeding pages, are tables and graphs that display historical information for each of the funding sources over a four-year period. For FY2013, total budgeted revenue for the CHA is $1.1 billion.

	FY2010 Actuals	FY2011 Actuals	FY2012 Budget	FY2013 Budget	% Change Prior Year
MTW FUND	$810,600,794	$816,065,096	$827,752,324	$1,045,668,000	26.3%
SECTION 8 FUND (NON-MTW)	11,509,589	13,039,507	11,141,746	13,368,440	20.0%
HOPE VI	20,949,705	23,260,940	25,180,687	12,754,731	-49.3%
OTHER FUNDS	14,309,364	13,417,931	25,492,724	13,404,563	-47.4%
ARRA-FORMULA	86,052,361	9,891,715	1,272,393	-	-100.0%
ARRA-COMPETITIVE	19,208,794	35,834,184	-	-	0.0%
TOTAL REVENUES	$962,630,607	$911,509,373	$890,839,874	$1,085,195,734	21.8%

REVENUE SOURCES



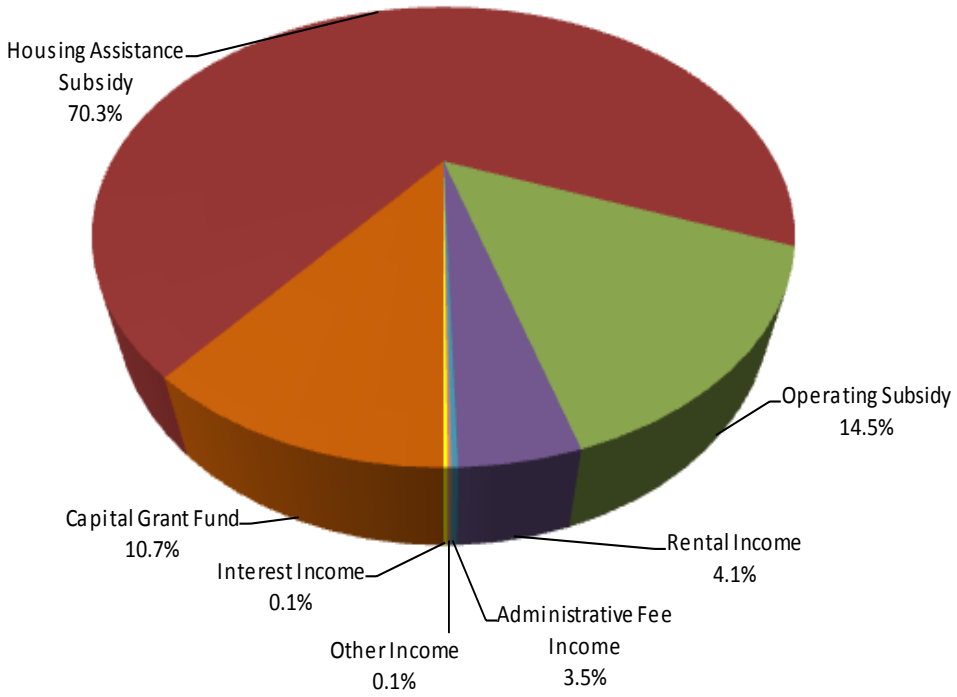
REVENUE ANALYSIS

MTW FUND

The Moving-To-Work Agreement (MTW) between the CHA and the U.S. Department of Housing and Urban Development (HUD), allows the Authority to combine Low-Rent, Capital and Section 8 Housing Choice Voucher (HCV) Programs into Block Grant funding, which is referred to, in this document, as the "MTW Fund".

The following table and graph reflect the major sources of revenue which make up the MTW Fund.

	FY2010 Actuals	FY2011 Actuals	FY2012 Budget	FY2013 Budget	% Change Prior Year
Capital Grant Fund	$ 83,649,343	$ 61,833,063	$ 168,016,739	$ 111,812,543	-33.5%
Housing Assistance Subsidy	470,454,695	500,613,900	442,630,473	734,605,712	66.0%
Operating Subsidy	180,564,348	174,897,232	146,479,503	151,383,390	3.3%
Rental Income	40,811,286	42,919,467	40,633,172	42,928,196	5.6%
Administrative Fee Income	29,720,638	30,329,528	26,451,241	2,111,513	-92.0%
Other Income	1,879,392	1,692,131	1,183,496	1,351,646	14.2%
Interest Income	3,521,092	3,779,775	2,357,700	1,475,000	-37.4%
TOTAL REVENUES	$ 810,600,794	$ 816,065,096	$ 827,752,324	$1,045,668,000	26.3%

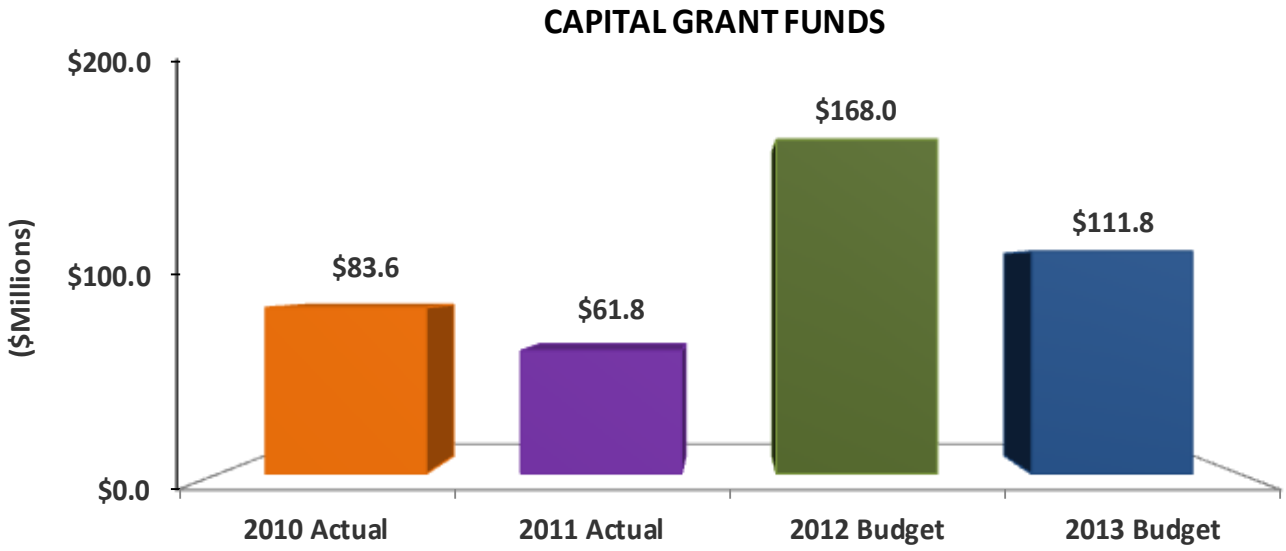


REVENUE ANALYSIS

Capital Fund

The Capital Fund Program is utilized for rehabilitation, redevelopment activities and unit acquisition initiatives throughout the Authority. In FY2013, construction activity will be centered around delivering 345 new units to the public housing portfolio through mixed-income family housing redevelopment (88 units) and public housing acquisition initiatives (257 units). Thus moving us closer towards our goal of 25,000 units committed under the Plan and an anticipated completion of 88%. The FY2013 Budget estimates a $80.7 million Capital Fund allocation with a projected FY2012 carryover amount of $31.1 million totaling $111.8. million.

	FY2010 Actuals	FY2011 Actuals	FY2012 Budget	FY2013 Budget	% Change
Capital Grant Funds	$83,649,343	$61,833,063	$168,016,739	$111,812,543	-33.5%
TOTAL REVENUE	**$83,649,343**	**$61,833,063**	**$168,016,739**	**$111,812,543**	**-33.5%**

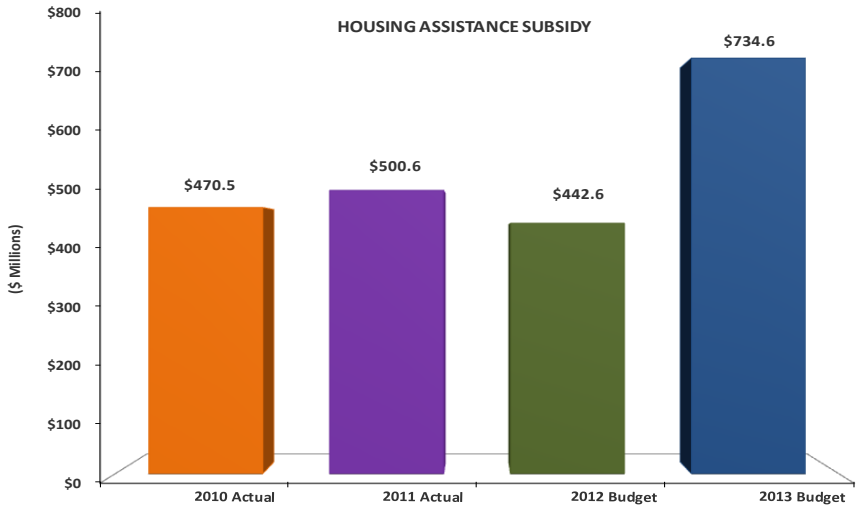


REVENUE ANALYSIS

Housing Assistance Subsidy

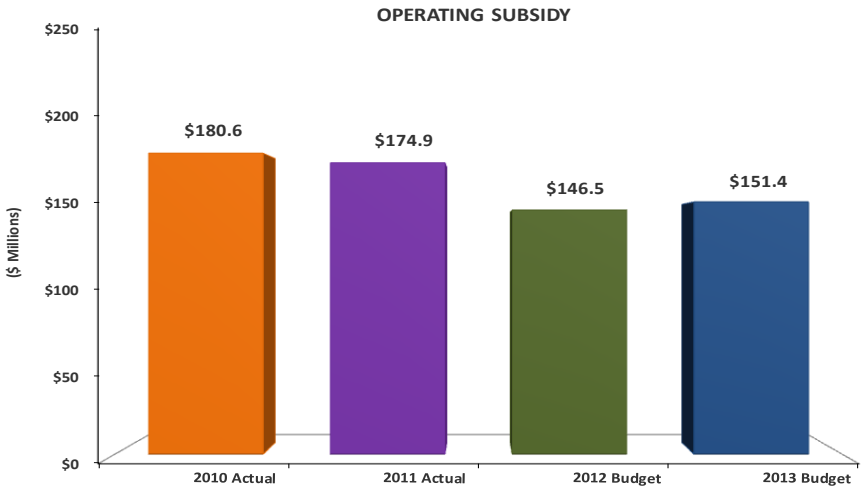
The Section 8 Housing Choice Voucher Program (HCV) is funded by Annual Contribution Contracts (ACC). The FY2013 projection for Housing Assistance Subsidy is based on leased units and is estimated at 300 MTW vouchers totaling $2.7 million, 49,903 MTW Block Grant vouchers totaling $504.5 million and Section 8 Reserve funds in the amount of $227.4 million

The graph below depicts CHA's Section 8 (MTW) Housing Assistance Subsidy levels for FY2010-FY2013.



Operating Subsidy

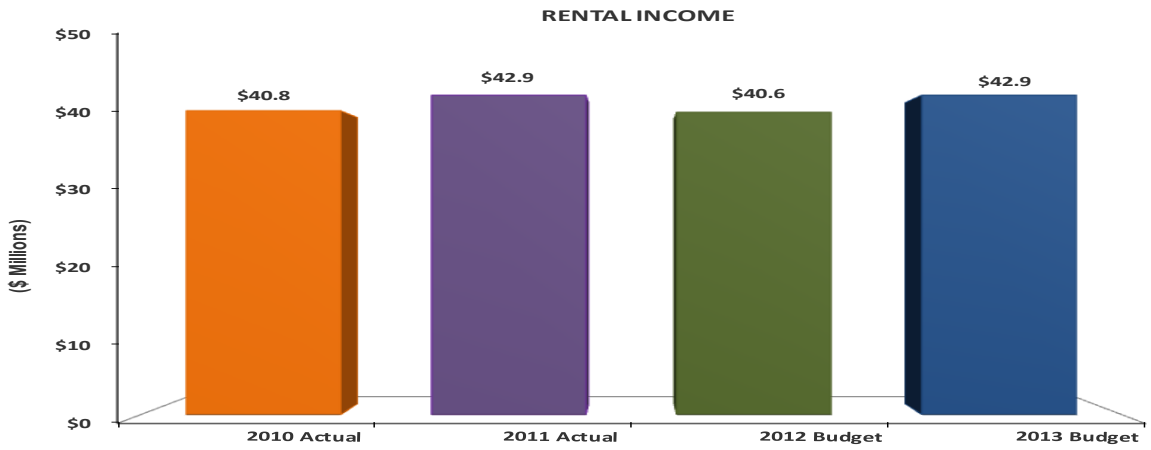
The estimation of Operating Subsidy is based upon the MTW Operating Subsidy Formula provided by HUD. The estimated Subsidy is derived by taking the Allowable Expense Level, the inflation factor of 2.4% and HUD's congressional appropriation rate. The calculated Operating Subsidy is based on 21,417 units and a congressional HUD appropriation of 89.0% for FY2013.



REVENUE ANALYSIS

Rental Income

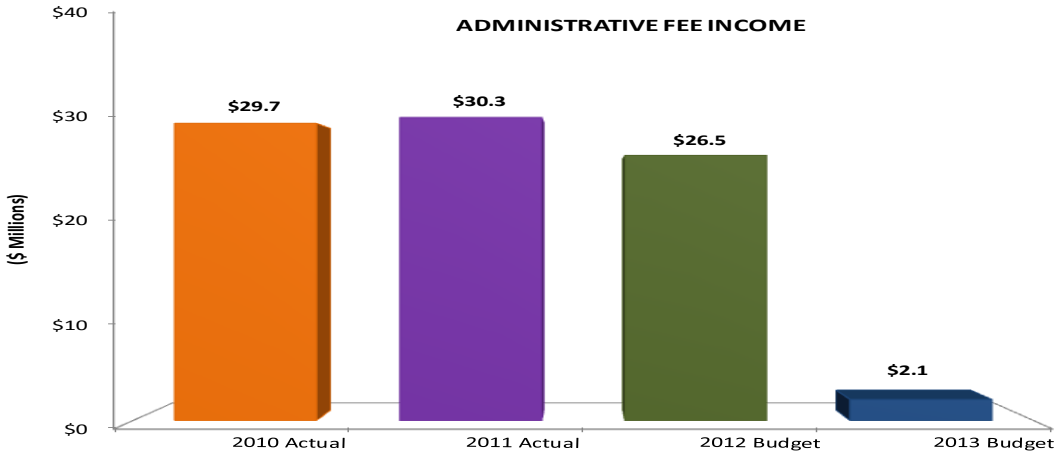
Rental Income is based on projected occupancy rates for each property. Presented below are the Rental Income Levels for the past four years.



Administrative Fee Income

The Authority earns Administrative Fees from HUD based on the total number of units leased for facilitating and managing the Section 8 public/private housing partnerships. The Authority uses two third party administrators to operate the Section 8 Program. Administrative Income for FY2013 is estimated at $2.1 million. This estimation is based on portability fee earnings and other administrative fees. The reduction is primarily due to a redistribution of vouchers from HAP to MTW Block Grant .

The graph below depicts the level of funding for Administrative Fees over the past four years.

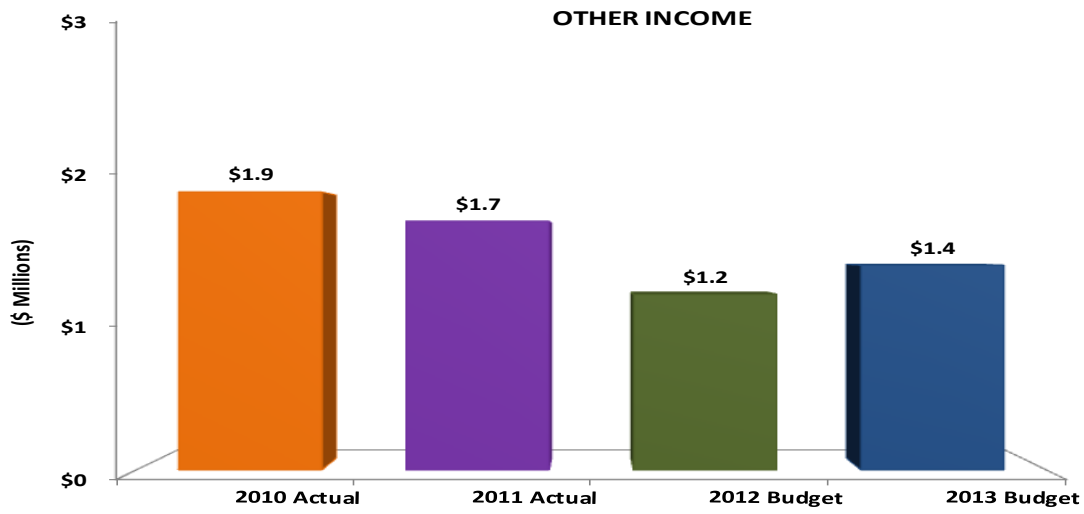


REVENUE ANALYSIS

Other Income

Other Income is comprised of miscellaneous revenues received throughout the year. The revenue source for Other Income is based upon revenue receipts from the lease of CHA rooftops and Section 8 miscellaneous revenue from tenant fraud recovery fees and HCV inspection fees.

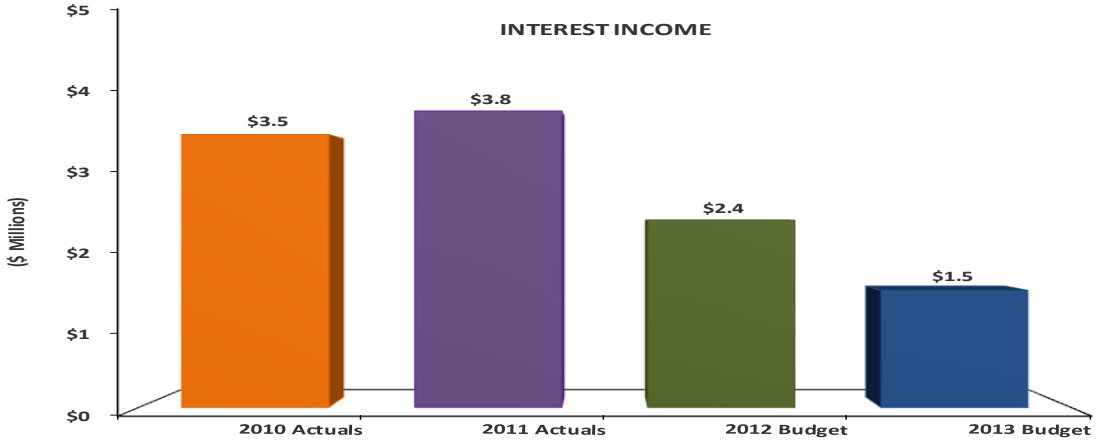
Presented below are the Other Income levels for FY2010 through FY2013..



Interest Income

The Authority's Interest Income reflects earnings on investments with an average daily cash balance of approximately $475.0 million for the MTW Fund, Insurance and MTW Revenue reserve funds. Interest Income is calculated using the average annualized portfolio balance and interest rate for the current year.

Presented below are the Interest Income levels for FY2010 through FY2013.



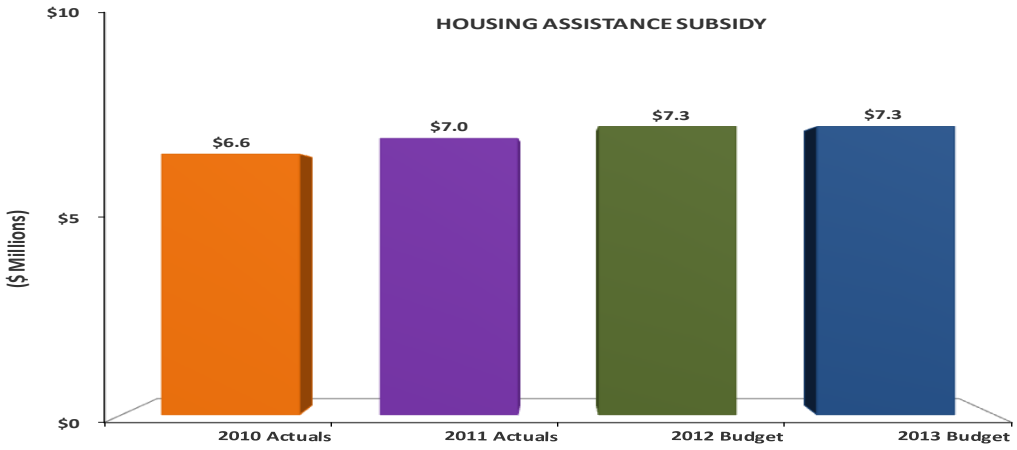
REVENUE ANALYSIS

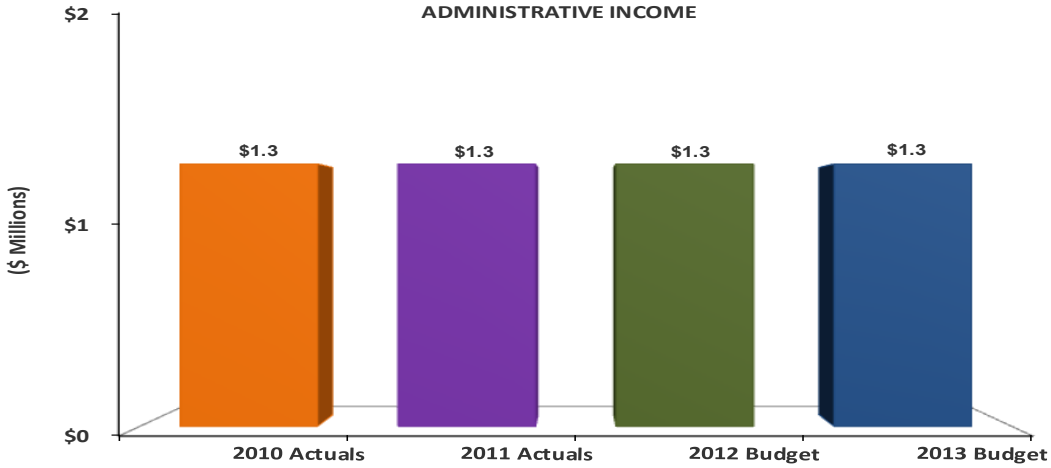
SECTION 8 (NON-MTW)

The Section 8 (Non-MTW) revenue consists of the Moderate Rehabilitation and Mainstream Voucher Programs, which is funded by Annual Contribution Contracts (ACC). These contracts provide appropriations for approximately 1,276 Mod Rehab, 50 Mainstream and 520 Veteran's Affairs Supportive Housing vouchers. The revenue received under the terms of the ACC are for the operation of the voucher program and cover Housing Assistance Payments and fees for administering the program.

Presented below are the Section 8 (Non-MTW) income levels for FY2010 through FY2013.

	FY2010 Actuals	FY2011 Actuals	FY2012 Budget	FY2013 Budget	% Change
Housing Assistance Payments	$6,598,618	$6,987,310	$7,314,976	$7,303,824	-0.2%
Administrative Income	1,322,653	1,332,830	1,319,304	1,272,740	-3.5%
Mainstream	376,099	351,358	432,576	477,744	10.4%
Veteran's Affairs Supportive Housing	2,829,145	2,472,298	2,074,890	4,314,132	107.9%
Interest Income	383,075	1,895,712	-	-	-
TOTAL REVENUE	$11,509,589	$13,039,507	$11,141,746	$13,368,440	114.7%



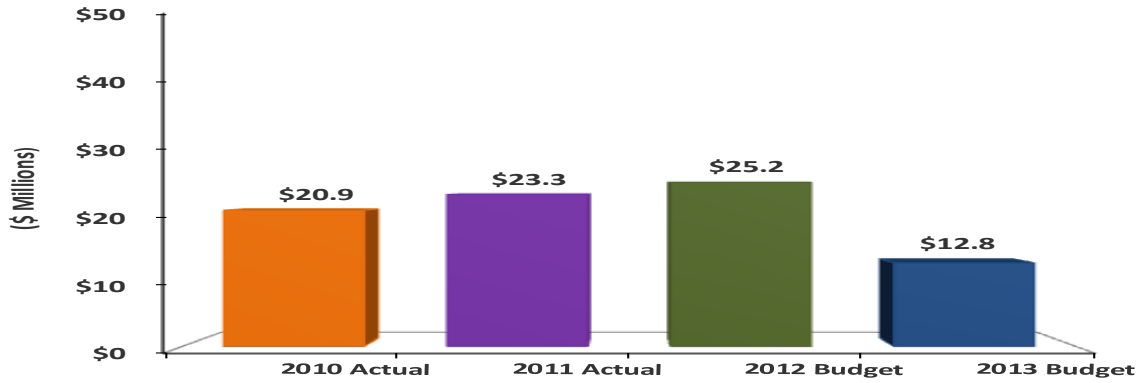


REVENUE ANALYSIS

HOPE VI FUNDS

The HOPE VI Urban Revitalization Program is HUD's principal redevelopment program. The Program offers expenditure driven grants that provide funding for demolition, relocation, and the revitalization of neighborhoods in order to create mixed income housing by integrating public housing residents into the larger community. CHA has planned HOPE VI expenditures of $12.8 million for FY2013. Of this amount, $2.2 million will be used for community and supportive services and $10.6 million will fund revitalization. HOPE VI revenue will fund the revitalization and rehabilitation activity at the following family and mixed income development properties: ABLA, Francis Cabrini Homes Extension, Robert Taylor, Rockwell Gardens and Stateway.

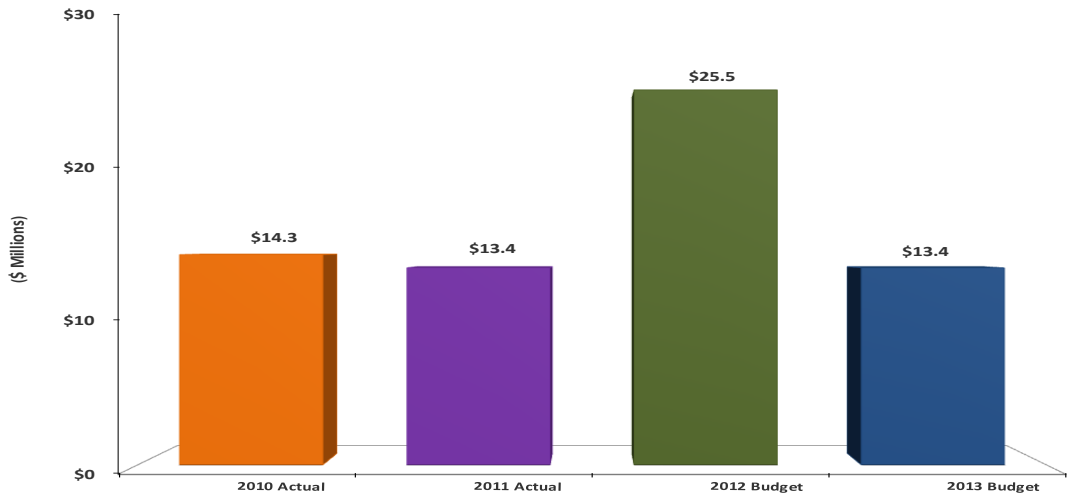
Presented below are the trends for HOPE VI for FY2010 through FY2013.



OTHER FUNDS

The Authority has continued to commit funding for the development of resident programs and initiatives by generating and submitting written proposals for a variety of formula-driven and competitive grants from City, State, and government agencies. Sources of revenue from Other Funds include: Section 3, Resident Opportunity and Self Sufficiency Grant (ROSS), Department of Commerce and Economic Opportunity Grant (DCEO), Partnership for New Communities and the Chicago Community Trust grant (BTOP). These grants are used to fund demolition and community and supportive services for CHA residents.

Below are the revenue trends for Other Funds over a period of four years.

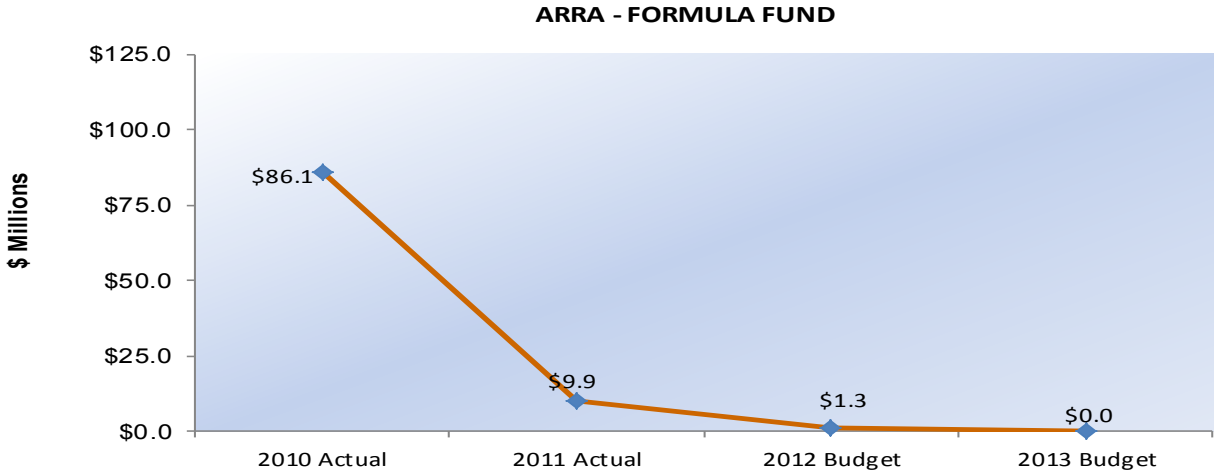


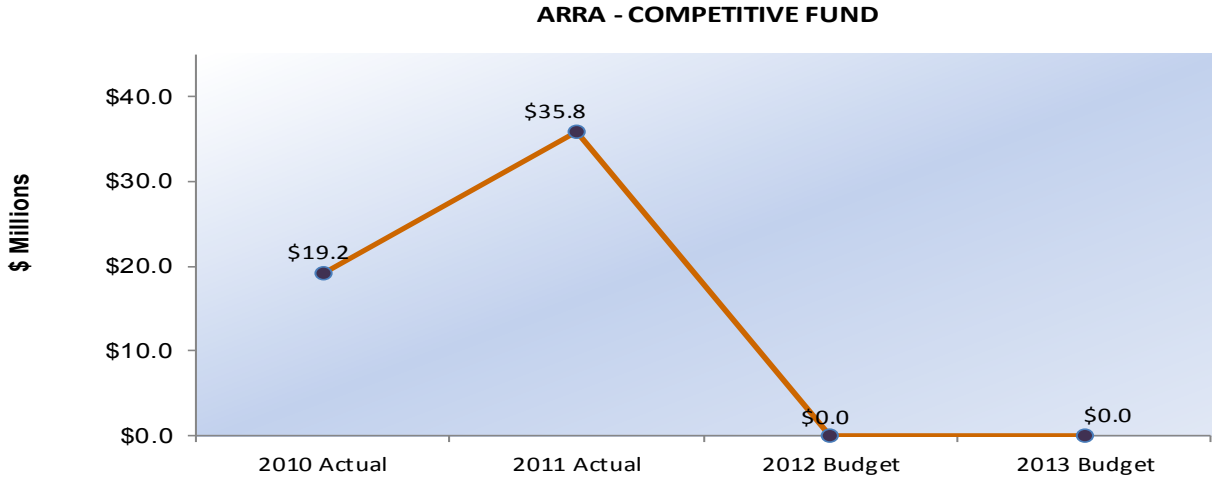
REVENUE ANALYSIS

AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) FORMULA AND COMPETITIVE FUND

The American Recovery and Reinvestment (ARRA) Act was enacted by Congress in 2009. The ARRA-Formula Fund allocated capital funds to public housing authorities to help stimulate the U.S. economy. The total amount of formula funds awarded to the CHA in FY2009 was $143.9M. These funds were used to assist the Authority in achieving its goals under the Plan for Transformation. Projects funded under ARRA included the installation of surveillance cameras throughout the Family and Senior properties, rehab and development work and energy conservation initiatives.

The graphs below show the funding levels for the ARRA - Formula and Competitive Funds.





REVENUE ANALYSIS

4 YEAR REVENUE PROJECTIONS

The following table outlines the projected revenues from all funding sources: MTW Fund, (Low Rent, Capital and Section 8 Housing Choice Voucher (HCV) Programs, Section 8 (Non-MTW), Hope IV and Other Funds.

Revenue Sources	FY2013	FY2014	FY2015	FY2016	FY2017
Low Rent					
Operating Subsidy	$151,383,390	147,883,778	152,190,154	156,621,931	161,182,762
Rental Income	42,928,196	44,216,042	45,542,523	46,908,799	48,316,062
Interest Income	365,000	365,000	365,000	365,000	365,000
Other Income	1,178,040	1,178,040	1,178,040	1,178,040	1,178,040
Subtotal Low Rent	195,854,626	193,642,860	199,275,717	205,073,770	211,041,864
Capital					
Capital Grant Fund	111,812,543	96,524,498	93,146,141	89,886,026	86,740,015
HCV					
Housing Assistance Subsidy	2,718,028	2,758,798	2,800,180	2,842,183	2,884,816
MTW Demo. Voucher	731,887,684	938,881,756	858,127,744	698,976,557	638,425,855
Administrative Fees	2,111,513	2,111,513	2,111,513	2,111,513	2,111,513
Interest Income	1,110,000	1,110,000	1,110,000	1,110,000	1,110,000
Other Income	173,606	177,946	182,395	186,955	191,629
Subtotal HCV	738,000,831	945,040,013	864,331,832	705,227,208	644,723,813
Total MTW Fund Revenues	$1,045,668,000	$1,235,207,371	$1,156,753,690	$1,000,187,004	$942,505,692
Other Programs					
Section 8 (Non-MTW)	13,368,440	13,501,695	13,689,859	13,881,256	14,075,954
Hope VI	12,754,731	5,586,000	2,224,000	4,965,457	2,224,000
Other Funds	13,404,563	1,795,238	1,795,238	1,795,238	1,795,238
Subtotal Other Programs	39,527,734	20,882,933	17,709,097	20,641,951	18,095,192
Grand Total	$1,085,195,734	$1,256,090,304	$1,174,462,787	$1,020,828,955	$960,600,884

CAPITAL IMPROVEMENT PROGRAM

Introduction

The Capital Improvement Program (CIP) is a long-term plan which enables the Chicago Housing Authority (CHA) to strategically redevelop, rehabilitate, or modernize the public housing stock of Chicago. The CIP program provides funding for land acquisition, land improvements, design, feasibility studies, engineering services and construction for public housing in the City of Chicago.

CHA is responsible for maintaining a real estate portfolio that is comprised of different types of buildings with varying ages, sizes and physical conditions. Several of the properties in the agency's portfolio were built during World War II (Madden-Park Wells, Altgeld Gardens and Trumbull Park). Given the physical condition of these buildings, the depth and breadth of the rehabilitation needed to maintain these properties significantly increases the CHA's capital improvement costs.

CHA believes that a vibrant capital improvement program depends on successfully linking an agency's strategic goals with a strong financial plan. To accomplish this, the CHA utilizes a combination of financing alternatives to leverage its capital improvement program which allows the agency to prioritize projects to benefit the residents. The Capital Improvement Program is primarily funded by grants received from the Department of Housing and Urban Development (HUD). Each year, the CHA receives three capital grants to redevelop, rehabilitate, or modernize its public housing and mixed-income communities. In addition to the capital grants, HUD allows the Authority to use Section 8 Demo Vouchers to fund the CIP. Consequently, CHA uses the Section 8 Demo Vouchers to fund any gaps in the CIP budget.

FY2013 Capital Budget

The Capital Budget for the fiscal year beginning January 1, 2013 and ending December 31, 2013 is $400.2 million; the budget consists of $395.1 million in program costs and $5.1 million in administrative expenses. The table on the next page represents CHA's projected expenditures by project and funding source. Projects are listed by category/property types (i.e. Family, Scattered and, Senior Developments) that are owned and operated by CHA. This table reflects the allocation of revenues, by funding source, for each project. (See the next two pages for a break-down of costs by Program Task and Administrative Costs).

The overall increase in the Authority's FY2013 Capital Budget is 82.0%. The 82.8% increase in Building Improvements represents on-going construction for Family, Senior and Mixed-Income developments, as well as unit acquisitions. In FY2013, there will be on-going construction at our family developments; specifically-Altgeld Gardens, Dearborn Homes, Lake Parc Place, Lowden Homes and Brooks Homes. The increase in Construction Management (7.1%) and increase in Architectural and Engineering Fees (85.2%) represent activities directly impacted by building improvements. Contingency represents the available dollars to address unforeseen construction costs for FY2013.

The very nature of CHA's capital projects necessitates the ability to upgrade or renovate assets, over an extended period of time, to keep them operating at optimum levels. In an effort to contain utility costs, CHA began implementing Green Technologies by replacing/modernizing outdated equipment in our public housing facilities. Once these projects are complete, the properties must be properly maintained to ensure that they operate efficiently over time. CHA acknowledges that on-going labor and materials costs will result from these upgrades but, anticipates that long-term utility savings will make the modernization efforts worthwhile. Therefore, CHA factored the additional labor and materials costs into the CIP planning and budgeting process. The CIP plan also reflects projects for which coordination of resources (balancing community needs and funding) are shared with various City departments to achieve the greatest benefits for public housing residents. CHA believes that it has developed a thoughtful CIP which ties the strategic goals of the Agency to a financially strong plan that enables us to benefit the residents.

CAPITAL IMPROVEMENT PROGRAM

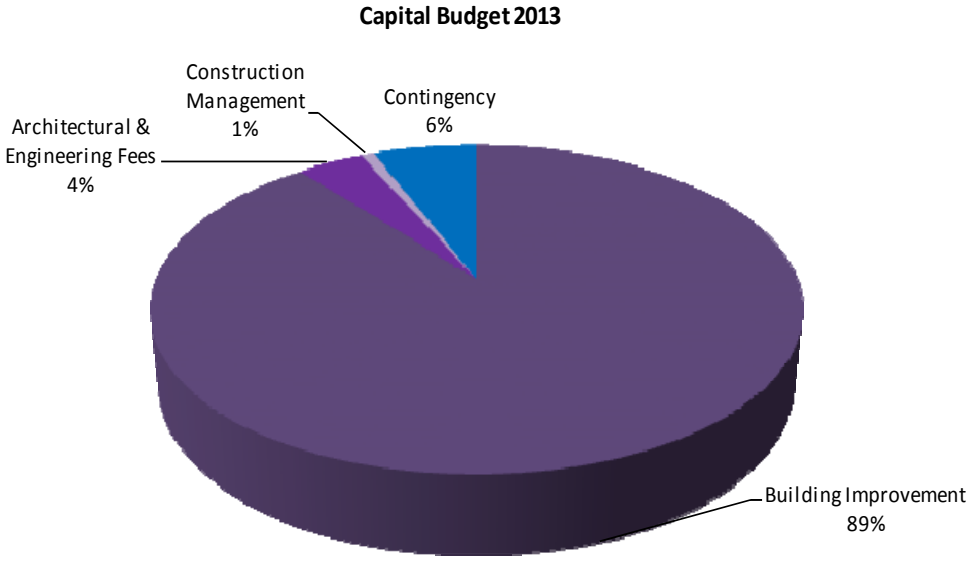
FY2013 Capital Program Estimated Capital Expenditures (By Development and Fund)

	HOPE VI Revitalization	Capital Fund Grant	Capital Fund (Prior Year Grant)	Other Funding	MTW Demo Vouchers	TOTALS
Category I - PRE MTW Commitments						
Governor Henry Horner Homes	$ -	$ -	$ 1,667,662	$ -	$ -	**$ 1,667,662**
Francis Cabrini Homes Extension	1,000,000					**1,000,000**
ABLA	2,375,880	993,458	447,340		530,076	**4,346,754**
Madden Park / Wells	-	378,241	6,500,000			**6,878,241**
Lakefront			3,000,000	6,246,830		**9,246,830**
Category I - PRE MTW Commitments Total	**3,375,880**	**1,371,699**	**11,615,002**	**6,246,830**	**530,076**	**23,139,487**
Category 2 - Senior Developments			**2,237,338**		**121,162,543**	**123,399,881**
Category 3 - Scattered Sites		**3,605,278**			**89,651,638**	**93,256,916**
Category 4 - Non-Section 202 Family Properties						
Lawndale Gardens		55,686				**55,686**
Lake Park Place			1,382,608		5,717,406	**7,100,014**
Washington Park (lowrise)		741,687	8,279,154			**9,020,841**
Lowden Homes			897,285		1,023,053	**1,920,338**
LeClaire Cts Ext				5,362,500		**5,362,500**
Lathrop Homes		8,138,100				**8,138,100**
Category 4 - Non-Section 202 Family Properties Total		**8,935,473**	**10,559,047**	**5,362,500**	**6,740,459**	**31,597,479**
Category 5 - Section 202 Properties						
Altgeld Gardens and Phillip Murray Homes					19,334,046	**19,334,046**
Dearborn Homes			768,070		488,890	**1,256,960**
Rockwell Gardens	4,137,291	3,500,000				**7,637,291**
Robert Taylor Homes	363,901	2,825,000				**3,188,901**
Stateway Gardens	2,653,659	8,947,074				**11,600,733**
Cabrini Green Homes		100,000				**100,000**
Category 5 - Section 202 Properties Total	**7,154,851**	**15,372,074**	**768,070**	**-**	**19,822,936**	**43,117,931**
DEVELOPMENT CATERGORIES TOTAL	**10,530,731**	**29,284,524**	**25,179,457**	**11,609,330**	**237,907,652**	**314,511,694**
Other Capital Costs						
Administrative		5,144,231				**5,144,231**
Contingency		10,619,743			13,542,819	**24,162,562**
Capital Maintenance		12,000,000			-	**12,000,000**
Architectural & Engineering		2,091,906	762,406		12,837,242	**15,691,556**
Construction Management		383,073	2,343,303		273,624	**3,000,000**
Principal / Interest Expense		17,437,625	571,274		1,730,643	**19,739,542**
Environmental Remediation		3,745,000	2,250,000			**5,995,000**
TOTAL CAPITAL PROGRAM EXPENSES	**$ 10,530,731**	**$ 80,706,102**	**$ 31,106,440**	**$ 11,609,330**	**$ 266,291,980**	**$ 400,244,583**

CAPITAL IMPROVEMENT PROGRAM

The table below represents CHA's Capital Expenditures, by Program, for the fiscal year beginning January 1, 2013 and ending December 31, 2013. The Capital Budget for FY2013 is $400.2 million which consists of $395.1 million in program costs plus an additional $5.1 million in administrative expenses. The tables below and on the next page show the allocation of funds for the FY2013 Capital Budget:

Task	2009 Actual	2010 Actual	2011 Actual	2012 Budget	2013 Budget	2013% Change
Building Improvement	$180,598,702	$169,387,788	$92,025,095	$192,699,345	$352,246,234	82.8%
Construction Management	3,975,083	3,906,555	2,258,380	2,801,068	3,000,000	7.1%
Architectural & Engineering Fees	4,930,572	5,507,723	3,184,015	8,472,453	15,691,556	85.2%
Contingency	-	-	-	13,159,853	24,162,562	83.6%
Total	**$189,504,357**	**$178,802,066**	**$97,467,490**	**$217,132,719**	**$395,100,352**	82.0%

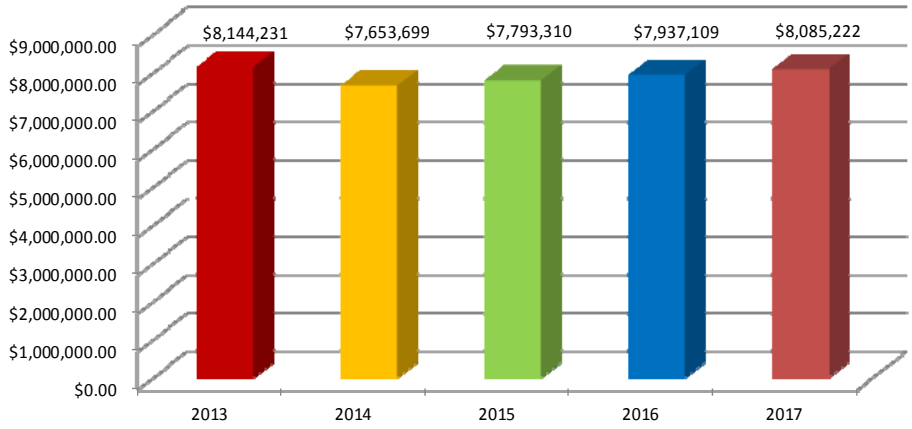


CAPITAL IMPROVEMENT PROGRAM

CAPITAL SOFT COST

The table and chart below represent soft costs totaling $8,144,231 which are associated with the operation of the capital improvement program. Of the $8,144,231, administrative costs in the amount of $5,144,231 have been budgeted for FY2013.

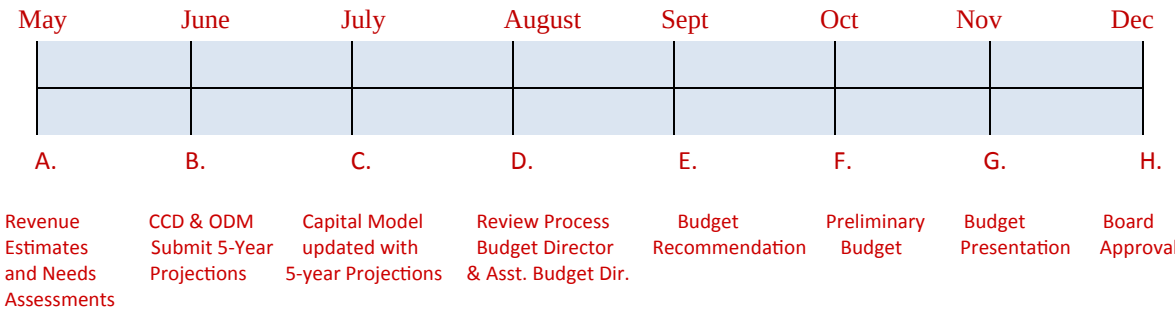
Capital Soft Costs	Total	2013	2014	2015	2016	2017
Construction Management	15,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Development Management Staff & Expenses	14,498,364	2,949,056	2,760,597	2,843,415	2,928,717	3,016,579
Capital Construction Staff & Expenses	10,115,207	2,195,175	1,893,102	1,949,895	2,008,392	2,068,643
Total	**$39,613,571**	**$8,144,231**	**$7,653,699**	**$7,793,310**	**$7,937,109**	**$8,085,222**



CAPITAL IMPROVEMENT PROGRAM

CAPITAL BUDGET PROCESS

Projects included in the CIP were derived based on discussions and input from various departments within the CHA. In order to determine the priority of capital projects, need assessments were performed by both the City of Chicago and CHA. CHA departments submitted projects that encompass both the improvement and development of housing throughout the City. Each department estimated the project's cost, assigned a project manager, determined the priority level, gave an explanation and justification of the project and identified costs which would extend beyond the five years. The capital projects and cost estimates are compiled and forwarded to the Office of Budget and Management for funding. For more information about the Capital Budget Process, see timeline below.



A. In May, the Senior Budget Analyst and Budget Manager develop capital budget ceilings using CHA's 5-year capital model by analyzing capital fund availability, projecting capital revenues and determining the value of reserve balances. The Senior Budget Analyst and the Budget Manager then distribute these budget ceilings to the Capital Construction Division (CCD) and the Office of Development Management (ODM).

   During this time, CCD submits a Needs Assessment, by property, to the Office of Budget & Management (OBM); ODM also submits initial budget requests which are based on the mixed finance deals anticipated to close as well as new units expected to come on-line in FY2013.

B. CCD and ODM develop budget requests by forecasting their budget needs for FY2013 through FY2017; these are submitted to OBM.

C. OBM develops and updates its capital model to contain funding scenarios through FY2017. This model reflects estimated sources and uses of funding based on planned and future construction activities as submitted by CCD and ODM.

   Funding requests for capital projects to be carried out in FY2013 are then incorporated into the Comprehensive Budget. As part of the budget process, OBM identifies planned expenditures and compares them to available funding for FY2013. To ensure that sufficient funding is available to carry out capital activities, CHA incorporates any prior year's capital fund carryover to the FY2013 revenue portion.

D. In August, the Budget Manager submits a draft of the 5-Year Capital Summary to the Budget Director and Assistant Budget Director for their review.

E. During September and October, capital plans are adjusted by OBM to ensure budget allocations are in place to fund projects anticipated to be completed for both CCD and ODM.

F. In November, the Capital Budget Summary is incorporated into a draft of the FY2013 Comprehensive Budget Document.

G. In December, the Comprehensive Budget document is presented to the Board of Commissioners for Approval.

CAPITAL IMPROVEMENT PROGRAM

The Chicago Housing Authority's CIP program provides funding for land acquisition, land improvements, design, feasibility studies, engineering services and construction. Capital projects are planned and executed as follows:

Project Development: This phase of the project provides funding for costs incurred by CHA to define the scope of work for a specific project. Project Development costs include preliminary design studies, data collection, public review/comment, legal review, technical assessment and cost estimating.

Design: These costs typically include professional consultant fees which include legal counsel, technical reviews/assessments by engineering and architectural firms, feasibility studies, construction management services, advertising fees and bid reviews.

Land Acquisition: These are costs incurred for the purchase of land, easements and rights-of-way, surveys, appraisals, environmental audits and legal fees.

Construction: This phase includes all construction-related costs that are incurred in order for a project to reach completion. These costs include construction contracts, professional and technical services (engineering, architectural and legal), advertising as well as fees for permits and licenses.

Administration: These costs include in-house project management expenses to supervise and administer the CIP program. Administrative oversight is provided in each phase (project development, design, land acquisition and construction) as well as contract management, monitoring, and the processing of related financial transactions.

The following definitions relate to the Chicago Housing Authority's CIP projects:

Capital Expenditures: Funds spent on capital improvements that change the nature of property, extends its useful life or otherwise improve it beyond the natural improvement expected with routine repairs/maintenance.

Capital Improvement: A major expenditure that generally falls into one of the following categories: Land and non-structural improvements; new structures; major repairs; or, major equipment.

Capital Improvement Budget: A list of projects that identifies sources and uses of funds in a five year CIP.

Non-Recurring Capital Improvement Project/Items: These costs are defined as a "major, nonrecurring expenditure to expand or improve a government's physical assets, including facilities and infrastructure that are not consumed within a year but rather have a multi-year lift." In addition, equipment items of a non-recurring nature (multi-year useful life) and a significant value ($25,000 or greater) are included in the non-recurring improvement plan.

Non-Recurring and Recurring Expenditures (By Category): The graph on the following page reflects the specific type of activities and the overall percentages which comprises non-recurring and recurring activities for the CHA's FY2013 Capital Improvement Plan. In addition, due to the nature of construction, it is quite possible for CHA to incur the following expenditures which have been included in the FY2013 Budget:

- Potential Settlements
- Errors and Omissions caused by the architects
- Emergency Procurement

From time to time, disagreements with contractors arise which cannot be easily resolved on the basis of the contract. In these instances, the Office of Budget and Management works with the General Counsel's Office and the Capital Construction Division to settle these disputes. Legal settlements are paid from CHA's capital budget.

CAPITAL IMPROVEMENT PROGRAM

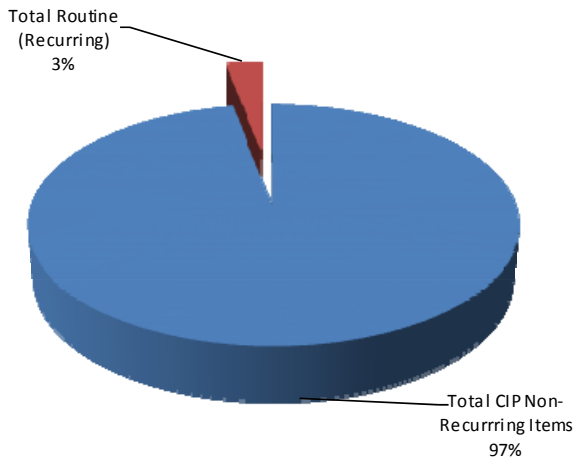
Errors and Omissions are discovered by the contractor during the walk-through and review of designs submitted by the architects. If additional work is required to resolve design errors, the general contractor will submit a Request for Information (RFI) to the project manager with cost estimates. The information from the general contractor is presented and discussed at the weekly Change Order Committee meeting and, routed for approval. Errors and omissions are usually funded from contingency.

The need for emergency procurement can occur at a moment's notice at any of the Authority's developments. Emergency procurements are expedited to ensure the health, safety and security of the residents of the Chicago Housing Authority. Emergency procurements are funded from contingency.

FY2013 CAPITAL BY CATEGORY

CAPITAL IMPROVEMENT PLAN

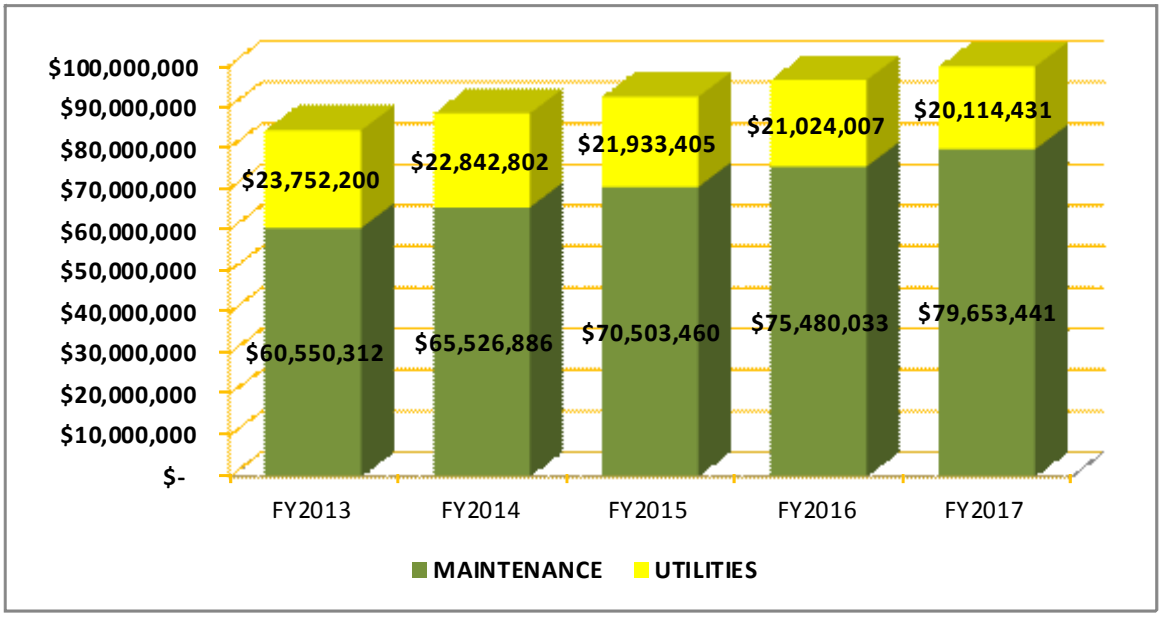
Capital Improvement Plan	
(Non-Recurring Items)	Amount
Architectrual & Engineering	15,691,556
Construction Management	3,000,000
Land Acquisitions	7,000,000
Unit Acquisitions	64,500,000
Construction - Redevelopment	72,305,003
Construction- Rehab	194,869,251
Environmental	5,995,000
Principal/Interest Expense	19,739,542
Total CIP Non- Recurrring Items	**383,100,352**
Capital Maintenance Routine (Recurring)	
Architectrual & Engineering	626,200
Program Management	375,720
Mechanical/Electrical/Plumbing	1,175,000
Exterior Maintenance	1,900,000
Site Work	100,000
Commom Area Work	917,000
Major & Minor Repairs Cycle unit painting	996,000
Basement Repairs	350,000
Unit Rehab	300,000
Other Capital Maintenance -Related Activities	5,260,080
Total Routine (Recurring)	12,000,000
Total Capital	**395,100,352**



CAPITAL IMPROVEMENT PROGRAM

COMBINED UTILITIES & MAINTENANCE

	FY2013	FY2014	FY2015	FY2016	FY2017
TOTAL UNITS	*22,532 Units*	*23,172 Units*	*23,812 Units*	*24,451 Units*	*25,000 Units*
MAINTENANCE	$ 60,550,312	$ 65,526,886	$ 70,503,460	$ 75,480,033	$ 79,653,441
UTILITIES	23,752,200	22,842,802	21,933,405	21,024,007	20,114,431
	$ 84,302,512	**$ 88,369,688**	**$ 92,436,865**	**$ 96,504,040**	**$ 99,767,872**

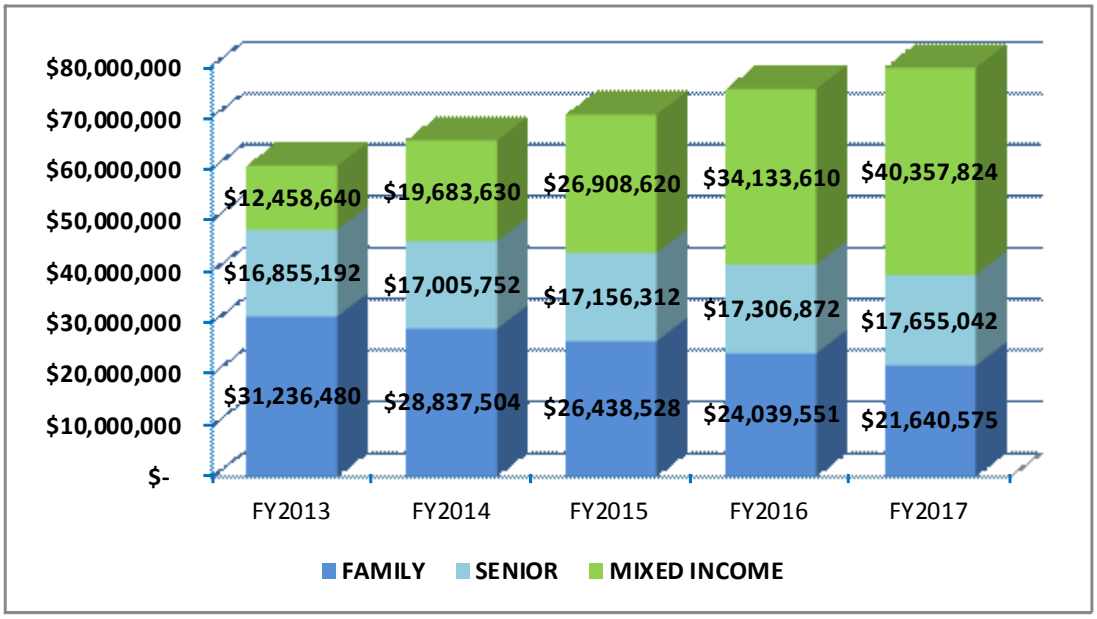


The projected FY2013 combined maintenance and utilities expenditures for 22,532 units are $84,302,512. A three year average per unit cost is used for each category of housing for maintenance and utilities. For maintenance, the three year average per unit cost for a family unit is $2,805; for a senior unit, $1,885; and for a mixed income unit, $5,638. For utilities, the three year average per unit cost for a family unit is $1,499; for a senior unit, $694; and for a mixed income unit, $258.

CAPITAL IMPROVEMENT PROGRAM

MAINTENANCE

	FY2013	FY2014	FY2015	FY2016	FY2017
FAMILY	*11,136 Units*	*10,281 Units*	*9,426 Units*	*8,570 Units*	*7,715 Units*
	$ 31,236,480	$ 28,837,504	$26,438,528	$24,039,551	$21,640,575
SENIOR	*8,956 Units*	*9,036 Units*	*9,116 Units*	*9,196 Units*	*9,381 Units*
	$ 16,855,192	$ 17,005,752	$17,156,312	$17,306,872	$17,655,042
MIXED INCOME	*2,440 Units*	*3,855 Units*	*5,270 Units*	*6,685 Units*	*7,904 Units*
	$ 12,458,640	$ 19,683,630	$26,908,620	$34,133,610	$40,357,824
	$ 60,550,312	**$ 65,526,886**	**$70,503,460**	**$75,480,033**	**$79,653,441**

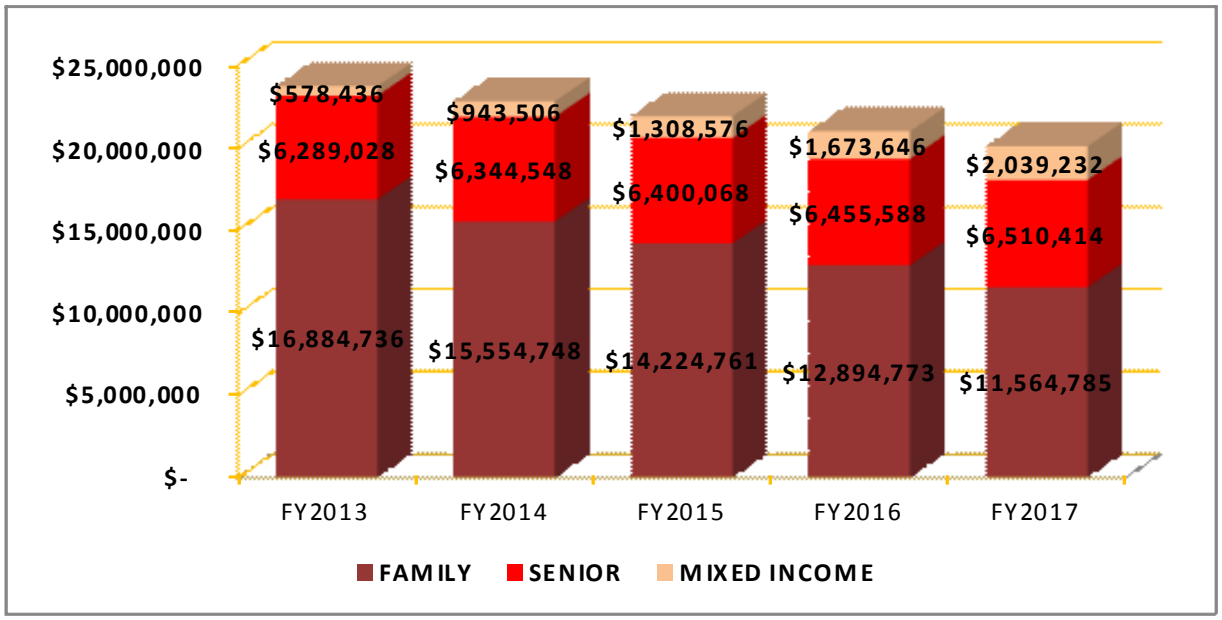


The projected FY2013 maintenance expenditures for 22,532 units are $60,550,312. This amount is calculated using the three year average for each category. The three year average per unit cost for a family unit is $2,805; for a senior unit, $1,885; and for a mixed income unit, $5,638. The overall maintenance expenditures will increase from $60,550,312 in FY2013 to $79,653,441 in FY2017 as the number of units increase to 25,000 between family, senior and mixed income units through the end of the Plan. Family maintenance expenditures will decrease from $31,236,480 in FY2013 to $21, 640,575 in FY2017, a 44.3% decrease. Senior maintenance expenditures will increase from $16,855.192 in FY2013 to $17,655,042 in FY2017, representing a 4.7% increase. Mixed income maintenance expenditures will increase from $12,458,640 in FY2013 to $40,357,824 in FY2017, which is a 223.9% increase.

CAPITAL IMPROVEMENT PROGRAM

UTILITIES

	FY2013	FY2014	FY2015	FY2016	FY2017
FAMILY	*11,136 Units*	*10,281 Units*	*9,426 Units*	*8,570 Units*	*7,715 Units*
	$ 16,884,736	$ 15,554,748	$ 14,224,761	$ 12,894,773	$ 11,564,785
SENIOR	*8,956 Units*	*9,036 Units*	*9,116 Units*	*9,196 Units*	*9,381 Units*
	$ 6,289,028	$ 6,344,548	$ 6,400,068	$ 6,455,588	$ 6,510,414
MIXED INCOME	*2,440 Units*	*3,855 Units*	*5,270 Units*	*6,685 Units*	*7,904 Units*
	$ 578,436	$ 943,506	$ 1,308,576	$ 1,673,646	$ 2,039,232
	$ 23,752,200	**$ 22,842,802**	**$ 21,933,405**	**$ 21,024,007**	**$ 20,114,431**



The projected FY2013 utilities expenditures for 22,532 units are $23,752,200. This amount is calculated using the three year average for each category. For utilities, the three year average per unit cost for a family unit is $1,499; for a senior unit, $694; and for a mixed income unit, $258.The overall utilities expenditures will decrease to a total of $20,114,431 in FY2017 as the number of family units decrease and the senior and mixed income units increase. Family expenditures will decrease from $16,884,736 in FY2013 to $11,564,785 in FY2017, representing a 46.0% decrease. Senior utilities expenditures will increase from $6,289,028 in FY2013 to $6,510,414 in FY2017, a 3.5% increase. Mixed Income expenditures will increase from $578,436 in FY2013 to $2,039,232 in FY2017, which represents a 252.5% increase.

CAPITAL IMPROVEMENT PROGRAM

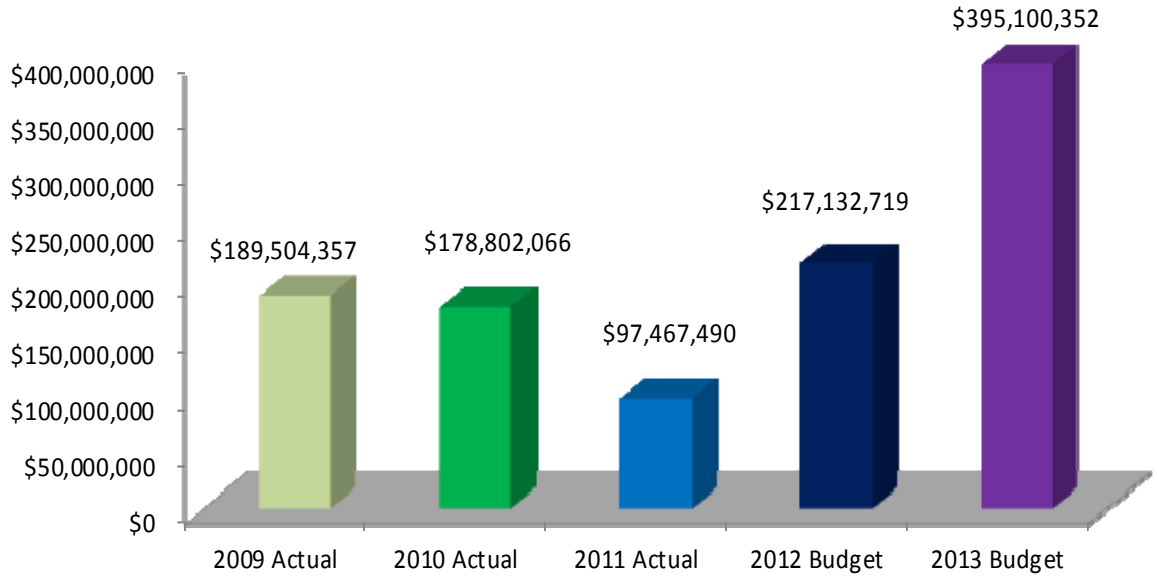
In 1999, the Chicago Housing Authority reviewed its existing housing stock and committed itself to a plan to construct or rehabilitate 25,000 units of public housing into revitalized, quality homes for low-income families in Chicago. The focus of the plan is to provide new, safer, more physically sound and economically viable living conditions for CHA residents. At the end of FY2013, CHA will have completed the thirteenth year of the Plan forward (the Plan). The Chicago Housing Authority, in collaboration with the City of Chicago and the John D. and Catherine T MacArthur Foundation, is exploring new tools and strategies for completing the initial goals of the Plan forward . In FY2013, CHA will continue to move forward, towards revitalizing and reintegrating public housing in Chicago. The Chicago Housing Authority remains committed to delivering 25,000 units of public housing at the completion of the Plan forward.

By the end of FY2013, CHA anticipates adding a total of 525 additional units to the public housing portfolio which will bring the total revitalized housing stock to 21,959 or 88% of the 25,000 goal. The additional housing stock will include 88 new units through CHA's Mixed-Income Family Housing Redevelopment, 257 units through Public Housing Unit Acquisition and 180 units through Project-Based Vouchers. The total Capital Budget for FY2013 is $400.2 million.

CAPITAL IMPROVEMENT PROGRAM

Category	2009 Actual	2010 Actual	2011 Actual	2012 Budget	2013 Budget
Pre-MTW Commitments	$13,844,418	$25,880,412	$26,502,151	$33,924,349	$23,139,487
Senior Developments	17,220,182	12,906,258	10,525,790	42,872,384	139,368,077
Scattered Sites	3,099,496	14,321,424	12,443,414	16,916,617	110,256,536
Non-Section 202 Family Portfolio	23,043,897	12,689,744	4,247,167	36,287,270	35,663,212
Section 202 Family Portfolio	83,285,393	80,241,026	10,462,289	33,251,754	48,167,105
City/State	-	2,017,253	6,919,928	8,900,220	
Capital Maintenance	5,791,998	8,109,284	12,000,000	12,000,000	12,000,000
Principal/Interest Expense	35,100,370	17,390,998	11,106,964	19,700,787	19,739,542
Environmental Remediation	8,118,603	5,245,667	3,259,787	13,279,338	6,766,393
Total	**$189,504,357**	**$178,802,066**	**$97,467,490**	**$217,132,719**	**$395,100,352**

TOTAL CAPITAL EXPENDITURES



CAPITAL IMPROVEMENT PROGRAM

CATEGORY 1 – PRE-MTW COMMITMENTS

In FY2013, a total amount of $9.9 million of Capital and $6.2 million of other funding will be allocated to continue the development of Category 1 properties. This category includes the following: Oakwood Shores 2C, Oakwood Shores 2D and Lakefront II rental.

Development	Total Planned Units by End of Plan	Planned Units Delivered Through FY2012	Units Under Construction FY2013	FY2013 Planned Units
Oakwood Shores2C	19	0	19	19
Oakwood Shores2D	22	0	22	22
Lakefront II Rental	47	0	47	47
	88	**0**	**88**	**88**

The primary objective of the Plan forward (the Plan) is to replace Category 1 gallery-style high-rise properties with new mixed-income communities. Below is a summary of proposed activities for FY2013, by development, for mixed-income communities.

Mixed-Income Family Housing Redevelopment

CHA plans to deliver 88 new public housing units by the end of FY2013 at mixed-income family developments. New units will be completed at Oakwood Shores 2C, Lakefront II Rental and Oakwood Shores 2D.

Oakwood Shores Phase 2C

In FY2013, CHA projects the delivery of 19 public housing units in phase 2C at Oakwood Shores. Phase 2C, also known as Oakwood Shores Terraces and Medical Center, will consist of one six-story midrise building with a total of 48 units and 28,000 square feet of commercial space which will include the first medical facility in a CHA mixed-income community. Additionally, 17 affordable and 12 market rate units are projected to be delivered in FY2013. Of the 19 public housing units projected to be delivered in FY2013, 8 will be mobility accessible and 1 will be adaptable.

Oakwood Shores Phase 2D

In FY2013, The Chicago Housing Authority anticipates the delivery of 22 public housing units in phase 2D at Oakwood Shores. Phase 2D will contain a total of 66 units. These units will consist of seven structures including, two six-flat walk-ups, three row houses with 14 units, one 12 unit walk-up, and a community building. In addition to the 22 public housing units, 22 affordable and 22 market-rate units will be delivered in this phase in FY2013. Of the 22 public housing units to be delivered in FY2013, two will be mobility accessible, two will be sensory accessible and twenty will be adaptable.

Lakefront Phase II

The Chicago Housing Authority anticipates the delivery of 47 public housing units in Lakefront Phase II as part of the Lakefront Homes replacement housing. This phase includes a total of 132 units, including 51 affordable and 34 market-rate units. The units in Lakefront phase II will be dispersed among one eight-story mid-rise building and twelve three and six flat structures in four building types. Of the 47 public housing units projected to be delivered in FY2013, two will be mobility accessible, ten sensory accessible and eight adaptable.

CATEGORY 3 – SCATTERED SITES

Scattered Site Housing Rehabilitation

CHA's scattered-site housing portfolio consists of five regions: North Central, Northeast, Southeast, Southwest, and West. A total amount of $3.6 million of Capital and $89.7 million of MTW Demo Vouchers will be allocated to fund planned category 3 rehabilitation work in 2013. The table below represents the number of units scheduled to be delivered in FY2013.

Development	Total Planned Units by End of Plan	Planned Units Delivered Through FY2012	Units Under Construction FY2013	FY2013 Planned Units
Property Investment Initiative	**30**	**23**	**7**	**7**
Multifamily Acquisition Initiative	**400**	**0**	**50**	**50**
Housing for Chicagoans Everywhere	**1200**	**0**	**200**	**200**
	1,630	**23**	**257**	**257**

Public Housing Unit Acquisition Program

As a part of CHA's overall strategic planning process, the Public Housing Acquisition Program will be expanded based on a new approach that CHA is implementing to provide additional housing opportunity for low-income families in Chicago communities. This program currently include three components: the Property Investment Initiative; the Multifamily Housing Acquisition initiative; and the Housing for Chicagoans Everywhere (HCE)

Property Investment Initiative

The Chicago Housing Authority launched the Property Investment Initiative program (PII) in January of 2009 as a strategy for the offsite housing acquisition. CHA targeted properties for sale in neighborhoods with low percentage of CHA-subsidized housing that were accessible to jobs and public transportation using traditional real estate acquisition processes. Properties acquired through the PII program are made available for rent as public housing units in the CHA's portfolio. This program was launched to address the need for units with a larger number of bedrooms. To date, CHA has acquired 30 units through this initiative. Units acquired through PII are counted towards the overall unit delivery progress once they become available for occupancy. In FY2013, CHA will make the final seven of the acquired 30 units available for occupancy. As a part of the CHA's overall strategic planning process, CHA has decided to phase out the Property Investment Initiative and consider new acquisition strategies to provide additional housing opportunities for low-income families in Chicago.

Pending Redevelopment Activity

Altgeld Gardens/Phillip Murray Homes (IL002002000/IL002002100/IL002023000)

CHA completed the rehabilitation of a total of 1,323 units at Altgeld/Murray as of FY2010, including 1,009 units at Altgeld Gardens and 314 units at Phillip Murray Homes. However, future rehabilitation activity was put on hold pending a re-assessment of long-term redevelopment needs at this site. CHA has been exploring options for Altgeld/ Murray, including integrating other housing types, commercial, or social service components within or adjacent to the property. In FY2011, CHA began the implementation of a Town Center Master Plan which includes several non-dwelling buildings which will service the entire development. CHA currently plans to begin Phase 1 of the Town Center construction in FY2013, pending final approvals.

Dorchester Artist Housing (Dante/Harper Scattered Sites/IL2-102C)

In FY2011, CHA received a proposal through the Housing for Chicagoans Everywhere (HCE) program to rehabilitate the Dante/Harper scattered sites development located in the Greater Grand Crossing neighborhood. This innovative mixed-income development will not only provide quality housing opportunities but will support the community's art culture and burgeoning Art District. The onsite art center will be the redevelopment's center piece and provide space for community art programming supported by local and tenant volunteer artists. The development team along with CHA continues to work to refine the plan and logistics to bring this inspired project to fruition. CHA anticipates closing the transaction and the beginning of construction in FY2013. While this site is projected to be under construction, no unit delivery is projected in FY2013.

Frances Cabrini Rowhouses, William Green Homes and Cabrini Extension South (IL002089000)

CHA continues to work with the Near North Working Group to incorporate Frances Cabrini Rowhouses into the broader redevelopment plans for the former Cabrini-Green sites. CHA completed the rehabilitation of 146 units at Cabrini Rowhouses in FY2009. At the request of Federal Judge Marvin Aspen in FY2009, future rehabilitation was put on hold and CHA reassessed its previous plans for the non-rehabilitated portion of this site. After numerous stakeholder meetings and deliberate considerations, CHA has concluded that it will no longer support 100% public housing at the Cabrini Rowhouses property. In FY2011, CHA hired an Urban Planning team to assist the Near North Working Group with drafting a Master Plan for the remaining redevelopment of the former Cabrini-Green sites. In FY2013, CHA anticipates that as part of the Master Planning process, it will solicit redevelopment bids for the entire remaining Cabrini property which may include other types of housing, commercial, educational, and/or social service components. Part of this process may include the demolition of some or all of the remaining 437 non-rehabilitated units in Cabrini Rowhouses. CHA does not expect that any such demolition would occur in FY2013.

Multifamily Housing Acquisition Initiative

The Chicago Housing Authority is launching a multifamily unit acquisition program as a strategy for offsite acquisitions of multifamily properties using traditional real estate acquisition processes primarily in neighborhoods with low percentage of CHA-subsidized housing that are accessible to jobs and public transportation. Units acquired under this program will be made available for rent as public housing units in CHA portfolio. These units will be counted toward the overall unit delivery progress once they become available for occupancy. In FY2013, CHA plans to make at least 50 public housing units available for occupancy.

Housing for Chicagoans Everywhere Acquisition Initiative

The Chicago Housing Authority is refocusing efforts on the Housing for Chicagoans Everywhere (HCE) acquisition initiative as a strategy for offsite acquisition of multifamily properties. Under this program, CHA will partner with the prequalified HCE development teams to acquire multifamily properties primarily in neighborhoods with low percentage of CHA-subsidized housing that are accessible to jobs and public transportation. These properties may be owned by the developer or related entity and made available for acquisition by CHA or for rent as public housing units. Public housing units acquire through this program will be counted toward the overall unit delivery progress once they become available for occupancy. In FY2013, CHA plans to make at least 200 public housing units available for occupancy through HCE acquisition initiative.

Additional Planned Capital Maintenance and Other Rehabilitation Activity in FY2013

CHA plans to continue or begin the following projects in FY2013:

- Life safety code compliance work at various Senior Housing sites, to be completed by the end of FY2013.
- Modifications at various CHA-owned non-dwelling spaces to meet ADA compliance.
- ADA modifications to family Housing properties at Lowden Homes, (IL002025000), Lake Parc Place (IL002018100), Brooks Homes (IL002001000), and Horner-Westhaven (IL002093000.
- Major Capital Maintenance projects will be completed in CHA's scattered site regions, including 86 units in SS-North Central (IL002031000), 76 units in SS-North East (IL002032000), 30 units in SS-South East (IL002033000), 33 units in SS-South west (IL002034000) and 54 units in SS-West (IL002035000).
- Computer Lab Conversion work at 6 family locations within Wentworth Gardens (IL00204000), Lawndale Homes (IL002095000), Trumbull Park (IL002038000), Lowden Homes (IL 002025000), Major Adams Community Center (123-125 Hoyne Avenue) and Lake Parc Place (IL002018100).
- Façade repairs to several senior buildings, including Elizabeth Wood Apartments (IL002073000), Patrick Sullivan (IL0020670000), Daniel Burnham (IL002086000), Judge Slater (IL002084000), William Jones (IL002070000), Major Lawrence Apartments (IL002086000), and likely at Long Life Apartments (IL002066000).
- Retrofit or interior and exterior ADA accessibility at the Bridgeport Community Center and at ABLA Community Center.

Lake Parc Place (IL002018100)

CHA will complete construction work at Lake Parc Place by 3rd quarter 2013. The work includes ADA accessibility modifications, building façade repair, significant new life safety features (sprinklers, elevator controls and interior cameras), along with renovated hallways and entrances. Lease-up of the vacant units will be conducted in accordance with the Tenant Selection Plan for the property beginning in December 2012. The property is expected to be fully leased by the end of FY2013.

Harold Ickes Homes (IL002016000)
In FY2011, CHA worked with the Harold Ickes Working Group to prepare an initial draft of a Request for Qualifications (RFQ) for the hiring of a community development team for redevelopment. Solicitation for redevelopment is planned for FY2013.

Henry Horner Homes- Horner Superblock (IL002093000)
After a series of meetings with counsel for the Horner Residents Committee, HUD, the Horner working group, and the Gautreaux plaintiffs, and after meetings with the Horner superblock residents, CHA filed a motion on December 19, 2011 seeking the Court's approval to redevelop the Horner superblock and convert it from all public housing to a mixed-income community. In FY2012, CHA, the Horner Residents Committee, and the Gautreaux plaintiffs reached a settlement in principle in this matter. Part of the settlement calls for the residents of the Horner superblock to complete a survey regarding their housing preference. CHA and the Horner Residents Committee will hold at least two community meetings to present the housing opportunities that will be made available to the residents.

Lathrop Homes (IL002022000)
In FY2011, CHA along with the developer Lathrop Community Partners and the Lathrop Working Group launched a comprehensive community engagement planning process. In addition, in FY2011, CHA conducted relocation for consolidation from the north end of the site to the south end in order to ensure efficient heating operating costs. In FY2012, Lathrop Community Partners continued the robust community planning process by presenting several schemes for the site. In FY2013, the schemes will be revised and synthesized to develop a final Master Plan that addresses historic preservation, overall unit mix, density and mixed uses for the site, and may include demolition of units. Resulting from the Master Plan, in FY2013 the working group and development team will devise a phasing plan that focuses on minimal disruption to residents living on the south end of the site.

LeClaire Courts and Extension (IL002024000)
In FY2011, CHA worked with the LeClaire Courts Working Group to prepare an initial draft of a Request for Qualifications (RFQ) for the hiring of a community development team for redevelopment. Solicitation for redevelopment is planned for FY2013.

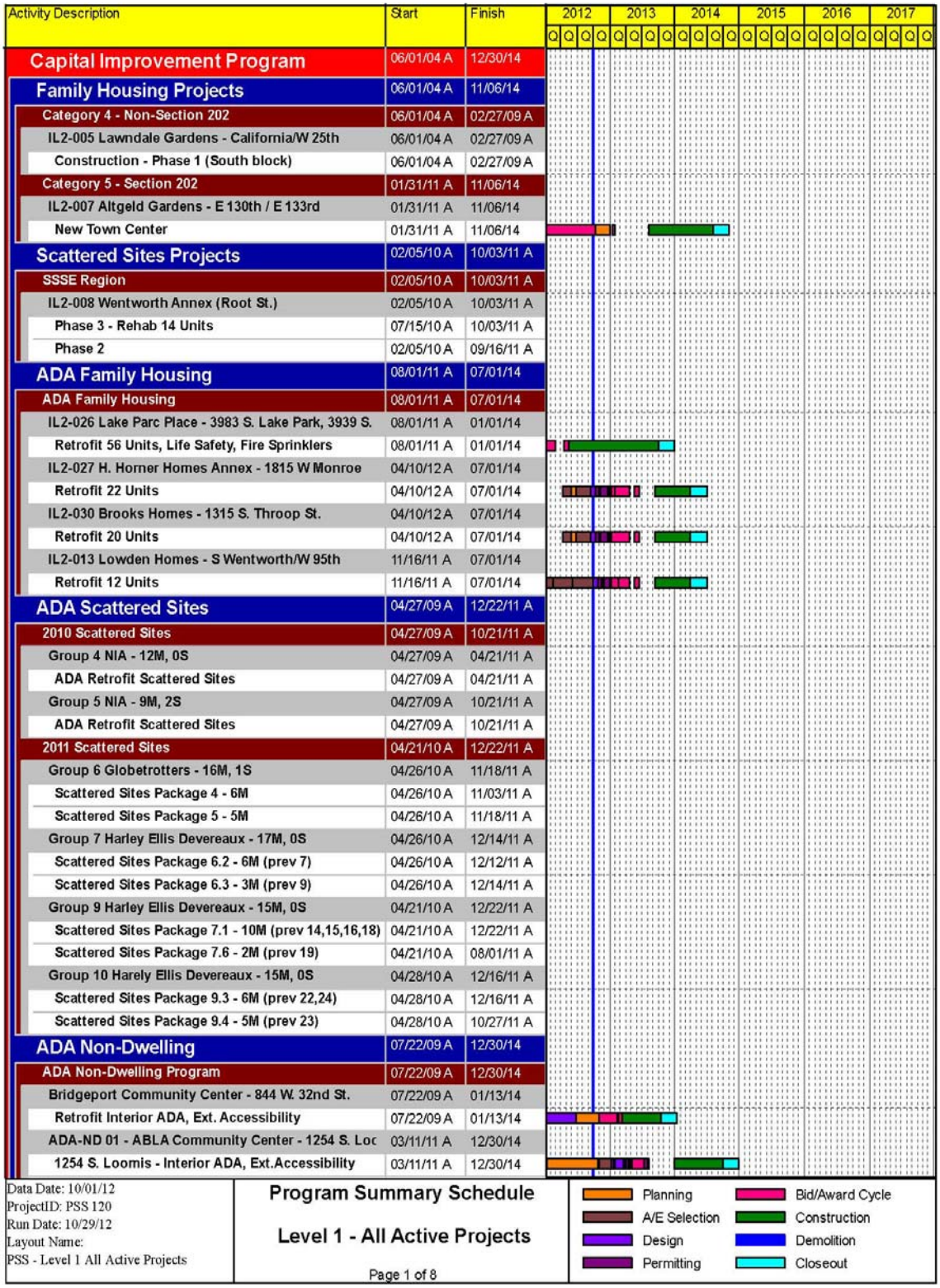
Park Boulevard Phase IIB (IL# to be assigned upon closing)
The Park Boulevard Phase IIB rental transaction is projected to close and begin construction in FY2013 as part of the redevelopment of the former Stateway Gardens. Phase IIB is the second sub-phase of the HOPE VI redevelopment grant and consists of 108 total mixed income rental units, including 37 public housing units. Development will take place both onsite and off-site to include mixed-use buildings with ground level commercial space. While this site is projected to be under construction, no unit delivery is projected in FY2013.

Park Boulevard Design

CAPITAL IMPROVEMENT PROGRAM

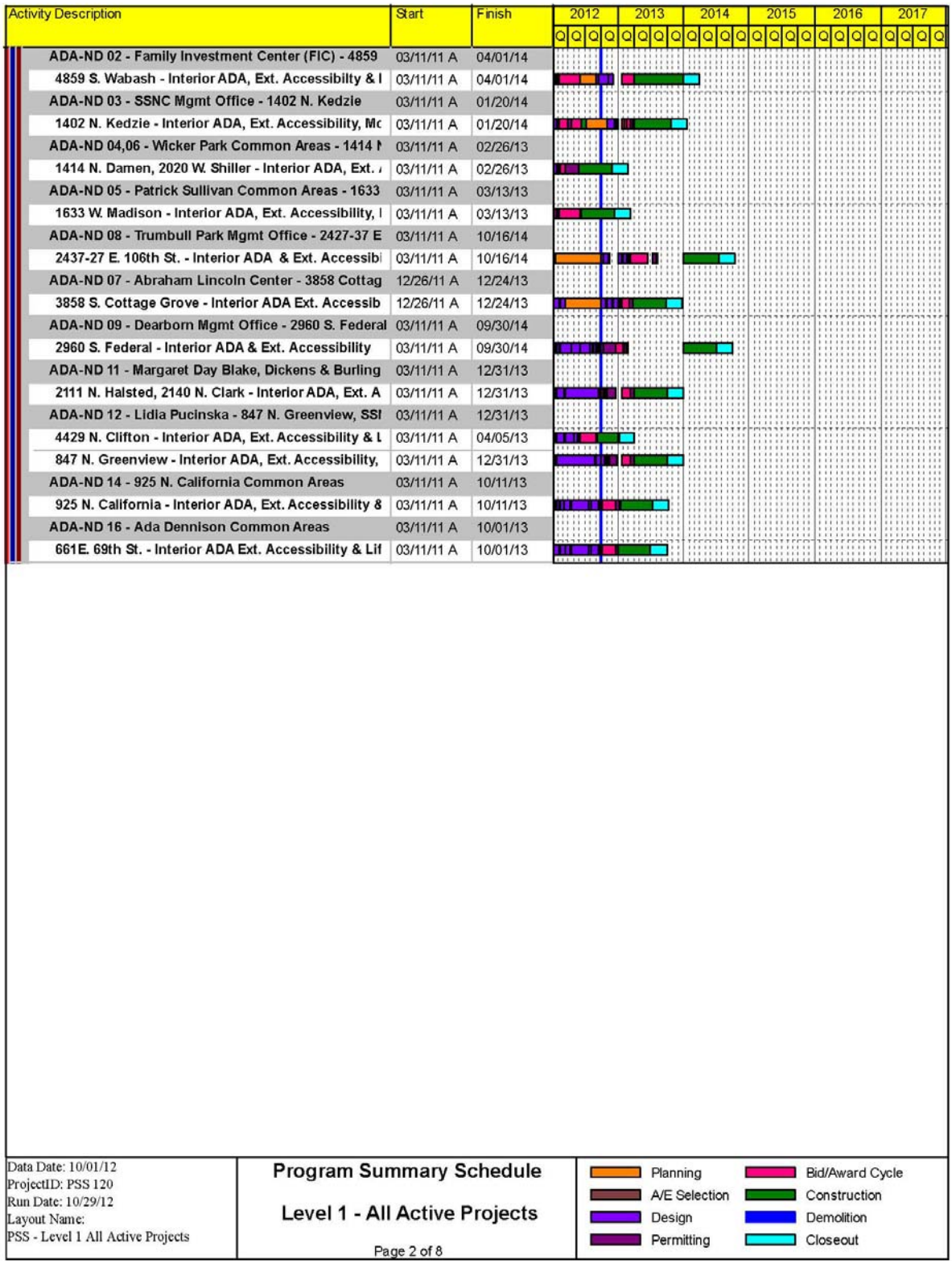
Public Housing 5-Year Capital Improvement Plan	Total CHA Capital	YEAR 1 2013	YEAR 2 2014	YEAR 3 2015	YEAR 4 2016	YEAR 5 2017
Sources of Funds						
Capital Fund Program	376,254,844	80,706,102	77,881,388	75,155,540	72,525,096	69,986,718
HOPE VI Grants	16,634,188	10,530,731	3,362,000	0	2,741,457	0
Other Funding	11,609,330	11,609,330	0	0	0	0
MTW Fund Requirement	1,429,623,480	266,291,980	459,007,996	373,691,801	197,920,697	132,711,006
Projected Capital Fund Carryover	101,854,378	31,106,440	18,643,110	17,990,601	17,360,930	16,753,297
Total Sources	***1,935,976,220***	***400,244,583***	***558,894,494***	***466,837,942***	***290,548,180***	***219,451,021***
Uses of Funds						
Category 1: Existing Redevelopment Commitments	123,774,951	23,139,487	41,535,464	16,800,000	23,150,000	19,150,000
Category 2: Senior Housing	433,582,087	123,399,881	118,391,335	73,485,389	67,814,681	50,490,801
Category 3: Scattered Sites	624,621,571	93,256,916	222,724,655	227,880,000	40,380,000	40,380,000
Category 4: Non-202 Family Properties	141,898,141	31,597,479	50,475,662	36,525,000	16,800,000	6,500,000
Category 5a: 202 Family Properties	157,584,323	20,691,005	36,788,318	23,340,000	36,820,000	39,945,000
Category 5b: 202 Family Properties	104,008,925	22,426,925	12,912,000	22,450,000	40,220,000	6,000,000
Contingency	51,079,367	24,162,562	11,243,388	5,743,771	5,435,581	4,494,065
Architectural & Engineering	58,251,356	15,691,556	17,902,333	8,770,034	8,696,929	7,190,504
Construction Management	15,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Sub-Total - Project Capital Requirements	***1,709,800,720***	***357,365,810***	***514,973,155***	***417,994,194***	***242,317,191***	***177,150,370***
Capital Maintenance	60,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000
Development Management Staff and Expenses	14,498,364	2,949,056	2,760,597	2,843,415	2,928,717	3,016,579
Capital Construction Staff and Expenses	10,115,207	2,195,175	1,893,102	1,949,895	2,008,392	2,068,643
Environmental Consulting/Remediation includes CCD	44,020,000	5,995,000	7,540,000	12,340,000	11,605,000	6,540,000
Total Uses	***1,838,434,291***	***380,505,041***	***539,166,854***	***447,127,504***	***270,859,300***	***200,775,592***
Bond Debt Service						
Interest	42,526,931	9,739,542	9,252,641	8,735,439	8,188,880	6,610,429
Serial Principal	55,015,000	10,000,000	10,475,000	10,975,000	11,500,000	12,065,000
Total Bond Debt Service	***97,541,931***	***19,739,542***	***19,727,641***	***19,710,438***	***19,688,880***	***18,675,429***
Total Expenditure	**1,935,976,220**	**400,244,583**	**558,894,494**	**466,837,942**	**290,548,180**	**219,451,021**
Cumulative Funding Availability / (Requirement)	*0*	*0*	*0*	*0*	*0*	*0*

CAPITAL IMPROVEMENT PROGRAM

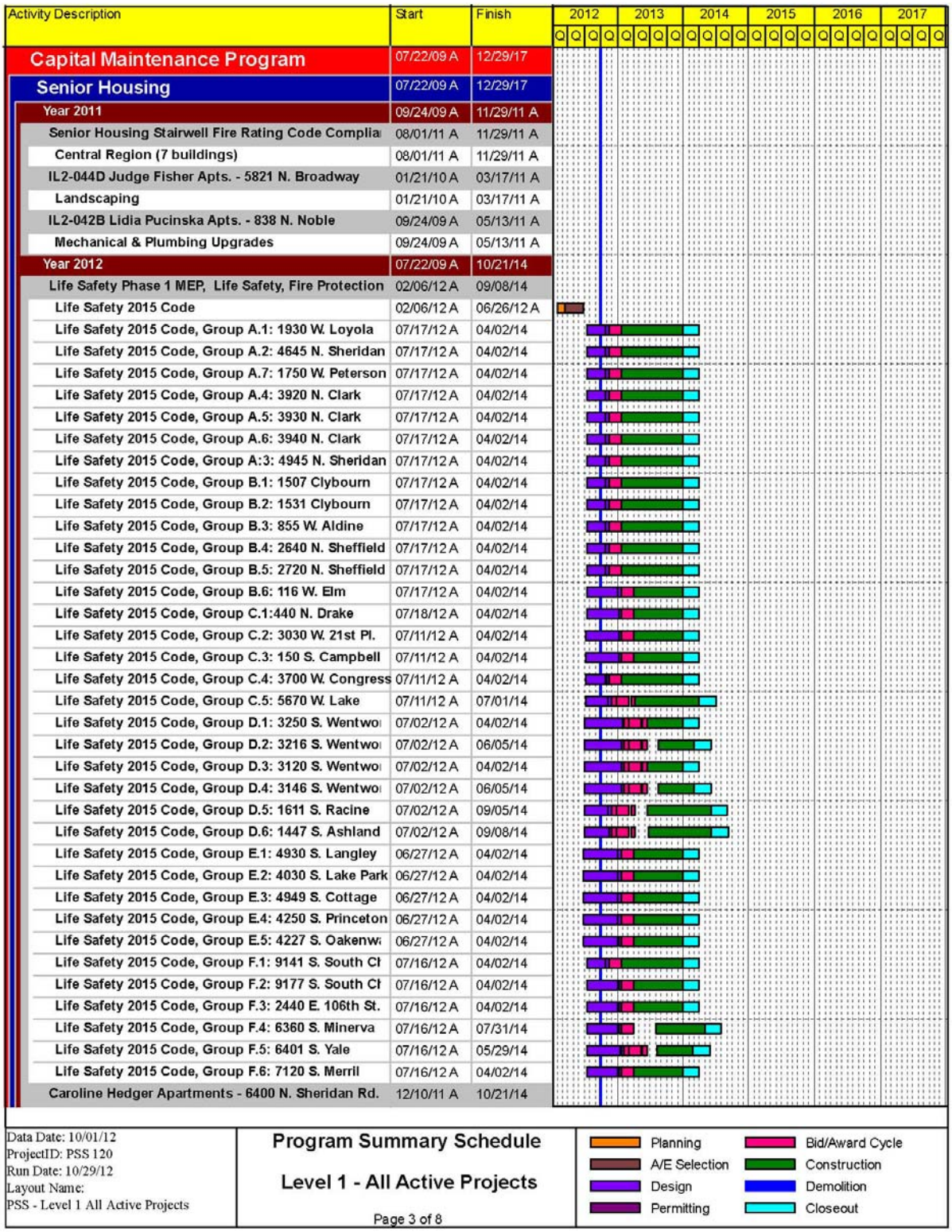


Activity Description	Start	Finish
Capital Improvement Program	06/01/04 A	12/30/14
Family Housing Projects	06/01/04 A	11/06/14
Category 4 - Non-Section 202	06/01/04 A	02/27/09 A
IL2-005 Lawndale Gardens - California/W 25th	06/01/04 A	02/27/09 A
Construction - Phase 1 (South block)	06/01/04 A	02/27/09 A
Category 5 - Section 202	01/31/11 A	11/06/14
IL2-007 Altgeld Gardens - E 130th / E 133rd	01/31/11 A	11/06/14
New Town Center	01/31/11 A	11/06/14
Scattered Sites Projects	02/05/10 A	10/03/11 A
SSSE Region	02/05/10 A	10/03/11 A
IL2-008 Wentworth Annex (Root St.)	02/05/10 A	10/03/11 A
Phase 3 - Rehab 14 Units	07/15/10 A	10/03/11 A
Phase 2	02/05/10 A	09/16/11 A
ADA Family Housing	08/01/11 A	07/01/14
ADA Family Housing	08/01/11 A	07/01/14
IL2-026 Lake Parc Place - 3983 S. Lake Park, 3939 S.	08/01/11 A	01/01/14
Retrofit 56 Units, Life Safety, Fire Sprinklers	08/01/11 A	01/01/14
IL2-027 H. Horner Homes Annex - 1815 W Monroe	04/10/12 A	07/01/14
Retrofit 22 Units	04/10/12 A	07/01/14
IL2-030 Brooks Homes - 1315 S. Throop St.	04/10/12 A	07/01/14
Retrofit 20 Units	04/10/12 A	07/01/14
IL2-013 Lowden Homes - S Wentworth/W 95th	11/16/11 A	07/01/14
Retrofit 12 Units	11/16/11 A	07/01/14
ADA Scattered Sites	04/27/09 A	12/22/11 A
2010 Scattered Sites	04/27/09 A	10/21/11 A
Group 4 NIA - 12M, 0S	04/27/09 A	04/21/11 A
ADA Retrofit Scattered Sites	04/27/09 A	04/21/11 A
Group 5 NIA - 9M, 2S	04/27/09 A	10/21/11 A
ADA Retrofit Scattered Sites	04/27/09 A	10/21/11 A
2011 Scattered Sites	04/21/10 A	12/22/11 A
Group 6 Globetrotters - 16M, 1S	04/26/10 A	11/18/11 A
Scattered Sites Package 4 - 6M	04/26/10 A	11/03/11 A
Scattered Sites Package 5 - 5M	04/26/10 A	11/18/11 A
Group 7 Harley Ellis Devereaux - 17M, 0S	04/26/10 A	12/14/11 A
Scattered Sites Package 6.2 - 6M (prev 7)	04/26/10 A	12/12/11 A
Scattered Sites Package 6.3 - 3M (prev 9)	04/26/10 A	12/14/11 A
Group 9 Harley Ellis Devereaux - 15M, 0S	04/21/10 A	12/22/11 A
Scattered Sites Package 7.1 - 10M (prev 14,15,16,18)	04/21/10 A	12/22/11 A
Scattered Sites Package 7.6 - 2M (prev 19)	04/21/10 A	08/01/11 A
Group 10 Harely Ellis Devereaux - 15M, 0S	04/28/10 A	12/16/11 A
Scattered Sites Package 9.3 - 6M (prev 22,24)	04/28/10 A	12/16/11 A
Scattered Sites Package 9.4 - 5M (prev 23)	04/28/10 A	10/27/11 A
ADA Non-Dwelling	07/22/09 A	12/30/14
ADA Non-Dwelling Program	07/22/09 A	12/30/14
Bridgeport Community Center - 844 W. 32nd St.	07/22/09 A	01/13/14
Retrofit Interior ADA, Ext. Accessibility	07/22/09 A	01/13/14
ADA-ND 01 - ABLA Community Center - 1254 S. Loc	03/11/11 A	12/30/14
1254 S. Loomis - Interior ADA, Ext.Accessibility	03/11/11 A	12/30/14

CAPITAL IMPROVEMENT PROGRAM

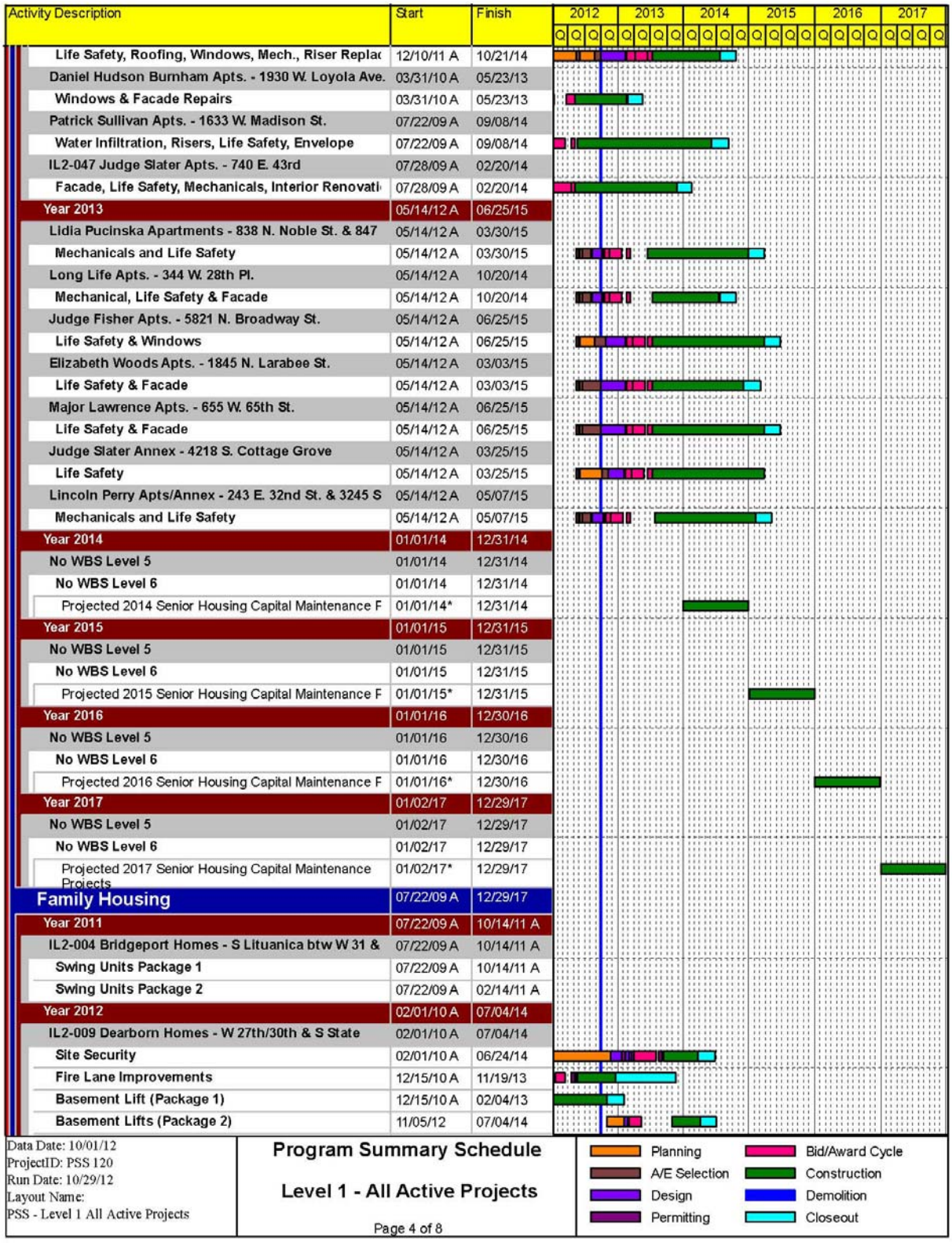


CAPITAL IMPROVEMENT PROGRAM



Activity Description	Start	Finish
Capital Maintenance Program	07/22/09 A	12/29/17
Senior Housing	07/22/09 A	12/29/17
Year 2011	09/24/09 A	11/29/11 A
Senior Housing Stairwell Fire Rating Code Compliai	08/01/11 A	11/29/11 A
Central Region (7 buildings)	08/01/11 A	11/29/11 A
IL2-044D Judge Fisher Apts. - 5821 N. Broadway	01/21/10 A	03/17/11 A
Landscaping	01/21/10 A	03/17/11 A
IL2-042B Lidia Pucinska Apts. - 838 N. Noble	09/24/09 A	05/13/11 A
Mechanical & Plumbing Upgrades	09/24/09 A	05/13/11 A
Year 2012	07/22/09 A	10/21/14
Life Safety Phase 1 MEP, Life Safety, Fire Protection	02/06/12 A	09/08/14
Life Safety 2015 Code	02/06/12 A	06/26/12 A
Life Safety 2015 Code, Group A.1: 1930 W. Loyola	07/17/12 A	04/02/14
Life Safety 2015 Code, Group A.2: 4645 N. Sheridan	07/17/12 A	04/02/14
Life Safety 2015 Code, Group A.7: 1750 W. Peterson	07/17/12 A	04/02/14
Life Safety 2015 Code, Group A.4: 3920 N. Clark	07/17/12 A	04/02/14
Life Safety 2015 Code, Group A.5: 3930 N. Clark	07/17/12 A	04/02/14
Life Safety 2015 Code, Group A.6: 3940 N. Clark	07/17/12 A	04/02/14
Life Safety 2015 Code, Group A:3: 4945 N. Sheridan	07/17/12 A	04/02/14
Life Safety 2015 Code, Group B.1: 1507 Clybourn	07/17/12 A	04/02/14
Life Safety 2015 Code, Group B.2: 1531 Clybourn	07/17/12 A	04/02/14
Life Safety 2015 Code, Group B.3: 855 W. Aldine	07/17/12 A	04/02/14
Life Safety 2015 Code, Group B.4: 2640 N. Sheffield	07/17/12 A	04/02/14
Life Safety 2015 Code, Group B.5: 2720 N. Sheffield	07/17/12 A	04/02/14
Life Safety 2015 Code, Group B.6: 116 W. Elm	07/17/12 A	04/02/14
Life Safety 2015 Code, Group C.1:440 N. Drake	07/18/12 A	04/02/14
Life Safety 2015 Code, Group C.2: 3030 W. 21st Pl.	07/11/12 A	04/02/14
Life Safety 2015 Code, Group C.3: 150 S. Campbell	07/11/12 A	04/02/14
Life Safety 2015 Code, Group C.4: 3700 W. Congress	07/11/12 A	04/02/14
Life Safety 2015 Code, Group C.5: 5670 W. Lake	07/11/12 A	07/01/14
Life Safety 2015 Code, Group D.1: 3250 S. Wentwo	07/02/12 A	04/02/14
Life Safety 2015 Code, Group D.2: 3216 S. Wentwo	07/02/12 A	06/05/14
Life Safety 2015 Code, Group D.3: 3120 S. Wentwo	07/02/12 A	04/02/14
Life Safety 2015 Code, Group D.4: 3146 S. Wentwo	07/02/12 A	06/05/14
Life Safety 2015 Code, Group D.5: 1611 S. Racine	07/02/12 A	09/05/14
Life Safety 2015 Code, Group D.6: 1447 S. Ashland	07/02/12 A	09/08/14
Life Safety 2015 Code, Group E.1: 4930 S. Langley	06/27/12 A	04/02/14
Life Safety 2015 Code, Group E.2: 4030 S. Lake Park	06/27/12 A	04/02/14
Life Safety 2015 Code, Group E.3: 4949 S. Cottage	06/27/12 A	04/02/14
Life Safety 2015 Code, Group E.4: 4250 S. Princeton	06/27/12 A	04/02/14
Life Safety 2015 Code, Group E.5: 4227 S. Oakenwa	06/27/12 A	04/02/14
Life Safety 2015 Code, Group F.1: 9141 S. South Cl	07/16/12 A	04/02/14
Life Safety 2015 Code, Group F.2: 9177 S. South Cl	07/16/12 A	04/02/14
Life Safety 2015 Code, Group F.3: 2440 E. 106th St.	07/16/12 A	04/02/14
Life Safety 2015 Code, Group F.4: 6360 S. Minerva	07/16/12 A	07/31/14
Life Safety 2015 Code, Group F.5: 6401 S. Yale	07/16/12 A	05/29/14
Life Safety 2015 Code, Group F.6: 7120 S. Merril	07/16/12 A	04/02/14
Caroline Hedger Apartments - 6400 N. Sheridan Rd.	12/10/11 A	10/21/14

CAPITAL IMPROVEMENT PROGRAM



Activity Description	Start	Finish
Life Safety, Roofing, Windows, Mech., Riser Replac	12/10/11 A	10/21/14
Daniel Hudson Burnham Apts. - 1930 W. Loyola Ave.	03/31/10 A	05/23/13
Windows & Facade Repairs	03/31/10 A	05/23/13
Patrick Sullivan Apts. - 1633 W. Madison St.	07/22/09 A	09/08/14
Water Infiltration, Risers, Life Safety, Envelope	07/22/09 A	09/08/14
IL2-047 Judge Slater Apts. - 740 E. 43rd	07/28/09 A	02/20/14
Facade, Life Safety, Mechanicals, Interior Renovati	07/28/09 A	02/20/14
Year 2013	05/14/12 A	06/25/15
Lidia Pucinska Apartments - 838 N. Noble St. & 847	05/14/12 A	03/30/15
Mechanicals and Life Safety	05/14/12 A	03/30/15
Long Life Apts. - 344 W. 28th Pl.	05/14/12 A	10/20/14
Mechanical, Life Safety & Facade	05/14/12 A	10/20/14
Judge Fisher Apts. - 5821 N. Broadway St.	05/14/12 A	06/25/15
Life Safety & Windows	05/14/12 A	06/25/15
Elizabeth Woods Apts. - 1845 N. Larabee St.	05/14/12 A	03/03/15
Life Safety & Facade	05/14/12 A	03/03/15
Major Lawrence Apts. - 655 W. 65th St.	05/14/12 A	06/25/15
Life Safety & Facade	05/14/12 A	06/25/15
Judge Slater Annex - 4218 S. Cottage Grove	05/14/12 A	03/25/15
Life Safety	05/14/12 A	03/25/15
Lincoln Perry Apts/Annex - 243 E. 32nd St. & 3245 S	05/14/12 A	05/07/15
Mechanicals and Life Safety	05/14/12 A	05/07/15
Year 2014	01/01/14	12/31/14
No WBS Level 5	01/01/14	12/31/14
No WBS Level 6	01/01/14	12/31/14
Projected 2014 Senior Housing Capital Maintenance F	01/01/14*	12/31/14
Year 2015	01/01/15	12/31/15
No WBS Level 5	01/01/15	12/31/15
No WBS Level 6	01/01/15	12/31/15
Projected 2015 Senior Housing Capital Maintenance F	01/01/15*	12/31/15
Year 2016	01/01/16	12/30/16
No WBS Level 5	01/01/16	12/30/16
No WBS Level 6	01/01/16	12/30/16
Projected 2016 Senior Housing Capital Maintenance F	01/01/16*	12/30/16
Year 2017	01/02/17	12/29/17
No WBS Level 5	01/02/17	12/29/17
No WBS Level 6	01/02/17	12/29/17
Projected 2017 Senior Housing Capital Maintenance Projects	01/02/17*	12/29/17
Family Housing	07/22/09 A	12/29/17
Year 2011	07/22/09 A	10/14/11 A
IL2-004 Bridgeport Homes - S Lituanica btw W 31 &	07/22/09 A	10/14/11 A
Swing Units Package 1	07/22/09 A	10/14/11 A
Swing Units Package 2	07/22/09 A	02/14/11 A
Year 2012	02/01/10 A	07/04/14
IL2-009 Dearborn Homes - W 27th/30th & S State	02/01/10 A	07/04/14
Site Security	02/01/10 A	06/24/14
Fire Lane Improvements	12/15/10 A	11/19/13
Basement Lift (Package 1)	12/15/10 A	02/04/13
Basement Lifts (Package 2)	11/05/12	07/04/14

Data Date: 10/01/12
ProjectID: PSS 120
Run Date: 10/29/12
Layout Name:
PSS - Level 1 All Active Projects

Program Summary Schedule

Level 1 - All Active Projects

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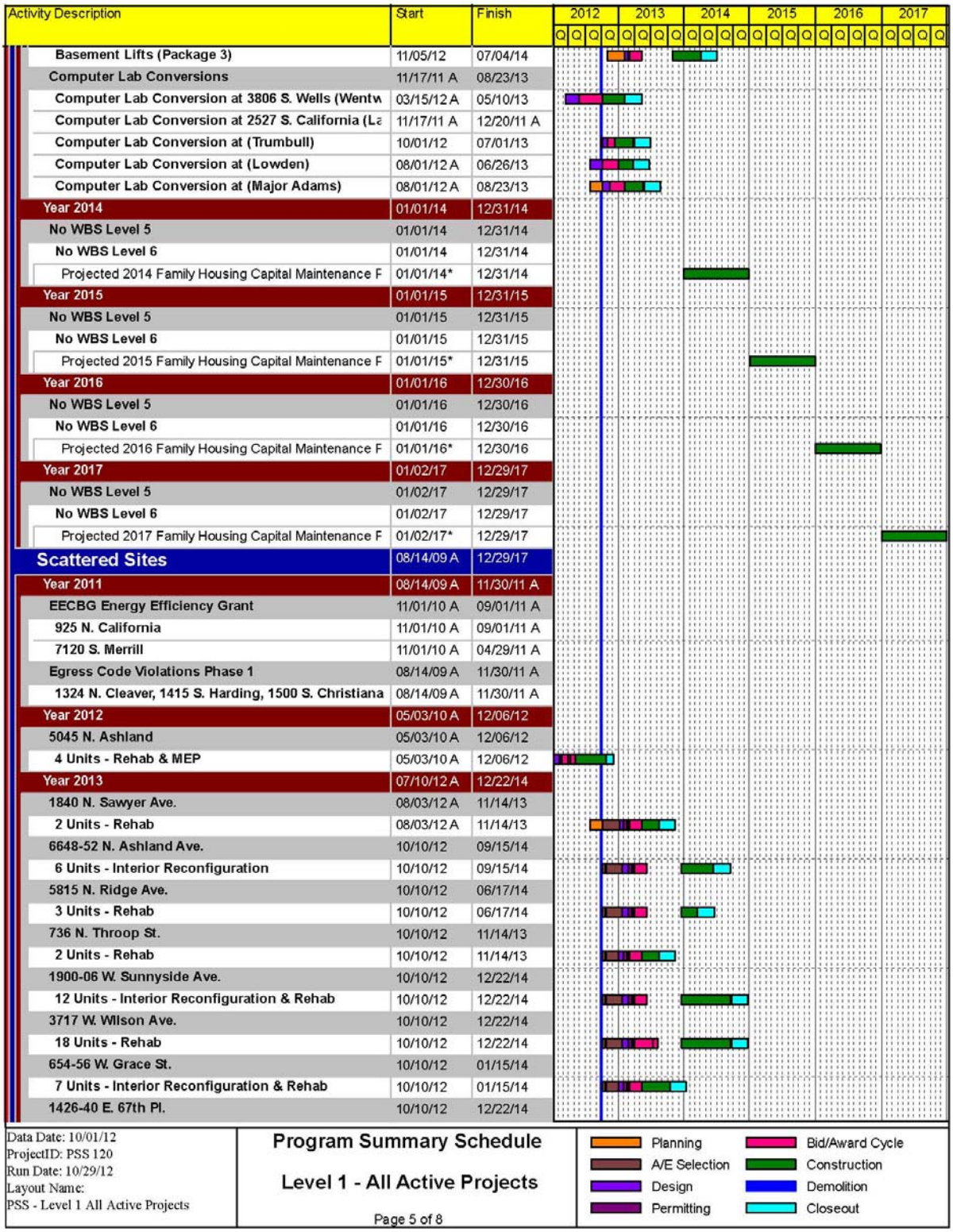
Planning
A/E Selection
Design
Permitting
Bid/Award Cycle
Construction
Demolition
Closeout

CAPITAL IMPROVEMENT PROGRAM



Activity Description	Start	Finish
Basement Lifts (Package 3)	11/05/12	07/04/14
Computer Lab Conversions	11/17/11 A	08/23/13
Computer Lab Conversion at 3806 S. Wells (Wentw	03/15/12 A	05/10/13
Computer Lab Conversion at 2527 S. California (La	11/17/11 A	12/20/11 A
Computer Lab Conversion at (Trumbull)	10/01/12	07/01/13
Computer Lab Conversion at (Lowden)	08/01/12 A	06/26/13
Computer Lab Conversion at (Major Adams)	08/01/12 A	08/23/13
Year 2014	01/01/14	12/31/14
No WBS Level 5	01/01/14	12/31/14
No WBS Level 6	01/01/14	12/31/14
Projected 2014 Family Housing Capital Maintenance F	01/01/14*	12/31/14
Year 2015	01/01/15	12/31/15
No WBS Level 5	01/01/15	12/31/15
No WBS Level 6	01/01/15	12/31/15
Projected 2015 Family Housing Capital Maintenance F	01/01/15*	12/31/15
Year 2016	01/01/16	12/30/16
No WBS Level 5	01/01/16	12/30/16
No WBS Level 6	01/01/16	12/30/16
Projected 2016 Family Housing Capital Maintenance F	01/01/16*	12/30/16
Year 2017	01/02/17	12/29/17
No WBS Level 5	01/02/17	12/29/17
No WBS Level 6	01/02/17	12/29/17
Projected 2017 Family Housing Capital Maintenance F	01/02/17*	12/29/17
Scattered Sites	08/14/09 A	12/29/17
Year 2011	08/14/09 A	11/30/11 A
EECBG Energy Efficiency Grant	11/01/10 A	09/01/11 A
925 N. California	11/01/10 A	09/01/11 A
7120 S. Merrill	11/01/10 A	04/29/11 A
Egress Code Violations Phase 1	08/14/09 A	11/30/11 A
1324 N. Cleaver, 1415 S. Harding, 1500 S. Christiana	08/14/09 A	11/30/11 A
Year 2012	05/03/10 A	12/06/12
5045 N. Ashland	05/03/10 A	12/06/12
4 Units - Rehab & MEP	05/03/10 A	12/06/12
Year 2013	07/10/12 A	12/22/14
1840 N. Sawyer Ave.	08/03/12 A	11/14/13
2 Units - Rehab	08/03/12 A	11/14/13
6648-52 N. Ashland Ave.	10/10/12	09/15/14
6 Units - Interior Reconfiguration	10/10/12	09/15/14
5815 N. Ridge Ave.	10/10/12	06/17/14
3 Units - Rehab	10/10/12	06/17/14
736 N. Throop St.	10/10/12	11/14/13
2 Units - Rehab	10/10/12	11/14/13
1900-06 W. Sunnyside Ave.	10/10/12	12/22/14
12 Units - Interior Reconfiguration & Rehab	10/10/12	12/22/14
3717 W. Wilson Ave.	10/10/12	12/22/14
18 Units - Rehab	10/10/12	12/22/14
654-56 W. Grace St.	10/10/12	01/15/14
7 Units - Interior Reconfiguration & Rehab	10/10/12	01/15/14
1426-40 E. 67th Pl.	10/10/12	12/22/14

Data Date: 10/01/12
ProjectID: PSS 120
Run Date: 10/29/12
Layout Name:
PSS - Level 1 All Active Projects

Program Summary Schedule

Level 1 - All Active Projects

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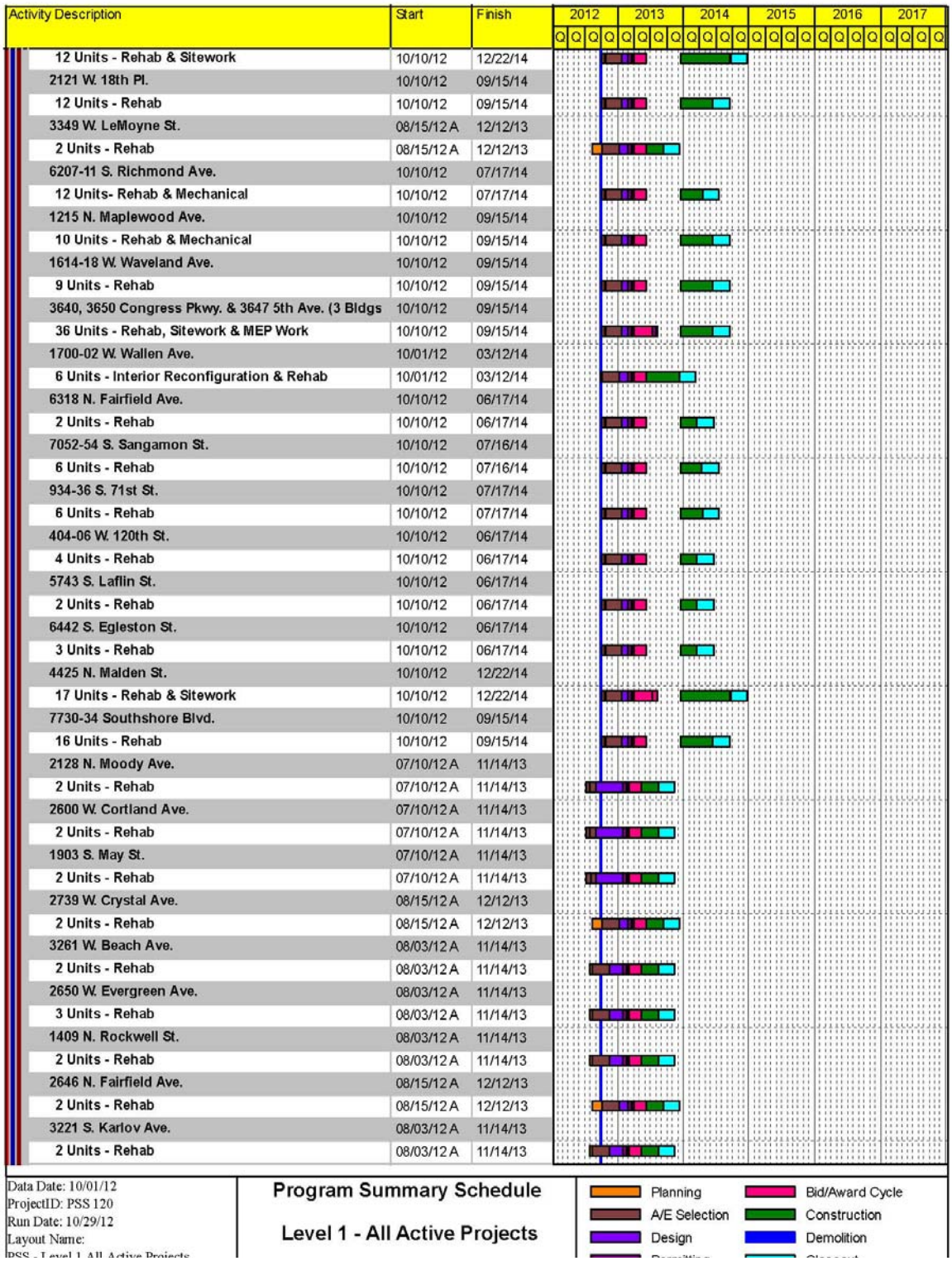
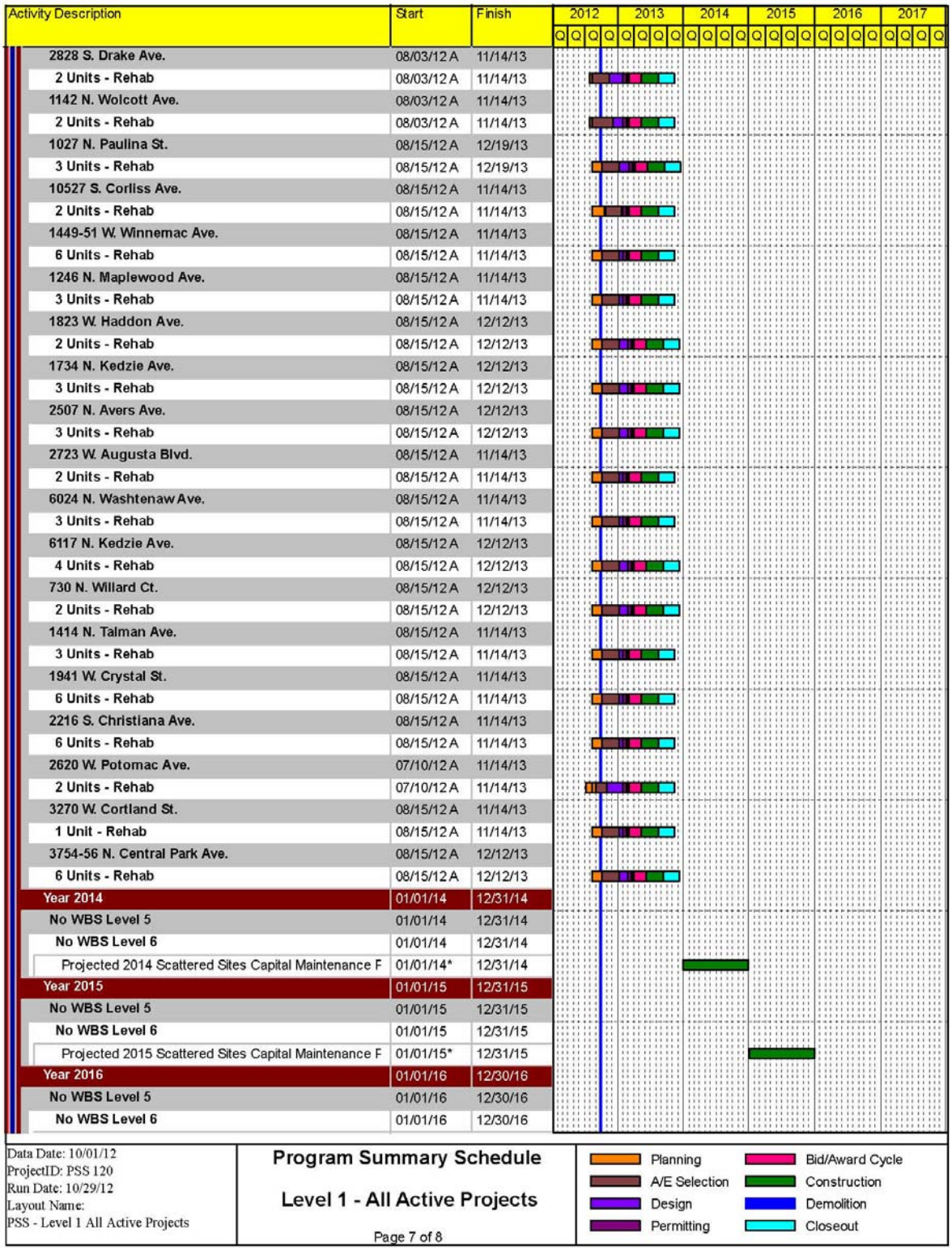
Planning
A/E Selection
Design
Permitting
Bid/Award Cycle
Construction
Demolition
Closeout

CAPITAL IMPROVEMENT PROGRAM



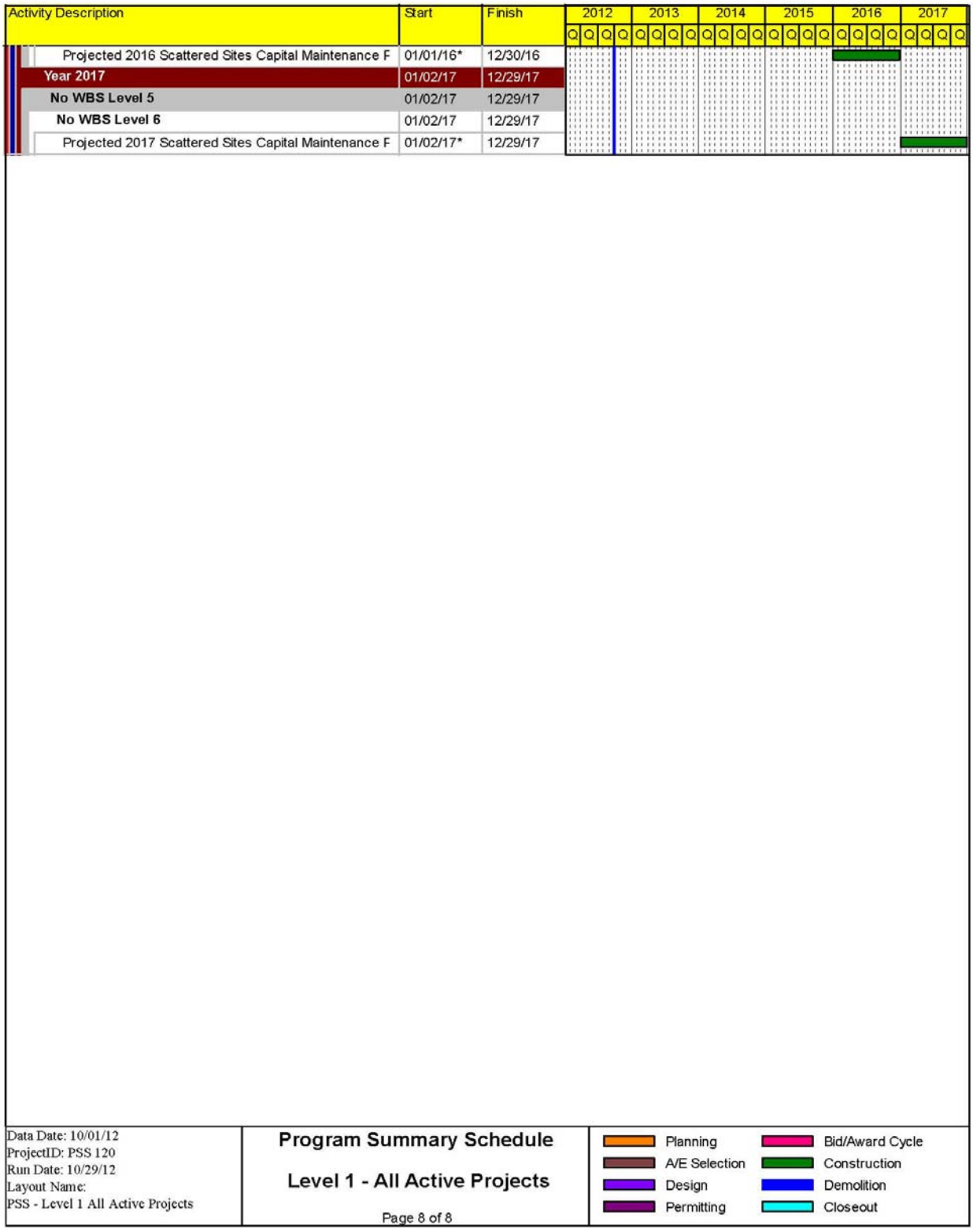
Activity Description	Start	Finish
12 Units - Rehab & Sitework	10/10/12	12/22/14
2121 W. 18th Pl.	10/10/12	09/15/14
12 Units - Rehab	10/10/12	09/15/14
3349 W. LeMoyne St.	08/15/12 A	12/12/13
2 Units - Rehab	08/15/12 A	12/12/13
6207-11 S. Richmond Ave.	10/10/12	07/17/14
12 Units- Rehab & Mechanical	10/10/12	07/17/14
1215 N. Maplewood Ave.	10/10/12	09/15/14
10 Units - Rehab & Mechanical	10/10/12	09/15/14
1614-18 W. Waveland Ave.	10/10/12	09/15/14
9 Units - Rehab	10/10/12	09/15/14
3640, 3650 Congress Pkwy. & 3647 5th Ave. (3 Bldgs	10/10/12	09/15/14
36 Units - Rehab, Sitework & MEP Work	10/10/12	09/15/14
1700-02 W. Wallen Ave.	10/01/12	03/12/14
6 Units - Interior Reconfiguration & Rehab	10/01/12	03/12/14
6318 N. Fairfield Ave.	10/10/12	06/17/14
2 Units - Rehab	10/10/12	06/17/14
7052-54 S. Sangamon St.	10/10/12	07/16/14
6 Units - Rehab	10/10/12	07/16/14
934-36 S. 71st St.	10/10/12	07/17/14
6 Units - Rehab	10/10/12	07/17/14
404-06 W. 120th St.	10/10/12	06/17/14
4 Units - Rehab	10/10/12	06/17/14
5743 S. Laflin St.	10/10/12	06/17/14
2 Units - Rehab	10/10/12	06/17/14
6442 S. Egleston St.	10/10/12	06/17/14
3 Units - Rehab	10/10/12	06/17/14
4425 N. Malden St.	10/10/12	12/22/14
17 Units - Rehab & Sitework	10/10/12	12/22/14
7730-34 Southshore Blvd.	10/10/12	09/15/14
16 Units - Rehab	10/10/12	09/15/14
2128 N. Moody Ave.	07/10/12 A	11/14/13
2 Units - Rehab	07/10/12 A	11/14/13
2600 W. Cortland Ave.	07/10/12 A	11/14/13
2 Units - Rehab	07/10/12 A	11/14/13
1903 S. May St.	07/10/12 A	11/14/13
2 Units - Rehab	07/10/12 A	11/14/13
2739 W. Crystal Ave.	08/15/12 A	12/12/13
2 Units - Rehab	08/15/12 A	12/12/13
3261 W. Beach Ave.	08/03/12 A	11/14/13
2 Units - Rehab	08/03/12 A	11/14/13
2650 W. Evergreen Ave.	08/03/12 A	11/14/13
3 Units - Rehab	08/03/12 A	11/14/13
1409 N. Rockwell St.	08/03/12 A	11/14/13
2 Units - Rehab	08/03/12 A	11/14/13
2646 N. Fairfield Ave.	08/15/12 A	12/12/13
2 Units - Rehab	08/15/12 A	12/12/13
3221 S. Karlov Ave.	08/03/12 A	11/14/13
2 Units - Rehab	08/03/12 A	11/14/13

CAPITAL IMPROVEMENT PROGRAM



Activity Description	Start	Finish
2828 S. Drake Ave.	08/03/12 A	11/14/13
2 Units - Rehab	08/03/12 A	11/14/13
1142 N. Wolcott Ave.	08/03/12 A	11/14/13
2 Units - Rehab	08/03/12 A	11/14/13
1027 N. Paulina St.	08/15/12 A	12/19/13
3 Units - Rehab	08/15/12 A	12/19/13
10527 S. Corliss Ave.	08/15/12 A	11/14/13
2 Units - Rehab	08/15/12 A	11/14/13
1449-51 W. Winnemac Ave.	08/15/12 A	11/14/13
6 Units - Rehab	08/15/12 A	11/14/13
1246 N. Maplewood Ave.	08/15/12 A	11/14/13
3 Units - Rehab	08/15/12 A	11/14/13
1823 W. Haddon Ave.	08/15/12 A	12/12/13
2 Units - Rehab	08/15/12 A	12/12/13
1734 N. Kedzie Ave.	08/15/12 A	12/12/13
3 Units - Rehab	08/15/12 A	12/12/13
2507 N. Avers Ave.	08/15/12 A	12/12/13
3 Units - Rehab	08/15/12 A	12/12/13
2723 W. Augusta Blvd.	08/15/12 A	11/14/13
2 Units - Rehab	08/15/12 A	11/14/13
6024 N. Washtenaw Ave.	08/15/12 A	11/14/13
3 Units - Rehab	08/15/12 A	11/14/13
6117 N. Kedzie Ave.	08/15/12 A	12/12/13
4 Units - Rehab	08/15/12 A	12/12/13
730 N. Willard Ct.	08/15/12 A	12/12/13
2 Units - Rehab	08/15/12 A	12/12/13
1414 N. Talman Ave.	08/15/12 A	11/14/13
3 Units - Rehab	08/15/12 A	11/14/13
1941 W. Crystal St.	08/15/12 A	11/14/13
6 Units - Rehab	08/15/12 A	11/14/13
2216 S. Christiana Ave.	08/15/12 A	11/14/13
6 Units - Rehab	08/15/12 A	11/14/13
2620 W. Potomac Ave.	07/10/12 A	11/14/13
2 Units - Rehab	07/10/12 A	11/14/13
3270 W. Cortland St.	08/15/12 A	11/14/13
1 Unit - Rehab	08/15/12 A	11/14/13
3754-56 N. Central Park Ave.	08/15/12 A	12/12/13
6 Units - Rehab	08/15/12 A	12/12/13
Year 2014	01/01/14	12/31/14
No WBS Level 5	01/01/14	12/31/14
No WBS Level 6	01/01/14	12/31/14
Projected 2014 Scattered Sites Capital Maintenance F	01/01/14*	12/31/14
Year 2015	01/01/15	12/31/15
No WBS Level 5	01/01/15	12/31/15
No WBS Level 6	01/01/15	12/31/15
Projected 2015 Scattered Sites Capital Maintenance F	01/01/15*	12/31/15
Year 2016	01/01/16	12/30/16
No WBS Level 5	01/01/16	12/30/16
No WBS Level 6	01/01/16	12/30/16

CAPITAL IMPROVEMENT PROGRAM



CAPITAL IMPROVEMENT PROGRAM

WORK IN PROGRESS

3983 S. LAKE PARK - ENVELOP WORK ONGOING

DEARBORN HOMES—FIRE LANE WORK

CAPITAL IMPROVEMENT PROGRAM

WORK IN PROGRESS

LAKE PARC PLACE– ADA RETROFIT

3983 S. LAKE PARK - COMPUTER LAB

CAPITAL IMPROVEMENT PROGRAM

WORK IN PROGRESS

JUDGE SLATER APARTMENT– FAÇADE REPLACEMENT

PATRICK SULLIVAN APARTMENT– INSTALLATION AROUND ROOF DRAIN

CAPITAL IMPROVEMENT PROGRAM

WORK IN PROGRESS

NEW ROOF TOP IN PROGRESS AT PATRICK SULLIVAN

NEW SIDEWALK WITH DEPRESSED CURBS FOR ACCESSIBILITY

CAPITAL IMPROVEMENT PROGRAM

WORK IN PROGRESS

CAULKING REMOVAL AND REPLACEMENT AND WATERPROOFING OF BUILDING FACADE

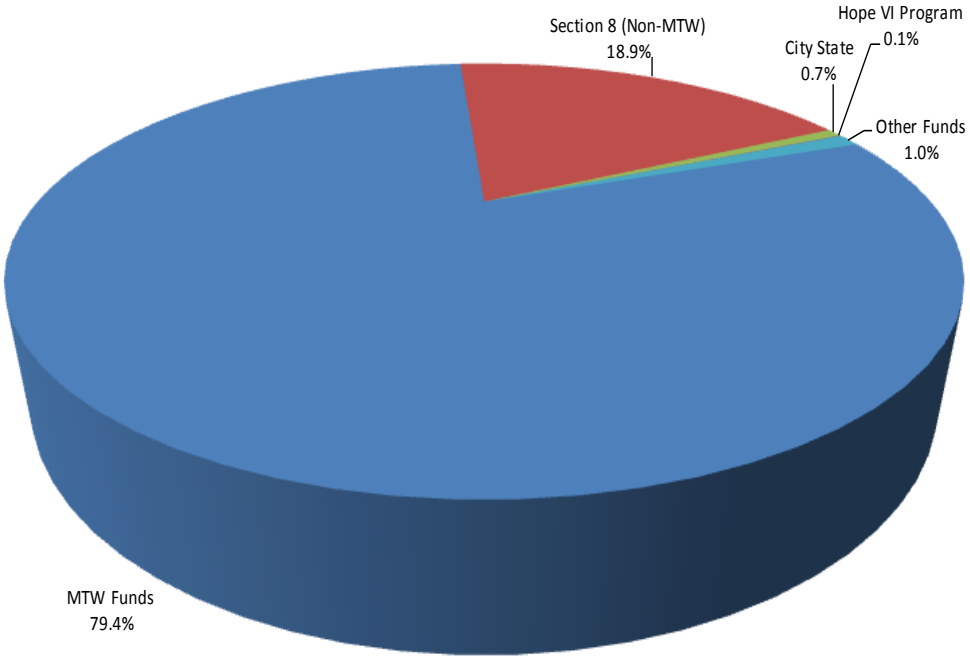
PATRICK SULLIVAN—UNIT NEARING COMPLETION (KITCHEN)

FUND EQUITY SUMMARY

At December 31, 2012 the CHA is projected to have an increase in net assets of approximately 141.8 million, which represents a 7.1% increase from the FY2011 balance. The increase is a result of projected MTW Fund revenues received being more than the projected expenditure outlook for year-end 2012; this increase in fund balance will be allocated to future years through CHA's Plan for Transformation which is the Authority's long-term capital improvement plan. The CHA uses the MTW Fund to meet unanticipated needs. The Authority balanced the FY2013 Budget by using MTW Fund, Section 8 (Non-MTW), Hope VI and Other Funds funding sources and unrestricted fund equity reserves. An increase in net assets for FY2012 was determined by projecting revenue and operating expenditures for each fund using August FY2012 year-to-date financial data and straight-line projections.

Fund	Beginning Net Asset (Equity) 12/31/2011	2012 Projected*		Change in Net Asset	Projected Net Asset (Equity) 12/31/2012	2013 Budget		Projected Net Assets (Equity) 12/31/2013
		Revenue	Expenditures			Revenues	Expenditures	
Enterprise Funds								
MTW Funds	$1,562,493,533	$808,440,476	($669,538,699)	$138,901,778	$1,701,395,311	1,045,668,000	($1,045,668,000)	$1,701,395,311
Section 8 (Non-MTW)	405,096,025	10,058,988	(10,512,071)	(453,083)	404,642,942	13,368,440	(13,368,440)	404,642,942
City State	14,517,142	-	-	-	14,517,142	-	-	14,517,142
Hope VI Program	-	2,592,049	(1,441,624)	1,150,425	1,150,425	12,754,731	(12,754,731)	1,150,425
Other Funds	18,917,530	7,532,991	(5,344,966)	2,188,025	21,105,555	13,404,563	(13,404,563)	21,105,555
Total Enterprise Fund	$2,001,024,230	$828,624,505	($686,837,361)	$141,787,145	$2,142,811,375	$1,085,195,734	($1,085,195,734)	$2,142,811,375

Projected Net Assets (Equity) 12/31/2012



FUND EQUITY SUMMARY

COMBINING SCHEDULE OF PROGRAM NET ASSET ACCOUNTS
PROPRIETARY FUND TYPE - ENTERPRISE FUND
December 31, 2011

	Low Rent Housing Program	City/State Housing Program	Housing Choice Voucher (Section 8) program	Other Grant Programs	Eliminations	Total 2011
Assets:						
Current Asset:						
Cash and Cash Equivalents, Unrestricted	$ 34,113,384	$ -	$ 22,658,050	$ 7,269,730	$ -	$ 64,041,164
Cash and Cash Equivalents, Restricted	2,337,913	-	-	-	-	2,337,913
Investments at Fair Value, Unrestricted	86,587,743	-	369,519,658	17,597,053	-	473,704,454
Tenant Accounts Receivables, Net of Allowance	1,196,821	-	-	-	-	1,196,821
Intergovernmental Receivable (HUD and Other)	34,319,977	-	1,296,406	489,660	-	36,106,043
Miscellaneous Receivable	1,237,991	1,042	99,870	368,901	-	1,707,804
Interest Receivable, Current Portion	274,255	-	563,077	117,536	-	954,868
Notes and Mortgages Receivable, Current Portion	-	-	-	-	-	-
Prepaid Expenses	2,857,129	-	41,829	-	-	2,898,958
Advances to Resident and Private Managers	39,000	-	-	-	-	39,000
Due From Other Programs	-	-	31,276,595	12,967,550	(44,244,145)	-
Total Current Assets	**$162,964,213**	**$1,042**	**$425,455,485**	**$38,810,430**	**($44,244,145)**	**$582,987,025**
Noncurrent Assets:						
Cash and Cash Equivalents, Restricted	15,126,919	-	368,231	-	-	15,495,150
Investments at Fair Value, Restricted	14,579,597	-	1,092,790	-	-	15,672,387
Pension Benefit Asset, Restricted	31,881,643	-	-	-	-	31,881,643
Notes and Mortgages Receivable	364,491,310	19,018,753	-	1,368,426	(54,068,013)	330,810,476
Interest Receivable	104,498	-	55,073	590	-	160,161
Other Noncurrent Assets	3,827,636	-	942	-	-	3,828,578
Capital Assets not Depreciated:						
Land	244,139,827	2,228,180	-	3,893,891	-	250,261,898
Construction in Progress	58,946,131	-	-	-	-	58,946,131
Capital Assets Net of Accumulated Depreciation:						
Structures and Capital Leases	1,236,324,098	83,304	-	64,555	(44,003,026)	1,192,468,931
Equipment	6,833,318	-	-	-	-	6,833,318
Total Noncurrent Assets	**$1,976,254,977**	**$21,330,237**	**$1,517,036**	**$5,327,462**	**($98,071,039)**	**$1,906,358,673**
Total Assets	**$2,139,219,190**	**$21,331,279**	**$426,972,521**	**$44,137,892**	**($142,315,184)**	**$2,489,345,698**

FUND EQUITY SUMMARY

COMBINING SCHEDULE OF PROGRAM NET ASSET ACCOUNTS
PROPRIETARY FUND TYPE - ENTERPRISE FUND
December 31, 2011

LIABILITIES:	Low Rent Housing Program	City/State Housing Program	Housing Choice Voucher (Section 8) Program	Other Grant Programs	Eliminations	Total 2011
Current Liabilities:						
Accounts Payable	$ 13,201,732	$ (9,316)	$ 3,329,343	$ 94,594	$ -	$ 16,616,353
Intergovernmental Payable (HUD)	-	-	525,862	-	-	525,862
Intergovernmental Receivable (Other)	-	-	-	-	-	-
Accrued Wages & Payroll Taxes	2,128,365	-	-	-	-	2,128,365
Accrued Compensated Absences	1,112,882	-	293,407	912	-	1,407,201
Accrued Interest Payable	4,602,024	-	-	-	-	4,602,024
Accrued Liabilities	21,792,967	-	14,796,956	529,843	-	37,119,766
Tenant Security Deposits	2,276,879	54,032	-	-	-	2,330,911
Unearned Revenue	1,314,265	-	25,764	3,498,862	-	4,838,891
Insurance Reserves, Current Portion	3,630,882	-	-	-	-	3,630,882
Capital Lease Obligations, Current Portion	1,275,816	-	-	-	-	1,275,816
Current Maturities, Long Term Debt, and Current Portion of Net Unamortized Bond Premium	24,110,741	-	-	-	-	24,110,741
Other Current Liabilities	17,444,381	-	75,633	206,151	(3,975,564)	13,750,601
Due to Other Programs	37,826,878	6,417,267	-	-	(44,244,145)	-
Total Current Liabilities	**$130,717,812**	**$6,461,983**	**$19,046,965**	**$4,330,362**	**($48,219,709)**	**$112,337,413**
Noncurrent Liabilities:						
Family Self-Sufficiency Liability	511,332	-	1,930,858	-	-	2,442,190
Insurance Reserves, Net of Current Portion	6,567,826	-	-	-	-	6,567,826
Capital Lease Obligations, Net of Current Portion	143,390,071	-	-	-	(25,343,132)	118,046,939
Long-Term Debt, Net of Current Maturities and Current Portion of Net Unamortized Bond Premium	254,507,256	-	-	-	(54,068,013)	200,439,243
Other Noncurrent Liabilities	41,031,360	352,154	898,673	100	6,205,570	48,487,857
Minority Interest	-	-	-	-	-	-
Total Noncurrent Liabilities	446,007,845	352,154	2,829,531	100	**(73,205,575)**	375,984,055
Total Liabilities	**$576,725,657**	**$6,814,137**	**$21,876,496**	**$4,330,462**	**($121,425,284)**	**$488,321,468**
NET ASSETS:						
Invested in Capital Asset, Net of Related Debt	1,282,601,910	2,311,484	-	3,958,446	-	1,288,871,840
Restricted for:						
Demolition Grants	5,096,719	-	-	-	-	5,096,719
Mixed Finance Projects	-	-	-	-	-	-
Capital Projects	-	-	-	4,451,880	-	4,451,880
Unrestricted	274,794,904	12,205,658	405,096,025	31,397,104	(20,889,900)	702,603,791
Total Net Assets	**$1,562,493,533**	**$14,517,142**	**$405,096,025**	**$39,807,430**	**($20,889,900)**	**$2,001,024,230**

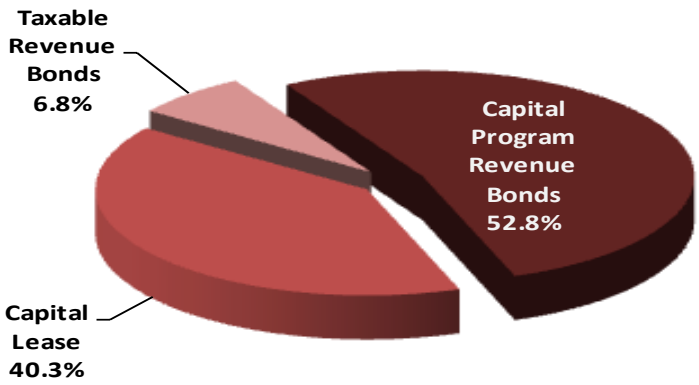
LONG-TERM LIABILITY SUMMARY

LONG-TERM DEBT, LEGAL DEBT LIMIT AND MARGIN, AND CAPITAL LEASES

The U.S. Department of Housing and Urban Development (HUD) is the primary source for operating and capital improvement funding, which secures the Authority's debt for payment through the MTW Fund. The Chicago Housing Authority (CHA) continues to pursue alternative methods by which to finance capital improvements to its current housing stock. The CHA has obtained HUD approval to explore various financing options; it has no legal debt limit and no legal debt margin. Based on current amortization schedules, long-term liability balances as of December 31, 2012, are as follows:

LONG-TERM LIABILITY SUMMARY

Source	Amount
Capital Program Revenue Bonds	$175,080,000
Capital Lease	133,685,695
Taxable Revenue Bonds	22,645,000
Total	**$331,410,695**



For FY2013, the Authority's budget includes amounts for both principal and interest payments on long term debt. Particulars of each debt instrument are described in the following narratives:

Capital Program Revenue Refunding Bonds, Series 2006

On June 22, 2006, the Authority refunded its 2001 Capital Revenue Bonds of $297.0 million with the issuance of Capital Program Revenue Refunding Bonds, Series 2006 in the amount of $269.1 million. Ratings for the bonds are: Moody's A2; Standard and Poor's AA-. Revenue from the Authority's HUD-funded Capital Fund Program secures the bonds. Debt service requirements related to the bonds, for FY2013 through FY2026, will be paid from the MTW Fund as follows:

CAPITAL PROGRAM REVENUE BONDS

Year	Principal	Interest	Total
2013	8,855,000	8,754,000	17,609,000
2014	9,310,000	8,311,250	17,621,250
2015	9,785,000	7,845,750	17,630,750
2016	10,285,000	7,356,500	17,641,500
2017	10,815,000	6,842,250	17,657,250
2018-2022	62,985,000	25,523,250	88,508,250
2023-2026	63,045,000	8,077,250	71,122,250
TOTAL	**$175,080,000**	**$72,710,250**	**$247,790,250**

LONG-TERM LIABILITY SUMMARY

Taxable Revenue Bonds, Series 2010

In FY2010, the Authority issued Taxable Revenue Bonds, Series 2010 in the amount of $25.0 million to finance certain capital costs for energy savings and efficiency improvements. Ratings for the bonds are: Standard and Poor's AA (S&P raised the Authority's rating on January 8, 2013 from AA-). Debt service requirements related to the bonds, for FY2013 through FY2029, will be paid from the MTW Fund as follows:

BUILD AMERICA BONDS

Year	Principal	Interest	Total
2013	$1,145,000	$1,156,916	$2,301,916
2014	1,165,000	1,124,141	2,289,141
2015	1,190,000	1,084,314	2,274,314
2016	1,215,000	1,039,505	2,254,505
2017	1,250,000	988,554	2,238,554
2018-2023	7,745,000	4,574,720	12,319,720
2024-2029	8,935,000	1,751,694	10,686,694
TOTAL	**$22,645,000**	**$11,719,844**	**$34,364,844**

Capital Leases

The Authority has entered into 38 long-term agreements with third-party developers for the lease of designated public housing units in mixed-income developments. These lease agreements qualify as "Capital Leases" for accounting purposes and have been recorded in the MTW Fund at the present value of its future minimum lease payments as of the inception date. The present value of minimum lease payments as of December 31, 2012, is $133.7 million.

CAPITAL LEASES

Year Ending	Amount
2013	$9,321,224
2014	9,321,224
2015	9,321,224
Thereafter	289,477,660
Total miminum lease payments	$317,441,332
Less: amount representing interest	183,755,637
Present value of minimum lease payments	***$ 133,685,695***

FINANCIAL POLICIES & PROCEDURES

INTRODUCTION

The Authority's mission is to ensure the provision of affordable housing opportunities in viable communities to lower-income households. The Board of Commissioners, Chairperson and the Chief Executive Officer (CEO) oversee CHA operations. The Finance Division is responsible for instituting and enforcing financial policy to assist the Board and the CEO in achieving their mission-related goals. The following is a discussion of key financial policies and procedures, which govern CHA operations:

INTERNAL CONTROLS

The Authority is cognizant of the implications of the Sarbanes-Oxley legislation on governments. It is the policy of the Authority to maintain an internal control structure in order to ensure that the CHA's assets are protected from loss, theft, or misuse, including that portion related to federal financial assistance programs. The CHA must also ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with Generally Accepted Accounting Principles ("GAAP"). The CHA's internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits that could be derived; and (2) the valuation of costs and benefits requires management's estimates and judgments.

The internal control structure is subject to periodic evaluation by the Authority's Board, management and independent auditors. A determination is made annually as to whether the Authority's single audit revealed instances of material weaknesses in the internal control structure or material instances of noncompliance with applicable laws and regulations.

BUDGET POLICY

The Chicago Housing Authority (CHA) budget policy is established to maintain effective management of the Authority's financial resources. A comprehensive annual budget is prepared for all funds expended by CHA. The budget is prepared in accordance with Generally Accepted Accounting Principles (GAAP) and the Government Finance Officers Association (GFOA).

The Office of Budget and Management (OBM) is responsible for enforcing the policy, recommending to the Chief Financial Officer (CFO) expenditure levels, management improvements and operating efficiencies. OBM is also responsible for planning and enacting the Authority's fiscal plan. The major components of the policy include:

- Budget Preparation
- Budgetary Control and Monitoring
- Financial Management

Budget Preparation

- A balanced budget will be prepared by OBM for all funds. This includes detailed statements of all proposed expenditures for the Authority.
- Cost center budgets will be prepared based on a budget ceiling provided by OBM for non-personnel expenses.
- All budgets submitted to OBM must be inclusive of all funding sources and limited to budget ceilings as provided.

Budget Preparation (cont'd)

- All budgets submitted to OBM that are in excess of the ceiling amount will be revised by OBM to equal the ceiling amount.
- All budgets must be submitted to OBM by the specified date. OBM will prepare a budget for any cost center that has not submitted a budget by the due date.
- All cost centers are responsible for budgeting funds for previously approved Board resolutions that will be expended in the upcoming fiscal year (*e.g., Resolution approved on July 17, 2012 for a contract that will start on January 1, 2013 – December 31, 2013. Cost centers must make sure funds to support this contract have been identified within their operating budgets*).
- All cost centers are required to submit spending plans to OBM by the specified date determined by OBM for each calendar year.

Capital Budget Preparation

- For capital projects, anticipated commitments that will be made during the current budget year should be detailed by project and unit turnover.
- For mixed finance projects in which CHA is making a capital investment, budgeted costs should be identified by project and unit turnover with a detailed breakdown of hard and soft costs.
- In preparation for the 5-year Capital Budget, items that extend over more than one budget year should be clearly annotated with cost projections for each subsequent year (*e.g., contract that began in FY2011 to commence over the next three years with anticipated costs of $2,000,000 for each year should be budgeted in FY2011, FY2012, & FY2013*).
- An annual cash flow schedule must be submitted to OBM indicating, by month, the anticipated spending levels. Quarterly updates must also be submitted to revise cash flow estimates within twenty (20) business days after the quarter ends.
- In the event that detailed capital budgets are not completed in a timely manner to allow for proper submission of budget data by project and unit turnover, OBM will use an estimate based on historical or industry data.

Grant Budget Preparation

- All budgeted grant-funded expenditures must meet the guidelines specified in each of the individual grant agreements.
- The budget for each grant must not exceed the actual grant amount awarded.
- Budget for multi-year grants must be submitted. However, only planned expenditures for each fiscal year should be budgeted. Each subsequent fiscal year grant budget should not exceed the balance of the grant from the prior year carry-over.
- Projected carry-over of grant funding should be budgeted and submitted by the cost center prior to the new fiscal year.
- Budget information for specified grants will be administered by the Grant Administration Cost Center.
- All grant-funded positions will be eliminated upon expiration of the grant unless otherwise approved by the CEO.

Budget Control and Monitoring

During the fiscal year, OBM staff will monitor and evaluate the operating performance of CHA by using a variety of analytical tools and techniques. Cost centers will be provided with quarterly budget reports to reflect actual expenditures and obligations. Monthly reports are available upon request by the user department. An analysis of the capital spending plans will be reviewed by OBM on a monthly basis.

OBM will be responsible for the following:

- Monitoring budgeted resources for the Authority during the fiscal year;
- Approving purchase requisitions, contracts, and contract modifications presented to the Board of Commissioners (Board) for approval;
- Approving transfers between budget lines within a cost center;
- Monitoring the Authority's position roster, encompassing detailed control over payroll expenditures; and,
- Assisting Human Resources with monitoring the Authority's hiring practices to maintain the financial health of CHA in accordance with the personnel policy adopted and approved by the Board.

Executive Vice-President/Department Head or designee will be responsible for the following:

- Monitoring cost center budgets on an on-going basis to ensure that the cost center is operating within budgeted levels and in compliance with any restrictions or limitations enacted by CHA Budget Policy and Procedures Manual; and
- Giving timely notice to senior management, OBM and other staff regarding changes in objectives or other conditions that may cause variances from the approved budget plan. In no instance should the expenditure of funds exceed approved spending authority without prior budget amendment.

Purchase Requisitions/Contract Modifications

All purchase requisitions and contract modifications, regardless of the dollar amount require that a requisition be prepared through the Lawson System and forwarded to OBM for approval before processing by the Department of Procurement & Contracts. Budget Analysts will review purchase requisitions and contract modifications for the following:

- Eligibility of expense
- Correct coding (make sure description matches GL account and activity coding structure)

If no other issues exist, the purchase requisition will be approved. The Lawson process flow then routes the requisition to the department head for approval. If issues exist with the requisition, the Budget Analyst will unrelease or reject the purchase requisition. The Analyst may also attach a message during the process of unreleasing or rejecting the requisition which states why the requisition was not approved and, the required course of action.

If an approved requisition's estimated cost becomes an actual expense in excess of $500 over the approved amount (because a competitive bid or through negotiations after issuance of an RFP, IFB, etc), the Department of Procurement & Contracts will resubmit the requisition to OBM and the user department for approval of additional funds before adjusting the dollar amount on the purchase order.

Year-end Close Procedures (Open Purchase Orders)

A year-end close procedure for all open purchase orders will be implemented by the Department of Procurement & Contracts (DPC) for all cost centers. Each Executive Vice-President/Department Head will be responsible for reviewing their cost center's open purchase orders to determine if any remaining balances at year-end need to be accrued (accruals can only be made for goods or services received during the current fiscal year).

All purchase orders will be closed at year-end by DPC unless otherwise notified by the cost center. This request must be submitted in writing by the specified due date determined by DPC. Purchase orders that have invoices should be properly accrued by forwarding a request to the Office of the Comptroller. This request must be made by the due date specified by the Office of the Comptroller. An accrual should not exceed the available budget or remaining balance of the purchase order.

Check Requests

Check requests are to be used for payment of one-time expenses. These requests must be forwarded to OBM for approval prior to submitting to Accounts Payable. Check requests will be reviewed by the Budget Analyst to ensure correct account coding, authorized signatures and fund availability. If funds are available and there are no other issues, the check request will be forwarded to Accounts Payable for processing. The Budget Analyst will contact the cost center if any issues arise concerning the check request.

Job Requisition

Job Requisitions are routed through the Lawson process flow and reviewed by the Budget Director to determine if a request to fill a vacant position is authorized. If the vacant position is available, the Budget Director will approve all job requisitions; this indicates that the funding for the vacant position is available.

In addition, the Full Time Equivalent (FTE) for a cost center shall remain constant during the fiscal year. No additional positions will be added to a Cost Center during the fiscal year without written approval of the CEO or otherwise required under an executed grant agreement.

Budget Revision Procedures (for non-personnel budget lines only)

Operating budget revision procedures are required to assure consistency, accuracy and tracking.

A. Justification
   The following budget revisions require Board approval:
   - The acceptance of all new grant funding awards.
   - Increases or decreases in the Authority's Annual Comprehensive Budget due to revised or new management initiatives and/or reorganization.

B. Timing
   Budget revision requests for new funding, increases or decreases to the Authority's comprehensive budget should be submitted on a quarterly basis. All Budget Revision Requests are due to OBM on the following dates of each calendar year: March 10, June 10 and September 10. Requests submitted prior to these dates will not be accepted. Exceptions are limited to emergency situations, which require immediate action due to the implementation of new management initiatives.

C. Transfer Policy
- OBM can and will approve transfers within a cost center between budget line items.
- The CEO, and/or Executive Vice-President/(s) or Budget Director must approve transfers of budgeted funds between cost centers under $100,000. Revisions in excess of $100,000 will be presented to the Finance Committee and require approval by the Board of Commissioners.

D. Restrictions
- Budget revisions are only allowed between non-personnel line items for cost centers funded from the operating fund. (Fund 100).
- Funds will not be transferred from a budgeted line item if the transfer will cause a negative variance in that budget line item.
- Cost centers will not be allowed to transfer funding from personnel accounts to non-personnel accounts. Personnel and non-personnel bottom lines should remain constant for the duration of the fiscal year unless otherwise approved by the CEO, Executive Vice-President or Budget Director. Grants are excluded.
- Increases of less than $100,000 to a cost center's current fiscal year budget require the CEO, Executive Vice-President or Budget Director's Approval. Increases in excess of $100,000 will be presented to the Finance Committee and require approval by the Board of Commissioners.

E. Budget Revision Approval Process
- The CEO and Executive Vice-President must approve all items included in each quarterly budget revision request.
- A user department whose budget revision does not require Board approval must submit their revision through the Lawson System (Budget Journal Entry) process flow for OBM's review and approval.
- Budget revisions requiring Board approval will be reviewed by OBM and presented to the Audit and Finance Committee and the Board of Commissioners for approval.

Financial Management

OBM will be responsible for completing the following analyses on behalf of CHA:

- Performing impact analysis related to expenditure plan modifications and revenue fluctuations.

- Preparing monthly, quarterly and annual reports to reflect the fiscal performance of CHA. These reports will compare actual expenditures relative to the fiscal year budget to determine whether the Authority is operating efficiently.

- Preparing quarterly cost center budget reports. These reports will detail the year-to-date expenses, obligations and fund availability by major HUD account. In addition, an open purchase order report will be included for each cost center.

- Establishing financial forecasts in order to project future operating revenues based on analytical assumptions as well as agreements with HUD and other organizations including, developers and contractors.

- Preparing quarterly analysis of spending plans for each Cost Center and documenting reasons for any variance between planned and actual spending.

FINANCIAL POLICIES & PROCEDURES

COLLECTION/DEPOSITORY POLICY

Miscellaneous Receipts

The purpose of this policy is to establish guidelines for the Chicago Housing Authority (CHA) on the collection, deposit and accounting process for miscellaneous revenue. The CHA Finance Division shall be responsible for the timely collection, deposit and accounting of all miscellaneous revenue. The Treasury Department will ensure internal control and efficient depository methods utilizing both On-Site Electronic deposit procedures coupled with internal Treasury safe drop box procedures, which will ensure that revenue is deposited at least weekly or when $10,000 has been collected, whichever occurs first. In addition, it is the policy of the CHA that all checks are deposited on a daily basis to the Treasury safe drop box.

INVESTMENT POLICY

The purpose of this Investment Policy (this "Policy") is to provide guidelines for investing the funds of the Chicago Housing Authority (the "Authority" or "CHA") in a manner that will ensure the safety of principal, provide liquidity to meet anticipated expenditures and maximize the return on invested funds.

Responsibilities

The Treasurer is designated as the Investment Officer and is responsible for investment decisions and activities under the supervision of the Chief Financial Officer (CFO).

These activities will be conducted in full compliance with the Cash Management and Investment Policies and Procedures of the US Department of Housing and Urban Development ("HUD"), to the extent applicable.

The Investment Officer shall develop and maintain written procedures for the operation of the Investment program, consistent with this Policy. Such procedures will include explicit delegation of authority to persons responsible for investment transactions.

No person may engage in an investment transaction except as provided under the terms of this Policy and the procedures established by the Investment Officer, as approved by the CFO.

The Investment Officer shall be responsible for all transactions undertaken and shall establish a system of controls to supervise and regulate the activities of subordinates.

All CHA bank accounts and investment accounts will be maintained at the designated bank, except as provided by loan or other agreements.

Investment performance evaluation will be based on appropriate benchmarks as indicated further in this Policy.

Investments shall be made in compliance with the Illinois Public Funds Investment Act, 30 ILCS 235/1 et seq. (the "Act").

Investment Objectives

- Safety of principal is the primary objective. All demand deposits in excess of the FDIC insured deposit limit (currently $250,000) must be 100 % collateralized with U.S. Government securities.
- The investment portfolio must be sufficiently liquid to meet anticipated operating expenditures when such expenditures become due, based on a daily, weekly, quarterly and annual cash flow projection.
- The investment portfolio should achieve the maximum return possible consistent with the above stated objectives of safety of principal and liquidity and allowing for risk factors such as market fluctuation in price and interest rate trends.

Permitted Investments

Permissible Investment types will be limited to the following:

- United States Treasury Bills
- United States Treasury Notes and Bonds
- United States Treasury Strips
- Farm Credit Consolidated System (FFCB) Discount Notes, Notes and Bonds
- Federal Home Loan Bank (FHLB) Discount Notes, Notes and Bonds
- Federal National Mortgage Association (FNMA) Discount Notes, Notes and Bonds
- Federal Home Loan Mortgage Corporation (FHLMC) Discount Notes, Notes and Bonds
- Sallie Mae (SLMA) Obligations
- Farmer Mac (FRM) Discount Notes and MTNs
- Financing Corp (FICO) Notes, Strips
- Tennessee Valley Authority (TVA) Notes, Bonds, and Strips
- Private Export Funding Corporation (PEFCO)
- Inter-American Development Bank (IADN) Discount Notes
- Overseas Private Investment Corporation (OPIC) - Sovereign Agency US
- Government Aid Bonds (AID) - Agency for Int'l Development
- Housing Government Sponsored Enterprises (GSE)
- Security Issued by any other agency created by an Act of Congress
- Money Market Deposit & Super Now Accounts that are 100 percent backed by US Government Securities
- Interest-Bearing Savings Accounts and Time Deposits or Certificates of Deposits issued by financial institutions which are insured and/or collateralized 100% by Government Securities.
- Repurchase Agreements pursuant to the Act. The securities, unless registered or inscribed in the name of the Authority, shall be purchased through banks or trust companies authorized to do business in the State of Illinois. The term "repurchase agreements" as used herein shall include flexible repurchase agreements that permit the Authority to withdraw funds as needed and master repurchase agreements that permit the deposit, withdrawal and redeposit of funds over time and do NOT exceed 30 day maturities.
- Mortgage backed Securities and CMO's issued by GNMA
- Mortgage backed Securities and CMO's issued by FHLMC
- Mortgage backed Securities and CMO's issued by FNMA
- SBA (Asset Based Product is Guaranteed by Lender)
- HUD Project Notes
- Title 11 Merchant Marine
- Housing (HUD) Government Sponsored Enterprises (GSE)

- Non Low Rent or Homeownership Funds (subject to Investment Committee decision)
- State/Municipal Obligations
- Illinois Housing Development Authority Mortgage Participation Certificate

The securities described above may be acquired pursuant to agreements entered into between the Authority (or a trustee or agent on behalf of the Authority) and suppliers of such securities. Pursuant to such agreements, suppliers agree to sell to the Authority (or any such trustee or agent) specified securities on specific dates at specific prices. These specific terms and all other material terms will be established at the time of execution and delivery of any such agreements, and the transactions will be as set forth in such agreements.

Investments authorized by the Act shall be considered permissible investments.

Prohibited Transactions

The following transactions are not in compliance with current applicable policy/statute and are prohibited:

- When Issued Trading – trading of security prior to issuance
- Reverse Repurchase Agreements – the loaning of CHA securities for cash proceeds
- Securities Lending – the loaning of CHA securities for other securities
- Short Selling – the sale of a security the Authority does not own.

Investment Guidelines

Fund Specific

The CHA employs a portfolio approach to the investment management process. These "portfolios" represent specific funds, whether individually or in the aggregate, comprise the source of the funds used to purchase the securities within the investment portfolios.

The investment committee shall decide appropriate duration and benchmark performance comparison for each type of fund at the beginning of each year. The determinations will be based upon liquidity and budgetary requirements for each fund, taking into account economic conditions. These duration and benchmark determinations will be presented to the Finance Committee with the first Annual Cash Flow forecast of each fiscal year. Any changes throughout the year of greater than 25% will be reported to the Finance Committee as well.

The following guidelines will define the types of portfolios used and the relative liquidity, duration, and performance benchmark controls:

Operating

Funds received in the CHA's normal and recurring course of business. Typically, Federal Housing Grants used in the operation and management of the CHA's federal housing portfolio.

> **Examples:** PFS (Operating), Section 8, Hope 6, other HUD grants; in addition, operating funds which are derived from State and other non-federal sources, such as MacArthur Grants.

Reserve

Funds typically held and invested for identified use at a later date. Also can be considered fund/program equity resulting from revenues, which exceed expenses on any given fund/program.

Examples: Insurance Reserve, Section 8 MTW Reserve and various program operating Reserves.

Special Purpose

Non- Grant Funds which are received from alternative sources, which have defined source and use.

Examples: Bond proceeds, Tenant security deposits, Trust Funds, Litigation proceeds, Rooftop rental income.

Investment Guidelines

General

No more than 10 % of the operating portfolio value may be invested in securities issued by a single entity, except for securities issued or guaranteed by the U.S. Government or U.S. Government Agencies and money market assets with same day funds availability.

Securities with maturities exceeding three years may not be held, unless they can be readily traded in the secondary market.

Certificates of Deposit maturities will not exceed one year. A maximum of 10 % of the total portfolio value may be invested in Certificates of Deposit. All Certificates of Deposit above the FDIC insured deposit limit (currently $250,000) must be 100 % collateralized by U.S. Government securities specifically pledged to CHA.

Repurchase agreement collateral shall be held in custody pursuant to master repurchase or tri-party custodial agreement.

To ensure diversification, investment maturities shall be laddered to avoid concentration of assets in a specific maturity sector.

Liquidity shall be assured through practices that match maturing investments with the projected cash disbursements.

Authorized Financial Dealers and Institutions

The Investment Officer will maintain a list of approved financial institutions, security brokers/dealers and banks to provide investment services. This list will be the result of competitive bid processes, in accordance with HUD regulations, to extent applicable. On an annual basis, the list shall be reviewed and updated by the Investment Committee and approved by the CFO.

CHA will provide equal opportunity in order to increase the participation of minority owned financial institutions and to encourage minority owned financial Institutions to compete for CHA's investment business.

Performance Evaluation

The investment portfolio will be designed to obtain a competitive market rate return, taking into consideration CHA's investment risk, duration constraints and cash flow needs. Portfolio returns will be evaluated against the three-month U.S. Treasury Bill and other indices of appropriate maturities and compared to other portfolios with similar investment characteristics.

Reporting Requirements

The Investment Officer shall generate daily reports providing daily transaction information on the activities of the investment portfolio including, but not limited to, identification of each investment instrument purchased, maturity dates, interest rates, costs and maturity value. Monthly reports will summarize monthly investment activities, report portfolio performance calculated from month-end market values, and will be provided to the CFO.

Investment Committee

The CFO shall appoint an Investment Committee, which will meet at least quarterly with the Investment Officer to report on the following information:

- Purchases, sales and maturities
- Portfolio yield and earnings
- Investment fund balances
- Mark-to-market adjustment on the portfolio by security type
- Commentary on general direction of the market
- Market exposures and position balances by investment balances
- Credit exposures arising from collateral testing, repurchase agreements, etc.
- Current cash balances, projected future cash flows, funding requirements and any borrowing required
- Comparison of actual return to appropriate market benchmark returns
- Changes in the perceived or actual risk of any component of the CHA's portfolio
- Discuss any policy violations

In addition, the Investment Committee will be responsible for providing investment reporting as requested by the CHA Board of Commissioners.

Ethics and Conflicts of Interest

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability or give the appearance of impairing their ability, to make impartial investment decisions. Officers and employees shall disclose to the CFO and the CHA Ethics Officer any material financial interest in financial institutions that conduct business with CHA, and they shall further disclose any large personal financial/investment positions that could be related to the performance of CHA's portfolio. Officers and employees shall subordinate their personal investment transactions to those of CHA, particularly with regard to the time of purchase and sales.

Prudence

The standard of prudence to be applied by the Investment Officer shall be the "prudent investor" rule, which states, "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation but for investment considering the probable safety of their capital as well as the probable income to be derived." The prudent investor rule shall be applied in the context of managing the overall portfolio.

The Investment Officer, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for a specific securities credit risk or market price changes, provided that these deviations are reported immediately to the CFO and that appropriate actions are taken to minimize the adverse affects on the portfolio.

The Investment Officer must ensure that all pledged and/or collateralized accounts and related agreements are marked to market on a weekly basis and properly maintained to safeguard investments and required account balances including attention to FDIC deposit insurance limits.

The Investment Officer may direct any trustee, under an indenture securing notes or bonds of the Authority, to enter into a Tri-Party Custodian Undertaking with a bank or trust company for the purpose of holding and valuing (as such trustee's agent) securities that are the subject of a repurchase agreement entered into by the trustee pursuant to such indenture.

The Investment Officer must also incorporate in the written investment procedures adequate controls for the safekeeping and custody of invested assets to reduce the risk of fraud or embezzlement.

Risk Control

The CHA recognizes that there are many risks inherent to its diverse investment funds. In recognition of these risks the following controls are hereby established which are designed to mitigate such risks and allow for quarterly reporting within the Investment Committee.

- **Interest Rate Risk** – In order to mitigate the risk that change in market interest rates will adversely affect value and liquidity of its investments, the CHA will insure that at least 40% of its aggregate portfolio matures within one year.

- **Highly Sensitive Investments** – These are investments which are primarily mortgage obligations and which provide return of interest and principal monthly in varying amounts. These types of securities will be limited to 5% or less of the aggregate portfolio. In addition, highly sensitive securities will be subject to the passing of Federal Financial Institution Examination Council testing at time of purchase.

- **Credit Risk** – Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. The CHA will mitigate this credit risk by investing only in approved securities which are rated in the highest investment grade categories (AA or better) of at least one of the following three national rating agencies (Standard & Poor's, Moody's and Fitch). In addition, CHA will mitigate concentration risk by limiting total investments to 25% of portfolio value to any one issuer. Limit will be 5% for State/Municipal Obligations and 5% for IDHA MPC as well. This limit shall not apply to cash or cash equivalents or investments guaranteed by the full faith and credit of the United States of America.

- **Custodial Credit Risk** – Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, The Authority will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The CHA shall attempt to mitigate this risk by monitoring financial stability of its depository banks and trust agents holding said collateral. In order to protect against this risk, the CHA will prohibit custodial banks which are holding securities purchased for the CHA from purchasing such securities from brokers or dealers which are related to the custodial bank, unless a provision to the contrary is negotiated with and agreed to by the CHA as part of a credit or borrowing program.

Internal Control

This Policy shall be reviewed annually by the Investment Officer and staff under the direction of the CFO.

An annual cash forecast for the fiscal year is to be prepared by the Treasurer, no later than February 15th of the year. The cash forecast shall be approved by the CFO.

AUDIT POLICY

- The Authority's Audit policy requires that all service providers, under contract or provider agreement, comply with federal and state laws and regulations requiring an independent audit by a certified public accountant or the Legislative Auditor of the State of Illinois. Audit engagement letters must be submitted to the CFO no later than 30 days prior to the end of the audit period, (which is our fiscal year). The required audit reports must be submitted to the Office of the Comptroller within 30 days of completion of the audit, but not later than 90 days following the end of the audit period.

- Service providers under contract or provider agreement must work collaboratively with the Authority to resolve any findings contained in the audit report, including as necessary, the recovery of disallowed and/or questioned costs that cannot be justified.

- The Authority may suspend payments under a contract/provider agreement when the provider fails to submit an audit engagement letter, audit report or fails to respond to agency requests to clear audit findings. If action agreed upon in an audit resolution plan has not been completed to the Authority's satisfaction within a reasonable/specified time, the contract will be canceled.

- A contract/provider agreement shall be canceled 30 days following suspension of payment, if an engagement letter, audit report, or audit resolution plan has not been submitted by the provider.

DEBT POLICY

Purpose and Goals

As a part of the Plan for Transformation of the Chicago Housing Authority (the "Authority"), as well as for other on-going capital improvements, the issuance of debt will play an integral role in financing many critical activities. Since capital improvements are one of the most important reasons for borrowing, the Authority needs a management policy to oversee how all borrowing activities should take place.

There are three main purposes for establishing a debt policy: 1) to establish goals for issuance of debt obligations so an acceptable level of indebtedness will not be exceeded; 2) to send a positive message to rating agencies and other stakeholders regarding an organization's commitment to prudent financial management; and, 3) to enhance the quality and consistency of an organization's long-term public policy and financial planning decisions.

In adhering to this policy, the Authority will purse the following goals:

- The Authority shall endeavor to attain the best possible credit rating for each debt issue.

- The Authority shall consider market timing when issuing debt.

- The Authority shall endeavor to ensure timely repayment of all debt.

- The Authority will, to the extent possible, make the length of the debt issue equal to or shorter than the useful life of the asset that is being financed.

- The Authority shall consider the impact of overlapping debt, as well as the financing plans of other state and local municipal organizations with which the Authority may share, or potentially share, a pool of resources, when contemplating the issuance of new debt.

- The Authority will continue to asses new and innovative approaches to issuing debt.

This debt policy also takes into account an efficient working relationship between the Authority's Chief Executive Officer ("CEO"), the Chief Financial Officer ("CFO"), and the Authority's Board of Commissioners ("the Board").

Authorization

A. Authority and Purposes of the Issuance of Debt

The laws of the State of Illinois, including without limitation, the Housing Authorities Act 310 ILCS 10/1, et seq., (the "Act") and the Local Government Debt Reform Act, 30 ILCS 350/1 et seq., (the "Debt Reform Act"), authorize the issuance of debt by the Authority. The Authority is empowered to borrow money, to issue bonds, notes, debentures, or other evidences of indebtedness, and to secure the same by pledges of its revenues, or in any other manner. The Authority also has the power to issue refunding and advance refunding bonds to pay or retire bonds previously issued by it.

The Authority may issue debt for any of the purposes set forth in the Act, including but not limited to, to finance in whole or in part the cost of acquisition, purchase, construction, reconstruction, improvement, alteration, extension or repair of any project or undertaking, to aid in slum clearance, to assemble land for redevelopment, to acquire and dispose of improved or unimproved property, to remove unsanitary or substandard conditions, to construct and operate housing accommodations and to regulate the maintenance of housing projects. The Authority's powers to borrow, expend, loan, invest and repay monies for the purposes set forth in the Act are public objects and governmental functions.

In addition to its general borrowing powers, the Authority is specifically authorized to issue revenue bonds to finance the construction, equipping, rehabilitation or refinancing of multi-family rental housing designed for mixed-income or low-income occupancy in the City of Chicago and to make capital improvements thereto, to make loans for such purpose, to purchase construction loans or mortgage loans originated in accordance with an agreement to finance multi-family rental housing or to make loans to lending institutions for the making of construction loans or mortgage loans to finance such multi-family rental projects. The Authority is also authorized to enter into loan agreements, regulatory agreements and other documents with private borrowers from the proceeds of such multi-family housing revenue bonds and to accept guaranties from persons for its loans.

The Authority has the power, under state law, to borrow money from the federal government for or in aid to any project. The Authority is empowered to do all things necessary or desirable, to secure the financial aid or cooperation of the Federal Government in connection with the: acquisition; construction; rehabilitation; operation; maintenance of housing projects and, to obtain guarantees or insurance from the federal government for the payment of bonds issued by the Authority. The Authority is also empowered to agree to limitations upon the exercise of any powers conferred upon the Authority by the Act in the connection of any loan by a government.

B. Types of Debt Authorized to Be Issued

The Authority may issue such type of bond as it determines by resolution, including:

- Bonds payable from revenues of the housing project being financed (including revenues derived from a loan agreement providing for loan repayment installments sufficient to pay the loan when due with respect to a project located within Chicago).
- Bonds payable from revenues of certain housing projects whether or not financed with bond proceeds.
- Bonds payable from Authority revenues generally.
- Bonds secured by any other property of the Authority.
- Certificates of indebtedness in connection with installment leases or sales, payable for a period of no more than 20 years, or other period authorized by law, whichever is greater.
- Investment agreements purchased with bond proceeds payable over a term not to exceed the maximum term of such bond issue.

C. State Law

The Act generally governs the Board's power and authority to issue debt, and the procedures to be observed. In addition to and not in limitation of the powers to issue debt authorized by the Act, the Debt Reform Act provides supplemental authority regarding the issuance and sale of bonds, not to exceed a term of forty years.

State law generally provides discretion to the Board to establish the terms, conditions and manner of sale. All bonds must be authorized by Board resolution. Interest rates may be variable or fixed, but may not exceed the maximum rate set forth in the Bond Authorization Act, as now or hereafter amended (30 ILCS 305/0.01 *et.seq.*).

Bond proceeds may be used to pay interest upon such bonds for a period not to exceed two years or a period ending 6 months after the estimated date of completion of the project or accomplishment of the purpose for which the bonds were issued. Bonds may be sold at public or private sale. Any bonds issued pursuant to the Act are fully negotiable. Bond proceeds may be used to pay for the costs of issuance, to fund debt service reserves, and to pay capitalized interest, subject to certain limitations.

To secure the payment of its bonds or obligations under leases, the Authority has the power to enter into the various types of covenants and agreements customary to financial transactions, such as limitations on incurring additional debt, covenants against pledging any part of its revenues, coverage covenants, etc., and such covenants as may tend, in the discretion of the Authority, to make its bonds more marketable. Covenants as to rents and fees to be charged in operation of a housing project may be subject to special limitations, under both federal and state law.

Bondholders or their trustees are authorized by statute, subject only to any contractual restrictions binding upon the bondholder or trustee, to enjoin or otherwise compel the Authority to perform each provision with or for the benefit of bondholders or trustees and to enjoin any violations of their rights or unlawful acts.

Structure and Use

When structuring a debt issue, consideration should be given to any contractual, statutory, or regulatory conditions or restrictions governing the funds that are anticipated to serve as the source of repayment for the debt issue and/or as collateral, such as in any relevant grant agreements, the ACC, the Moving-to-Work Agreement, and/or applicable state and federal statutes and regulations. Prior debt instruments should also be examined.

A. Sale of Securities

All debt issues by the Authority shall be approved by the Board. Both negotiated and competitive methods of sale can be considered for all issuance of debt.

All debt issues by the Authority shall be approved by the Board. Both negotiated and competitive methods of sale can be considered for all issuance of debt.

Any financing plan should contemplate all prevalent financial products and should take into consideration the condition of the local, regional, national, and if necessary, international markets.

B. Credit Enhancements

The Authority may enter into credit enhancement agreements, to the extent permitted by law, with commercial banks, public agencies, insurance companies, or other entities when their use is judged to lower borrowing costs, restrictive covenants, or otherwise make the transaction more advantageous to the Authority.

C. Impact on Operating Budget

When considering any debt issuance, the potential impact of debt service on the operating budget, both short and long-term, will be evaluated. The ratio of annual debt service to MTW Funds will be one method of evaluation. The cost of debt issued for capital repair and maintenance should be judged against the potential cost of delaying such repair.

D. Debt Issued to Finance Operating Costs

The Authority should not finance general operating costs from debt having maturities greater than one year. General operating costs include, but may not be limited to, those items normally funded in the Authority's annual operating budget and having a useful life of less than one year. To the extent, however, borrowing funds such as a working cash fund that may be used to finance several years of operating costs, a longer maturity schedule may be appropriate.

Related Issues

A. Reporting of Debt

The Comprehensive Annual Financial Report ("the CAFR") will serve as the repository for disclosures of indebtedness. The disclosures describing all outstanding debt obligations of the Authority will be found in the "Notes to the Financial Statements" section of the CAFR.

B. Financial Disclosure

The Authority shall prepare appropriate continuing disclosures as requested by HUD, the Securities and Exchange Commission, the federal government, the State of Illinois, rating agencies, underwriters, bond counsel, investors, taxpayers, and other necessary entities, as dictated by the terms of the agreement with that particular entity, to ensure compliance with applicable laws and regulations.

C. Review of Financing Proposals

All financing proposals involving a pledge of the Authority's credit through the sale of securities, execution of loans or lease agreements, or otherwise directly or indirectly lending or pledging the Authority's credit, shall be referred to the CFO, who shall determine the financial feasibility of such proposal, and make appropriate recommendations to the Authority CEO and the Board for review and approval.

D. Establishing Financing Priorities

The CFO, with appropriate Board oversight, shall administer and coordinate the Authority's debt issuance program and activities, including timing of issuance, method of sale, structuring the issue, and marketing strategies. The CFO shall meet with the CEO and the Board as necessary to discuss the status of any debt program.

E. Rating Agency Relations

The Authority shall endeavor to maintain effective relations with the rating agencies. The CFO, along with the Authority's financial advisors, shall communicate with the rating agencies in order to appropriately keep these agencies informed concerning the Authority's debt program.

F. Investment Community Relations

The Authority shall endeavor to maintain a positive relationship with the investment community. The CFO shall prepare reports and other forms of communication as necessary, to appropriately inform the public concerning the Authority's debt program.

G. Refunding Policy

When deemed to be in its best interest, the Authority shall consider refunding or restructuring outstanding debt when financially advantageous or beneficial.

H. Investment of Borrowed Proceeds

The Authority acknowledges its on-going responsibility to actively manage the proceeds of debt issued for public purposes in a manner that is consistent with Illinois statues governing the investment of public funds and with the permitted securities covenants of related bond documents executed by the Authority. The Authority's Investment Policy shall govern the specific methods of investment of bond related proceeds. The efficient management of public funds shall enable the Authority to respond to changes in markets or changes in payment schedules, so as to ensure liquidity and minimize risk.

I. Authorized Purchasers

Housing authority bonds or other obligations issued in connection with a project for which the federal government, state government, or any political subdivision of the State has provided or agreed to provide financial assistance, are authorized investments for the state, any of its political subdivisions, banks, trust companies, savings and loans and others carrying on a banking business, insurance companies, executors, trustees and other fiduciaries, and generally all sinking, insurance, retirement, compensation, pension and trust funds, whether owned or controlled by private or public persons or officers.

INTERFUND BORROWING POLICY

Purpose

It is CHA Treasury Department Policy to maximize cash resources in an effort to meet the goals of the Board Approved-CHA Investment Policy.

The purpose of this Inter-fund Activity Policy is intended to regulate and monitor transactions which may affect one or more funding sources.

Implications

To the extent that the grant funds are not yet received or it is operationally required to expend CHA MTW Fund resources prior to the actual receipt of budgeted funds, then expenditures made and funded by other sources should meet the following requirements:

- Completion of an Inter-fund Transaction Report
- Monitoring by Treasury of Inter-fund Advances
- Monthly or Quarterly Reports of Compliance to the CFO

DIVISION DETAIL

The Authority is organized by Divisions and Cost Centers. The cost center budgets represent spending authority and areas of responsibility. The following divisions and reporting structure depict the cost center segregation:

For each Division, the following items are presented:

DIVISION OVERVIEW

1. Total Expenditures by Cost Center
2. Total Revenue and Expenditures
3. Division Summary
4. Cost Center Descriptions
5. Total Revenue by Fund
6. Total Expenditures by Expense Type
7. Total Full-Time Equivalents (FTEs)
8. FY2013 Budget
9. Salary Schedule

EXECUTIVE OFFICES DIVISION

The Executive Offices Division is responsible for the overall management, direction and accountability of the Authority, including the effective implementation of policies approved by the Board of Commissioners. In addition, the Executive Offices Division coordinates and monitors the activities of all departments within the Authority to ensure that program goals and objectives are attained. The Executive Offices Division ensures that the Authority's responsibilities to local, state, federal, and community entities are met.

2013 Financial Note

The Executive Offices budget decreased by $1,351,054 mostly due to decreases in Sundry from Consultant Fees. The Find Your Place Campaign and the strategic plan consultant are two of the larger items that were reduced for FY2013.

INSIDE EXECUTIVE OFFICES

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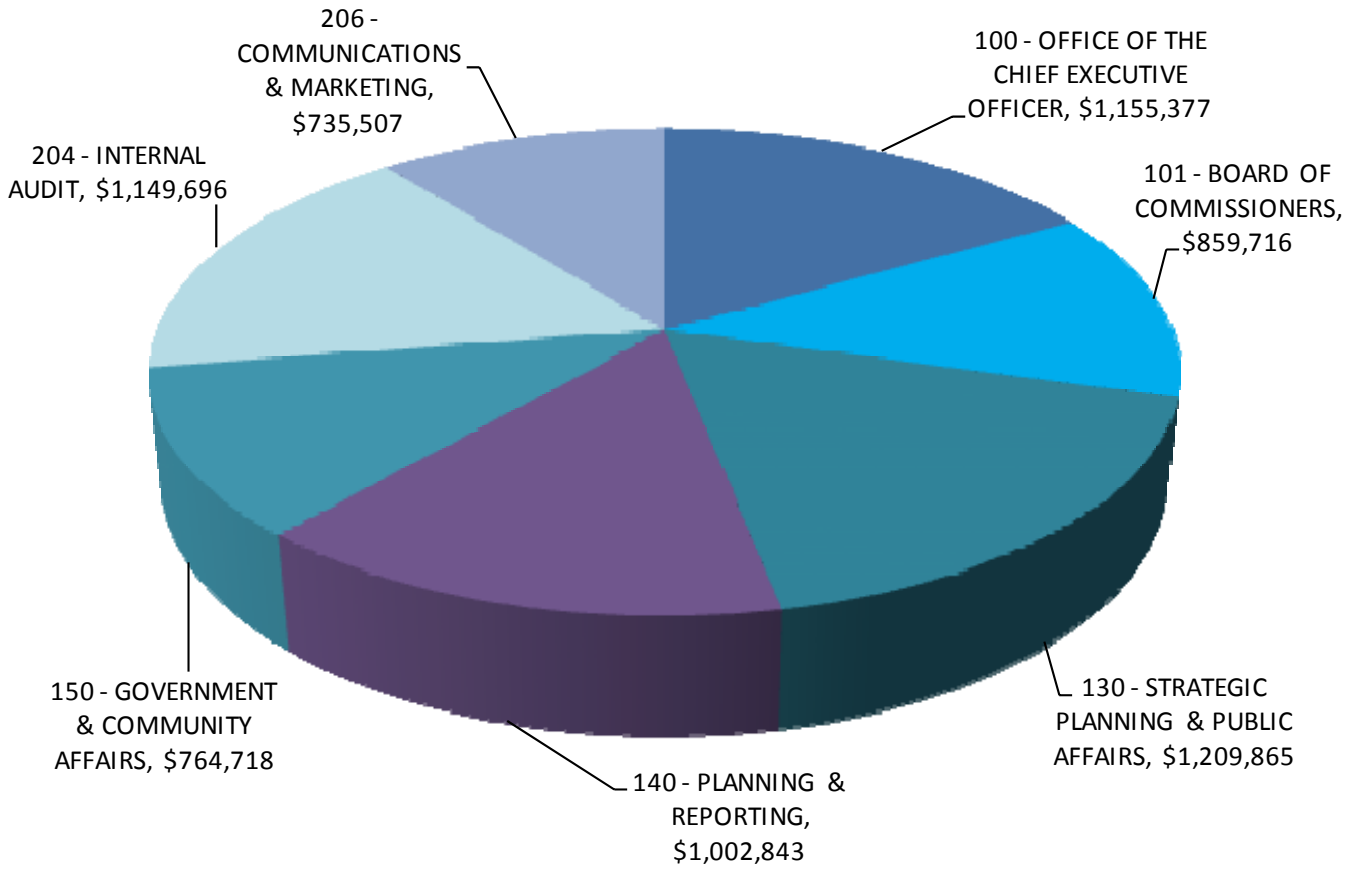
Total Revenue & Expenditures	**95**
Division Summary	**96**
Cost Center Descriptions	**98**
Total Revenue by Fund Type	**101**
Total Expenditures by Expense Type	**102**
FY2013 Budget	**103**
Total Full-Time Equivalents	**104**
Salary Schedule	**105**

EXECUTIVE OFFICES DIVISION

EXPENDITURES BY COST CENTER



EXECUTIVE OFFICES DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2010 ACTUAL EXPENDITURES	FY2011 ACTUAL EXPENDITURES	FY2012 BUDGET EXPENDITURES	FY2013 BUDGET EXPENDITURES	% OF CHANGE
EXECUTIVE OFFICES					
100 - OFFICE OF THE CHIEF EXECUTIVE OFFICER	$1,046,426	$1,039,037	$973,790	$1,155,377	18.65%
101 - BOARD OF COMMISSIONERS	$1,054,482	$881,661	$951,969	$859,716	-9.69%
130 - STRATEGIC PLANNING & PUBLIC AFFAIRS	$0	$910,479	$2,301,435	$1,209,865	-47.43%
140 - PLANNING & REPORTING	$1,951,434	$1,426,207	$1,958,126	$1,002,843	-48.79%
150 - GOVERNMENT & COMMUNITY AFFAIRS	$758,344	$807,193	$892,085	$764,718	-14.28%
204 - INTERNAL AUDIT	$1,136,380	$902,523	$1,151,371	$1,149,696	-0.15%
206 - COMMUNICATIONS & MARKETING	$0	$0	$0	$735,507	100.00%
EXECUTIVE OFFICES Total	**$5,947,066**	**$5,967,099**	**$8,228,776**	**$6,877,722**	**-16.42%**

BUDGET YEAR COMPARISON

100-Office of the Chief Executive Officer
The FY2013 non-personnel budget increased by $26,021 or 16.17% due to additional Training Costs for the division. The personnel budget increased by $155,566 or 19.14% due to 1 additional FTE brought aboard during 2012.

101-Board of Commissioners
The FY2013 non-personnel budget request decreased by $102,476 or 25.82% due to a reduction in Consultant Fees for 2013. The personnel budget increased by $10,223 or 1.84% due to a new position that will be added to BOC for 2013.

130-Strategic Planning and Public Affairs
The personnel budget decreased by $622,496 or 68.8% due to the transfer of 5 FTEs to the newly formed Communications & Marketing cost center. The non-personnel budget decreased by $469,074 or 33.59% due to the movement of dollars and initiatives to cost center 206.

140-Planning and Reporting
The personnel budget increased by $27,853 or 4.08% due to the reclassification of a position to a higher rate. The non-personnel budget decreased by $983,136 or 77.12% due to a decrease in Consultant Fees for the "Find Your Place In Chicago" Campaign.

150-Government and Community Affairs
The personnel budget decreased by $126,036 or 14.56% due to the elimination of one FTE. The non-personnel budget decreased by $1,331 or 5.01% due to decreases in Travel, Parking and Meeting Costs.

204-Internal Audit
The FY2012 overall budget decreased by $1,675 or 0.15% due to a reduction in Travel, Memberships and Meeting Costs.

206-Communications & Marketing
This cost center will be new for 2013 moving the communications role from Strategic Planning and Public Affairs. This cost center will have a budget consisting of personnel and non-personnel totaling $735,507.

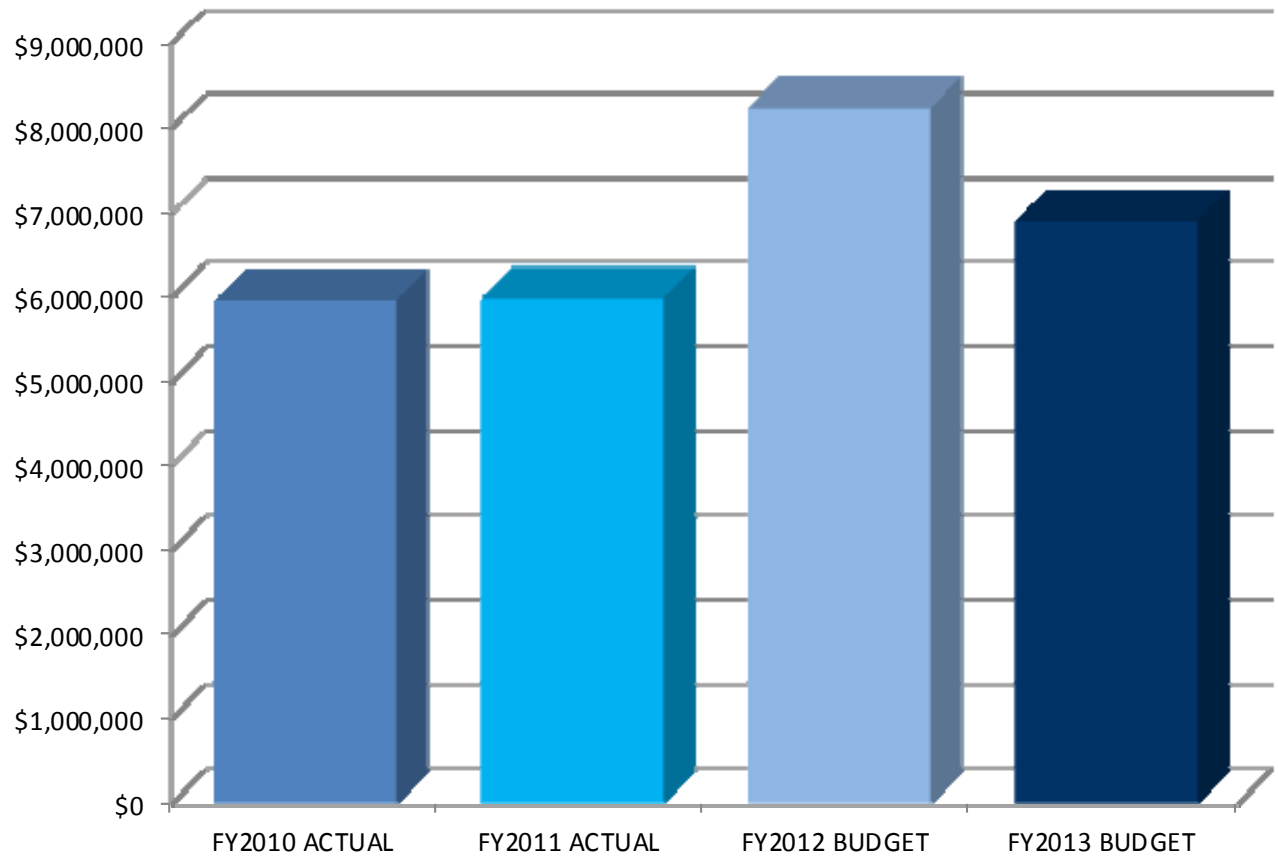
EXECUTIVE OFFICES DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2010 ACTUAL REVENUE	FY2011 ACTUAL REVENUE	FY2012 BUDGET REVENUE	FY2013 BUDGET REVENUE	% OF CHANGE
MTW Fund	$5,947,066	$5,655,267	$7,231,762	$6,877,722	-4.90%
Other Funding	$0	$311,832	$997,014	$0	-100.00%
Grand Total	**$5,947,066**	**$5,967,099**	**$8,228,776**	**$6,877,722**	**-16.42%**

	FY2010 ACTUAL EXPENDITURES	FY2011 ACTUAL EXPENDITURES	FY2012 BUDGET EXPENDITURES	FY2013 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	$2,416,337	$2,278,122	$4,258,226	$2,908,557	-31.70%
Personnel	$3,530,729	$3,688,977	$3,970,550	$3,969,165	-0.03%
Grand Total	**$5,947,066**	**$5,967,099**	**$8,228,776**	**$6,877,722**	**-16.42%**

EXPENDITURES BY FISCAL YEAR



EXECUTIVE OFFICES DIVISION

DIVISION SUMMARY

Mission

The Executive Office Division provides vision and direction while ensuring implementation of Chicago Housing Authority's mission, goals and objectives.

2012 Accomplishments

- Implemented Sharepoint site to increase documentation and communication with CHA business units and Internal Audit Department.
- Delivered the completed 2011 Single Audit report in early August 2012, a reduction of approximately 60 days compared to the 2011 report issuance.
- Issued seven (7) audit reports covering a diverse cross section of CHA business units.
- Closed or resolved twenty two (22) of forty five (45) open audit observations.
- Developed and submitted the FY13 MTW Annual Plan and the FY2011 MTW Annual Report to HUD.
- Managed and responded to requests for information (elected officials, community organizations, FOIA, tours & panels, research, and ad-hoc).

EXECUTIVE OFFICES DIVISION

DIVISION SUMMARY

2013 Goals

- Reduce volume of document reproduction by 10% (calculated by number of board packages produced monthly).
- Achieve 80% or more of planned 2013 audit activities.
- Recommend and implement Audit Committee governance structure in accordance with best practices.
- Implement continuous follow-up on open audit observations. Maintain 90% of open audit observations aging to less than 12 months of date of audit.
- Work with City, State and Congressional staff members as well as City Representatives to unite efforts and promote our initiatives including implementation of Plan Forward.
- Manage and develop the FY2014 MTW Annual Plan and the FY2012 MTW Annual Report to HUD.
- Continue to manage external and internal requests for information.

EXECUTIVE OFFICES DIVISION

COST CENTER DESCRIPTIONS

FY2013 BUDGET

The Office of the Chief Executive Officer (100)

The President/Chief Executive Officer oversees the general functions of the Chicago Housing Authority (CHA) and determines the management priorities of the Authority. This Office is also responsible for ensuring leadership to meet public and administrative requirements. The President/CEO is charged with enforcement of all policies established by the Board of Commissioners and for overall management, direction and accountability of the Authority. **$1,155,377**

Mission:
To manage and provide vision, direction and accomplishments while insuring the implementation of the Chicago Housing Authority's mission, goals and critical success factors.

Board of Commissioners (101)

The Board of Commissioners represents the governing body responsible for fiscal oversight and policy administration for the Chicago Housing Authority. **$859,716**

Mission:
The Board of Commissioners' Office serves as a communications link between the agency and the board, providing services and information to staff and the board in a clear, concise, and transparent manner to ensure that the board approval process is as efficient as possible and that all commissioners have sufficient information to meet their fiduciary duties to taxpayers.

Strategic Planning and Public Affairs (130)

The Office of Strategic Planning and Public Affairs helps CHA define and deliver its messages to a variety of audiences – residents, funders, staff, media, community and government leaders, and the public at large. The Office oversees a variety of strategic planning and reporting, public relations activities, legislative affairs, communications initiatives designed to increase public understanding of CHA's work. **$1,209,865**

Specifically, the functions of the Office of Strategic Planning and Public Affairs are to advance the mission, vision and strategic objectives of CHA by:

- Providing thoughtful, data-driven plans, reports and policies,
- Providing clear and concise internal and external communication through media, Web development, and written materials,
- Expanding partnerships with local and community leaders – such as faith-based community organizations, foundations and local elected officials,
- Increasing collaborations to carry out strategic activities.

Mission:
To help define and deliver CHA's messages to a variety of audiences-media, community, government leaders, academic researchers and the public at large.

EXECUTIVE OFFICES DIVISION

COST CENTER DESCRIPTIONS

FY2013 BUDGET

Planning & Reporting (140)

The Department of Planning & Reporting is charged with the research and reporting functions for the Chicago Housing Authority. The department coordinates external research initiatives and works with all CHA divisions to meet compliance with HUD-regulated reporting and requirements including the Moving-to-Work Agreement. The department key functions include: **$1,002,843**

- Overseeing the creation of the MTW Annual Plans and Reports
- Acting as liaison between CHA and HUD
- Managing external research projects and partners
- Analyzing data to identify trends
- Producing maps and reports to support departmental program planning
- Responding to ad hoc data requests
- Creating maps and maintains GIS database for entire agency
- Researching and advising on best practices on affordable and public housing
- Creating and maintaining quarterly and monthly reports
- Coordinating special events, visits & tours

Mission:
The Planning & Reporting Department manages agency-wide policy, planning and reporting initiatives and other special projects as required for the Executive Office.

Government & Community Affairs (150)

The Office of Government & Community Affairs acts as a liaison between city, state and federal officials as well as other external organizations including community partners. The department's key functions include: **$764,718**

- Managing relationships and maintains regular communications with all levels of state and local government, including the Mayor's Office and sister agencies
- Monitoring pending legislation and identifying potential opportunities and challenges
- Fostering communication and collaboration with community leaders and stakeholder groups, such as faith-based, ethnic, and community organizations
- Work with CHA departments and external stake holders in the implementation of Plan Forward as it relates to government affairs, including redistricting and property acquisition/demolition.

Mission:
Usage of collaborative skills to manage the political and private sector relationships to advance Chicago Housing Authority's Plan Forward through its legislative and policy agenda.

EXECUTIVE OFFICES DIVISION

COST CENTER DESCRIPTIONS

FY2013 BUDGET

Internal Audit (204)

The Internal Audit Department is responsible for performing audits on processes and procedures of the Authority. It also ensures that internal controls are in place to safeguard the assets of the Authority and monitors the effectiveness of policies, practices and procedures. **$1,149,696**

Mission:
Independently and objectively perform assurance and consulting activity designed to add value and improve operations of the Chicago Housing Authority. Help the organization accomplish its objectives by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control and governance process.

Communications & Marketing (206)

The Department of Communications and Marketing helps the Chicago Housing Authority build effective internal and external brand awareness for all CHA departments through marketing and branding, public relations, communications, special events, community engagement, web communications and graphic design. The department also works to advance CHA's vision, mission and strategic objectives in the marketplace by delivering key messages to a wide variety of stakeholders and building relationships on local, state and national levels to underscore the agency's leadership, distinctive culture and defining strengths. **$735,507**

Additional key functions include:

- Increase the visibility, transparency and clarity of CHA as a thought leader
- Capitalize on current momentum to showcase the breadth of CHA achievements, initiatives and programs
- Energize the CHA brand to enhance its reputation
- Position CHA as a catalyst for change
- Promote mutually beneficial relationship between CHA and key stakeholders

Mission:
To help support the vision and mission of the Chicago Housing Authority and its new strategic plan by enhancing the performance and reputation of the agency on both local and national platforms via a diverse array of key marketing, communications and branding channels.

EXECUTIVE OFFICES DIVISION

TOTAL REVENUE

	FY2010 ACTUAL REVENUE	FY2011 ACTUAL REVENUE	FY2012 BUDGET REVENUE	FY2013 BUDGET REVENUE	% OF CHANGE
100 - OFFICE OF THE CHIEF EXECUTIVE OFFICER					
MTW Fund	$1,046,426	$1,027,204	$973,790	$1,155,377	18.65%
Other Funding	$0	$11,832	$0	$0	0.00%
100 - OFFICE OF THE CHIEF EXECUTIVE OFFICER Total	**$1,046,426**	**$1,039,037**	**$973,790**	**$1,155,377**	**18.65%**
101 - BOARD OF COMMISSIONERS					
MTW Fund	$1,054,482	$781,661	$951,969	$859,716	-9.69%
Other Funding	$0	$100,000	$0	$0	0.00%
101 - BOARD OF COMMISSIONERS Total	**$1,054,482**	**$881,661**	**$951,969**	**$859,716**	**-9.69%**
130 - STRATEGIC PLANNING & PUBLIC AFFAIRS					
MTW Fund	$0	$910,479	$2,301,435	$1,209,865	-47.43%
130 - STRATEGIC PLANNING & PUBLIC AFFAIRS Total	**$0**	**$910,479**	**$2,301,435**	**$1,209,865**	**-47.43%**
140 - PLANNING & REPORTING					
MTW Fund	$1,951,434	$1,226,207	$961,112	$1,002,843	4.34%
Other Funding	$0	$200,000	$997,014	$0	-100.00%
140 - PLANNING & REPORTING Total	**$1,951,434**	**$1,426,207**	**$1,958,126**	**$1,002,843**	**-48.79%**
150 - GOVERNMENT & COMMUNITY AFFAIRS					
MTW Fund	$758,344	$807,193	$892,085	$764,718	-14.28%
150 - GOVERNMENT & COMMUNITY AFFAIRS Total	**$758,344**	**$807,193**	**$892,085**	**$764,718**	**-14.28%**
204 - INTERNAL AUDIT					
MTW Fund	$1,136,380	$902,523	$1,151,371	$1,149,696	-0.15%
204 - INTERNAL AUDIT Total	**$1,136,380**	**$902,523**	**$1,151,371**	**$1,149,696**	**-0.15%**
206 - COMMUNICATIONS & MARKETING					
MTW Fund	$0	$0	$0	$735,507	100.00%
206 - COMMUNICATIONS & MARKETING Total	**$0**	**$0**	**$0**	**$735,507**	**100.00%**
Grand Total	**$5,947,066**	**$5,967,099**	**$8,228,776**	**$6,877,722**	**-16.42%**

EXECUTIVE OFFICES DIVISION

TOTAL EXPENDITURES

	FY2010 ACTUAL EXPENDITURES	FY2011 ACTUAL EXPENDITURES	FY2012 BUDGET EXPENDITURES	FY2013 BUDGET EXPENDITURES	% OF CHANGE
100 - OFFICE OF THE CHIEF EXECUTIVE OFFICER					
Non-Personnel	$107,855	$110,306	$160,919	$186,940	16.17%
Personnel	$938,571	$928,730	$812,871	$968,437	19.14%
100 - OFFICE OF THE CHIEF EXECUTIVE OFFICER Total	**$1,046,426**	**$1,039,037**	**$973,790**	**$1,155,377**	**18.65%**
101 - BOARD OF COMMISSIONERS					
Non-Personnel	$407,517	$346,560	$396,838	$294,362	-25.82%
Personnel	$646,965	$535,101	$555,131	$565,354	1.84%
101 - BOARD OF COMMISSIONERS Total	**$1,054,482**	**$881,661**	**$951,969**	**$859,716**	**-9.69%**
130 - STRATEGIC PLANNING & PUBLIC AFFAIRS					
Non-Personnel	$0	$417,893	$1,396,674	$927,600	-33.59%
Personnel	$0	$492,586	$904,761	$282,265	-68.80%
130 - STRATEGIC PLANNING & PUBLIC AFFAIRS Total	**$0**	**$910,479**	**$2,301,435**	**$1,209,865**	**-47.43%**
140 - PLANNING & REPORTING					
Non-Personnel	$877,617	$630,578	$1,274,770	$291,634	-77.12%
Personnel	$1,073,817	$795,628	$683,356	$711,209	4.08%
140 - PLANNING & REPORTING Total	**$1,951,434**	**$1,426,207**	**$1,958,126**	**$1,002,843**	**-48.79%**
150 - GOVERNMENT & COMMUNITY AFFAIRS					
Non-Personnel	$21,496	$14,716	$26,541	$25,210	-5.01%
Personnel	$736,848	$792,477	$865,544	$739,508	-14.56%
150 - GOVERNMENT & COMMUNITY AFFAIRS Total	**$758,344**	**$807,193**	**$892,085**	**$764,718**	**-14.28%**
204 - INTERNAL AUDIT					
Non-Personnel	$1,001,852	$758,068	$1,002,484	$1,000,811	-0.17%
Personnel	$134,528	$144,455	$148,887	$148,885	0.00%
204 - INTERNAL AUDIT Total	**$1,136,380**	**$902,523**	**$1,151,371**	**$1,149,696**	**-0.15%**
206 - COMMUNICATIONS & MARKETING					
Non-Personnel	$0	$0	$0	$182,000	100.00%
Personnel	$0	$0	$0	$553,507	100.00%
206 - COMMUNICATIONS & MARKETING Total	**$0**	**$0**	**$0**	**$735,507**	**100.00%**
Grand Total	**$5,947,066**	**$5,967,099**	**$8,228,776**	**$6,877,722**	**-16.42%**

EXECUTIVE OFFICES DIVISION

FY2013 BUDGET

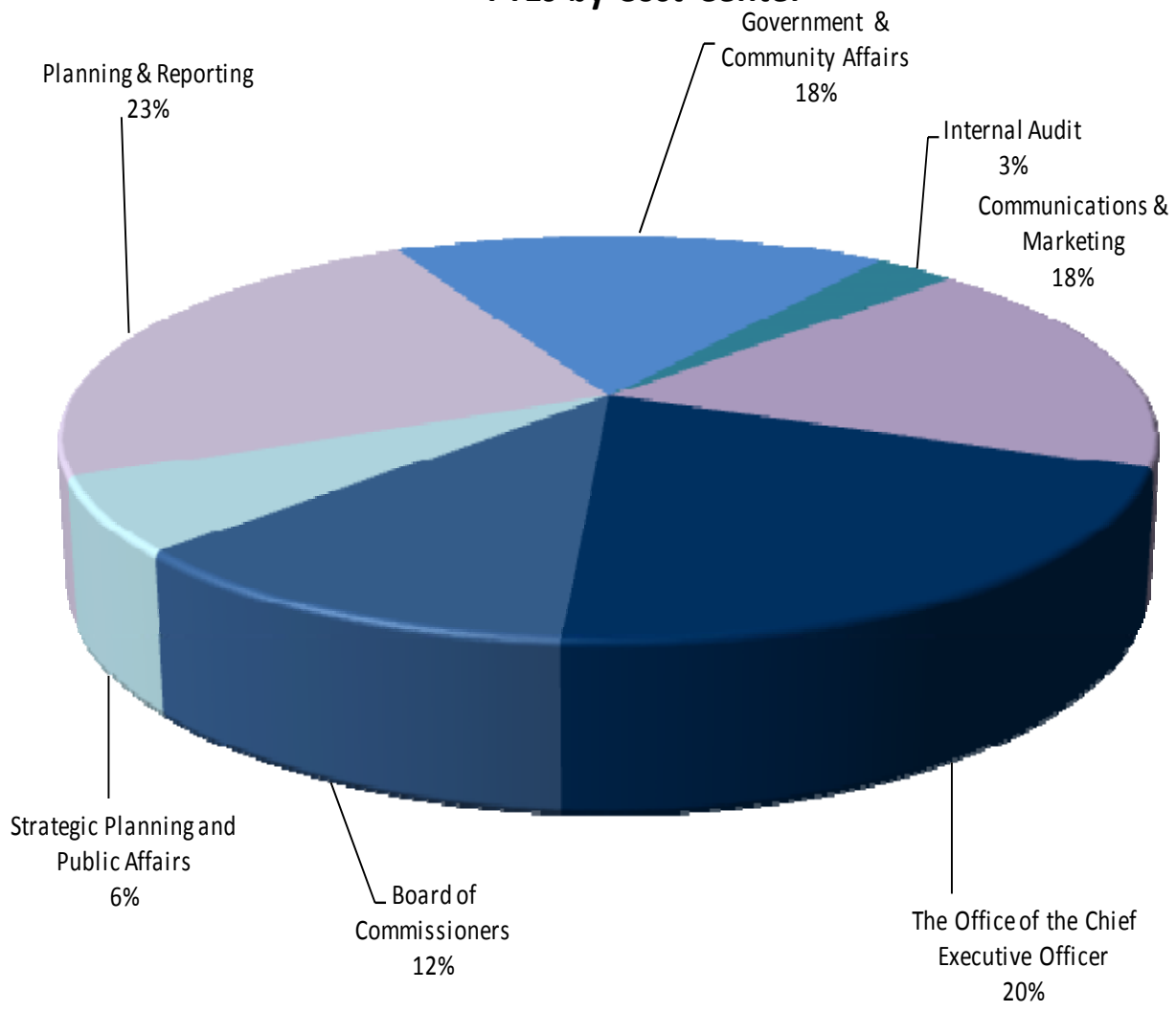
100 - OFFICE OF THE CHIEF EXECUTIVE OFFICER	
Personnel	$968,437
Sundry	$80,965
Training	$70,570
Travel	$35,405
100 - OFFICE OF THE CHIEF EXECUTIVE OFFICER	**$1,155,377**
101 - BOARD OF COMMISSIONERS	
Personnel	$565,354
Sundry	$259,600
Training	$26,860
Travel	$7,902
101 - BOARD OF COMMISSIONERS	**$859,716**
130 - STRATEGIC PLANNING & PUBLIC AFFAIRS	
Personnel	$282,265
Sundry	$927,600
130 - STRATEGIC PLANNING & PUBLIC AFFAIRS	**$1,209,865**
140 - PLANNING & REPORTING	
Personnel	$711,209
Sundry	$291,634
140 - PLANNING & REPORTING	**$1,002,843**
150 - GOVERNMENT & COMMUNITY AFFAIRS	
Personnel	$739,508
Sundry	$14,334
Travel	$10,876
150 - GOVERNMENT & COMMUNITY AFFAIRS	**$764,718**
204 - INTERNAL AUDIT	
Accounting & Audit	$1,000,000
Personnel	$148,885
Sundry	$700
Travel	$111
204 - INTERNAL AUDIT	**$1,149,696**
206 - COMMUNICATIONS & MARKETING	
Personnel	$553,507
Sundry	$182,000
206 - COMMUNICATIONS & MARKETING	**$735,507**
EXECUTIVE OFFICES DIVISION Total	**$6,877,722**

EXECUTIVE OFFICES DIVISION

TOTAL FTE'S

	FY2010 ACTUAL	FY2011 ACTUAL	FY2012 BUDGET	FY2013 BUDGET	% OF CHANGE
The Office of the Chief Executive Officer	6.0	6.0	7.0	7.0	0.0%
Board of Commissioners	6.0	5.0	3.0	4.0	33.3%
Strategic Planning and Public Affairs	0.0	7.0	7.0	2.0	-71.4%
Planning & Reporting	13.0	8.0	8.0	8.0	0.0%
Government & Community Affairs	6.0	7.0	7.0	6.0	-14.3%
Internal Audit	1.0	1.0	1.0	1.0	0.0%
Communications & Marketing	0.0	0.0	0.0	6.0	100.0%
Executive Offices Total	**32.0**	**34.0**	**33.0**	**34.0**	**3.0%**

FTEs by Cost Center



EXECUTIVE OFFICES DIVISION

SALARY SCHEDULE

	POSITION FTE-TOTAL	SALARY TOTAL	BENEFIT TOTAL	POSITION TOTAL
100 - OFFICE OF THE CHIEF EXECUTIVE OFFICER				
CHIEF EXECUTIVE OFFICER	1.0	$216,000		
CHIEF OF STAFF	1.0	155,000		
VP, COMMUNITY & STRATEGIC INITATIVES	1.0	106,056		
SPECIAL ASST	2.0	142,260		
EXEC ADM ASST III	1.0	54,621		
ADMINISTRATIVE FILE COORDINATOR	1.0	32,951		
100 - OFFICE OF THE CHIEF EXECUTIVE OFFICER Total	**7.0**	**$706,888**	**$261,549**	**$968,437**
101 - BOARD OF COMMISSIONERS				
EXECUTIVE VP, BOC	1.0	157,500		
EXECUTIVE ADVISOR, BOC	1.0	97,167		
EXECUTIVE ADMINISTRATOR	1.0	90,000		
SPECIAL ASSISTANT	1.0	68,000		
101 - BOARD OF COMMISSIONERS Total	**4.0**	**$412,667**	**$152,687**	**565,354**
130 - STRATEGIC PLANNING & PUBLIC AFFAIRS				
EXECUTIVE ADVISOR	1.0	149,101		
EXECUTIVE ADMINISTRATIVE COORDINATOR	1.0	56,932		
130 - STRATEGIC PLANNING & PUBLIC AFFAIRS Total	**2.0**	**$206,033**	**$76,232**	**282,265**
140 - PLANNING & REPORTING				
PLANNING ANALYST GIS S	2.0	115,430		
RESEARCH ANALYST	2.0	112,304		
DIRECTOR, PLANNING & REPORTING	1.0	102,795		
ACTING ASSISTANT DIRECTOR	1.0	85,000		
SPECIAL PROJECTS MANAGER	1.0	57,567		
PROJECT COORDINATOR	1.0	46,035		
140 - PLANNING & REPORTING Total	**8.0**	**$519,131**	**$192,078**	**$711,209**
150 - GOVERNMENT & COMMUNITY AFFAIRS				
SPECIAL ASSISTANT	2.0	141,453		
DIRECTOR, GOVERNMENT & CMMTY AFFAIRS	1.0	134,470		
ASSISTANT DIRECTOR, GOVT & CMMTY AFFAIRS	1.0	107,136		
PROJECT EXECUTIVE	1.0	92,344		
EXECUTIVE ADMINISTRATIVE COORDINATOR	1.0	64,384		
150 - GOVERNMENT & COMMUNITY AFFAIRS Total	**6.0**	**$539,787**	**$199,721**	**$739,508**
204 - INTERNAL AUDIT				
DIR, INTERNAL AUDIT	1.0	108,675		
204 - INTERNAL AUDIT Total	**1.0**	**$108,675**	**$40,210**	**$148,885**

EXECUTIVE OFFICES DIVISION

SALARY SCHEDULE

	POSITION FTE-TOTAL	SALARY TOTAL	BENEFIT TOTAL	POSITION TOTAL
206 - COMMUNICATIONS & MARKETING				
DIRECTOR, COMMUNICATIONS	1.0	105,000		
SENIOR COMMUNICATIONS MANAGER	1.0	79,020		
ASSISTANT MARKETING MANAGER	1.0	60,000		
SENIOR COMMUNICATIONS ANALYST	1.0	55,000		
COMMUNICATIONS SPECIALIST	1.0	55,000		
VIDEOGRAPHER/PRODUCER	1.0	50,000		
206 - COMMUNICATIONS & MARKETING Total	**6.0**	**$404,020**	**$149,487**	**$553,507**
Grand Total	**34.0**	**$2,897,201**	**$1,071,963**	**$3,969,165**

LEGAL SERVICES DIVISION

The Legal Services Division provides legal advice and counsel to the Chief Executive Officer, the Board of Commissioners and other departments on a wide variety of business, operational, and legal issues. In addition, this division oversees compliance with the CHA Ethics policy as well as the ADA Section 504 Compliance Department. Furthermore, Legal Services responds to allegations or incidents of waste, fraud and abuse at the CHA.

2013 Financial Note

The Legal Services Division realized an overall Efficiency Gain of $912,599 or 10.19% resulting from savings in personnel with the elimination of 4.5 FTEs and non-personnel from Legal Expense and Outside Counsel/Retainer.

General Counsel

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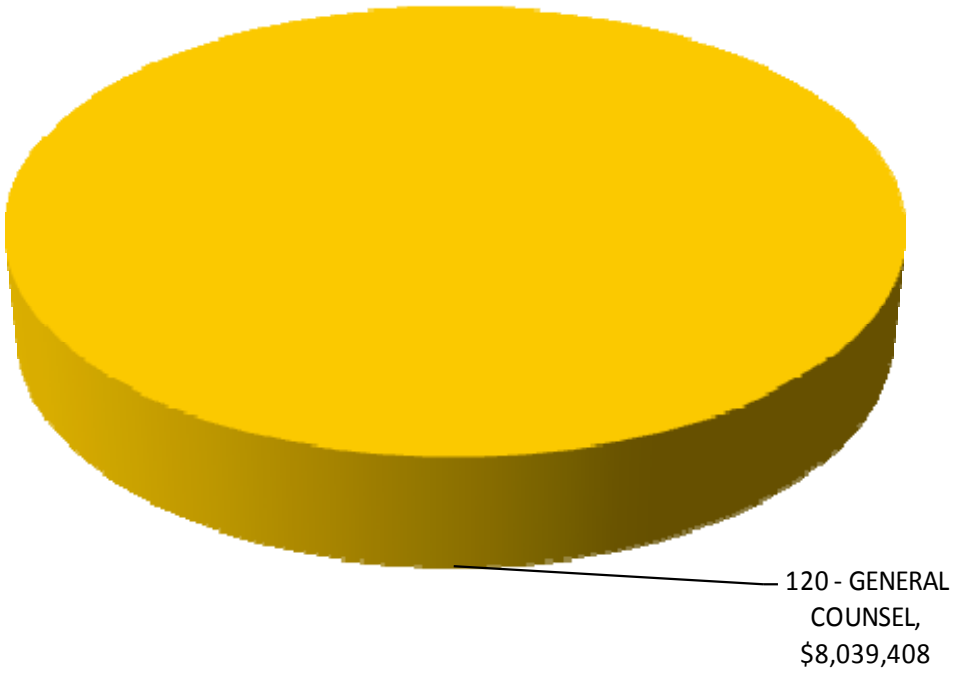
LEGAL SERVICES DIVISION



LEGAL SERVICES DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2010 ACTUAL EXPENDITURES	FY2011 ACTUAL EXPENDITURES	FY2012 BUDGET EXPENDITURES	FY2013 BUDGET EXPENDITURES	% OF CHANGE
LEGAL					
120 - GENERAL COUNSEL	$6,336,447	$7,608,866	$8,952,007	$8,039,408	-10.19%
LEGAL Total	**$6,336,447**	**$7,608,866**	**$8,952,007**	**$8,039,408**	**-10.19%**

BUDGET YEAR COMPARISON

120-General Counsel
The FY2013 personnel budget decreased by $697,145 or 12.45% due to the elimination of 4.5 FTEs. The non-personnel budget decreased $215,454 or 6.43% due to efficiencies in Legal Expense and Outside Counsel/Retainer.

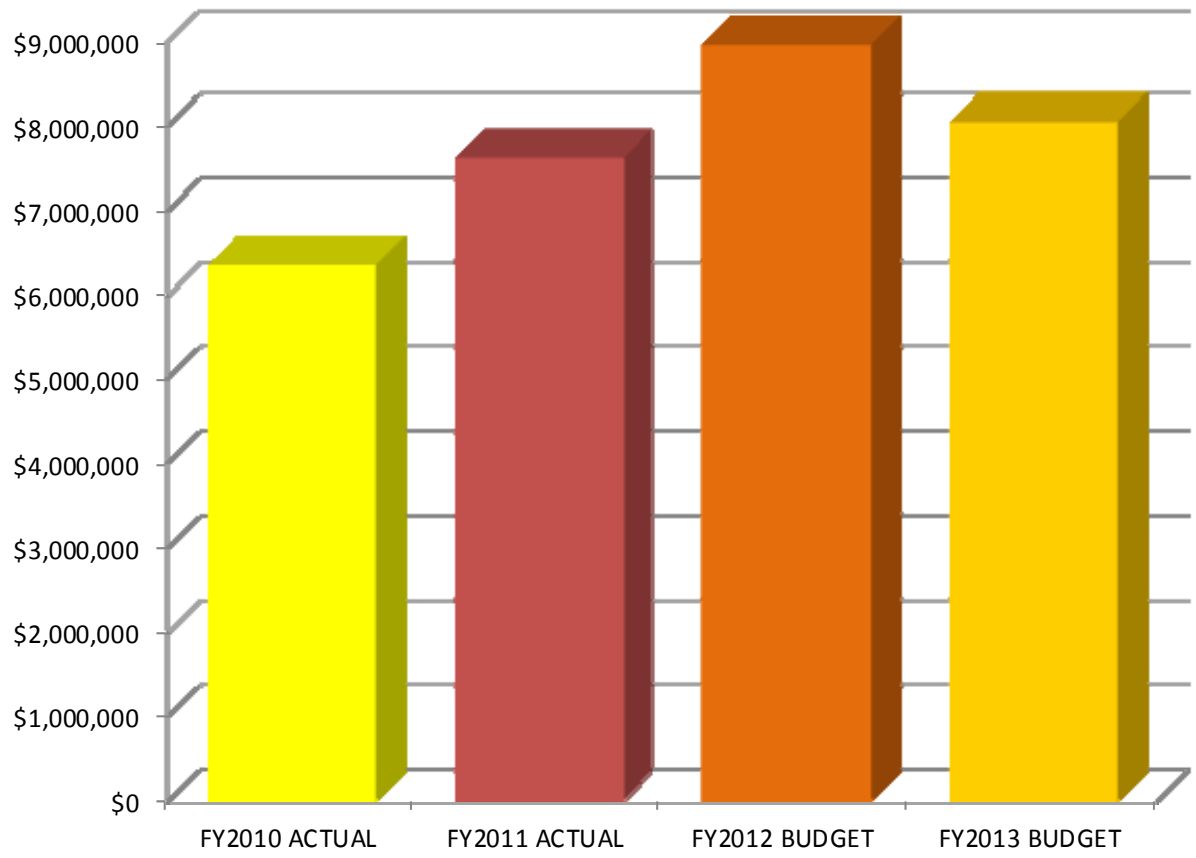
LEGAL SERVICES DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2010 ACTUAL REVENUE	FY2011 ACTUAL REVENUE	FY2012 BUDGET REVENUE	FY2013 BUDGET REVENUE	% OF CHANGE
MTW Fund	$6,336,447	$7,574,592	$8,952,007	$8,039,408	-10.19%
Other Funding	$0	$34,274	$0	$0	0.00%
Grand Total	**$6,336,447**	**$7,608,866**	**$8,952,007**	**$8,039,408**	**-10.19%**

	FY2010 ACTUAL EXPENDITURES	FY2011 ACTUAL EXPENDITURES	FY2012 BUDGET EXPENDITURES	FY2013 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	$1,928,718	$2,420,912	$3,351,447	$3,135,993	-6.43%
Personnel	$4,407,729	$5,187,954	$5,600,560	$4,903,415	-12.45%
Grand Total	**$6,336,447**	**$7,608,866**	**$8,952,007**	**$8,039,408**	**-10.19%**

EXPENDITURES BY FISCAL YEAR



LEGAL SERVICES DIVISION

DIVISION SUMMARY

Mission

To effectively and efficiently provide comprehensive legal support and services to the Chicago Housing Authority as it strives to fulfill its mission of providing affordable housing opportunities to lower and middle income households.

2012 Accomplishments

- Reduced the cost of HCV Informal Hearings by 66% by compensating presenters and hearing officers on a per-hearing basis.

2013 Goals

- Restructure the Office of the General Counsel to align with the CHA's business practice areas and address the agency's needs under Plan Forward.
- Handle eviction cases in-house, for an annual savings of approximately $880,000.
- Implement and successfully meet the requirements of the Section 3 Voluntary Compliance Agreement with HUD.
- Implement a customer service initiative that will reduce non-value added time and improve customer satisfaction.

LEGAL SERVICES DIVISION

COST CENTER DESCRIPTIONS

FY2013 BUDGET

General Counsel (120)

The Office of the General Counsel (OGC) provides advice and counsel to the Board of Commissioners and Management on a variety of business, operational, and legal issues. The OGC represents the CHA before judicial and administrative tribunals and assists divisions by drafting contracts and policies, adjudicating disputes, and developing, negotiating and closing the mixed finance deals for the development of new and rehabilitated housing units. The OGC also oversees the administration of the Office of Inspector General which responds to allegations or incidents of waste, fraud and abuse at the CHA by confidentially inquiring, undertaking investigations, and conducting inspections in an efficient and effective manner. The OGC further oversees the CHA's ADA/Section 504 Compliance Department and supervises compliance of the CHA Ethics Policy. The OGC oversees the CHA's Fair Housing Compliance requirements, as well as the Admissions and Continued Occupancy Policy. Lastly, the OGC also manages the HCV Informal Hearing process.

$8,039,408

Mission:

The Office of the General Counsel provides a comprehensive legal framework for the Chicago Housing Authority to fulfill its mission to execute business strategies within Plan Forward by delivering timely, sound and accurate legal advice and representation to all operational areas.

LEGAL SERVICES DIVISION

TOTAL REVENUE

	FY2010 ACTUAL REVENUE	FY2011 ACTUAL REVENUE	FY2012 BUDGET REVENUE	FY2013 BUDGET REVENUE	% OF CHANGE
120 - GENERAL COUNSEL					
MTW Fund	$6,336,447	$7,574,592	$8,952,007	$8,039,408	-10.19%
Other Funding	$0	$34,274	$0	$0	0.00%
120 - GENERAL COUNSEL Total	**$6,336,447**	**$7,608,866**	**$8,952,007**	**$8,039,408**	**-10.19%**
Grand Total	**$6,336,447**	**$7,608,866**	**$8,952,007**	**$8,039,408**	**-10.19%**

LEGAL SERVICES DIVISION

TOTAL EXPENDITURES

	FY2010 ACTUAL EXPENDITURES	FY2011 ACTUAL EXPENDITURES	FY2012 BUDGET EXPENDITURES	FY2013 BUDGET EXPENDITURES	% OF CHANGE
120 - GENERAL COUNSEL					
Non-Personnel	$1,928,718	$2,420,912	$3,351,447	$3,135,993	-6.43%
Personnel	$4,407,729	$5,187,954	$5,600,560	$4,903,415	-12.45%
120 - GENERAL COUNSEL Total	**$6,336,447**	**$7,608,866**	**$8,952,007**	**$8,039,408**	**-10.19%**
Grand Total	**$6,336,447**	**$7,608,866**	**$8,952,007**	**$8,039,408**	**-10.19%**

LEGAL SERVICES DIVISION

FY2013 BUDGET

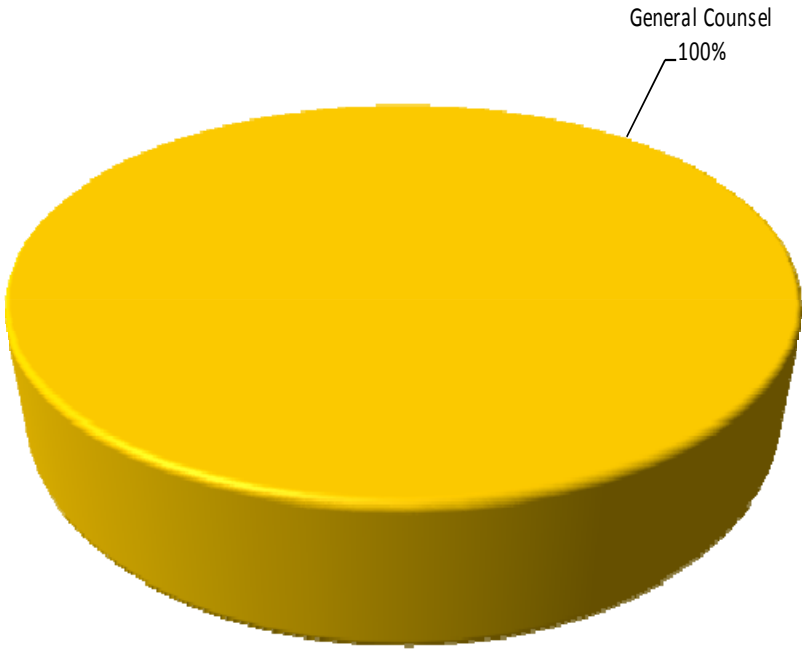
120 - GENERAL COUNSEL	
Legal Expense	$1,419,000
Personnel	$4,903,415
Sundry	$1,684,715
Training	$16,450
Travel	$15,828
120 - GENERAL COUNSEL	**$8,039,408**
LEGAL DIVISION Total	**$8,039,408**

LEGAL SERVICES DIVISION

TOTAL FTE'S

	FY2010 ACTUAL	FY2011 ACTUAL	FY2012 BUDGET	FY2013 BUDGET	% OF CHANGE
General Counsel	39.5	45.5	46.0	41.5	-9.8%
Legal Services Total	**39.5**	**45.5**	**46.0**	**41.5**	-9.8%

FTEs by Cost Center



LEGAL SERVICES DIVISION

SALARY SCHEDULE

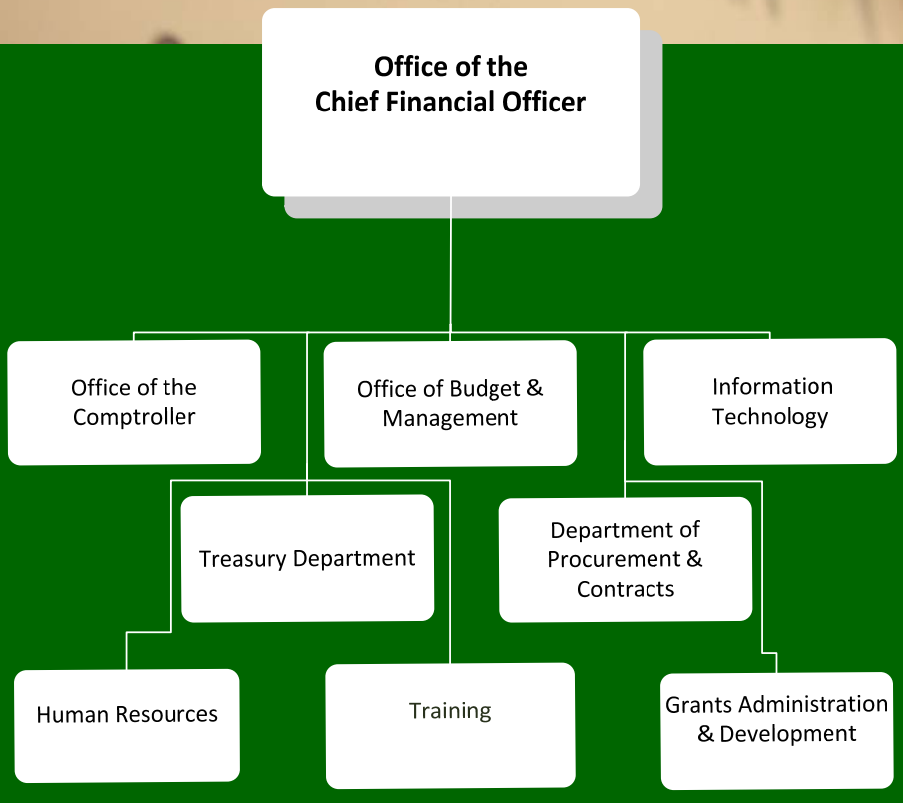
	POSITION FTE-TOTAL	SALARY TOTAL	BENEFITS TOTAL	POSITION TOTAL
120 - GENERAL COUNSEL				
ASSISTANT GENERAL COUNSEL II	10.0	$1,071,574		
DEPUTY GENERAL COUNSEL	4.0	518,992		
CHIEF LEGAL OFFICER	1.0	178,500		
PARALEGAL	3.0	162,011		
INSPECTOR GENERAL	1.0	165,000		
DEPUTY CHIEF LEGAL OFFICER	1.0	130,000		
HEARING OFFICER	1.0	115,000		
LEGAL SECRETARY II (LOC73)	2.0	103,958		
SPECIAL PROJECT MANAGER 1ST STRIKE	1.0	100,296		
MANAGER, AUDIT/INVESTIGATE	1.0	95,682		
ASSISTANT GENERAL COUNSEL I	2.0	130,000		
MANAGER, ADA/504 COMPLIANCE	1.0	77,250		
MANAGER, FAIR HOUSING	1.0	75,190		
FINANCIAL CRIMINAL INVSTIGATOR	1.0	74,666		
SENIOR AUDITOR	1.0	70,520		
SECTION 3 COORDINATOR	1.0	60,000		
SUPERVISOR, ADMINISTRATIVE	1.0	58,206		
SENIOR ADA/504 COMPLIANCE ANALYST	1.0	54,590		
EXECUTIVE ADMINISTRATIVE ASSISTANT II	1.0	54,122		
HEARINGS COORDINATOR LGL-761	1.0	52,000		
LEGAL SECRETARY III (CFD)	1.0	49,999		
PROJECT COORDINATOR	1.0	43,260		
COMPLIANCE ANALYST	1.0	41,600		
DOCKET CLERK II	1.0	41,600		
EXECUTIVE ADMINISTRATIVE ASST I (CFD)	1.0	41,101		
MANAGEMENT ANALYST PT LGL-760	0.5	17,066		
120 - GENERAL COUNSEL Total	**41.5**	**$3,582,183**	**$1,321,232**	**$4,903,415**
Grand Total	**41.5**	**$3,582,183**	**$1,321,232**	**$4,903,415**

FINANCE DIVISION

The Finance Division is responsible for all of the accounting, budget, treasury and risk management activities of the Authority. This includes providing the Board, Executive Management, staff and outside entities with timely budget and financial information, as well as facilitating the most efficient utilization of Authority resources.

2013 Financial Note

The Finance Division realized an Efficiency Gain of $2,315,088 or 7.17% resulting from savings in personnel, and non-personnel items such as Sundry, Consulting, and Contracts.



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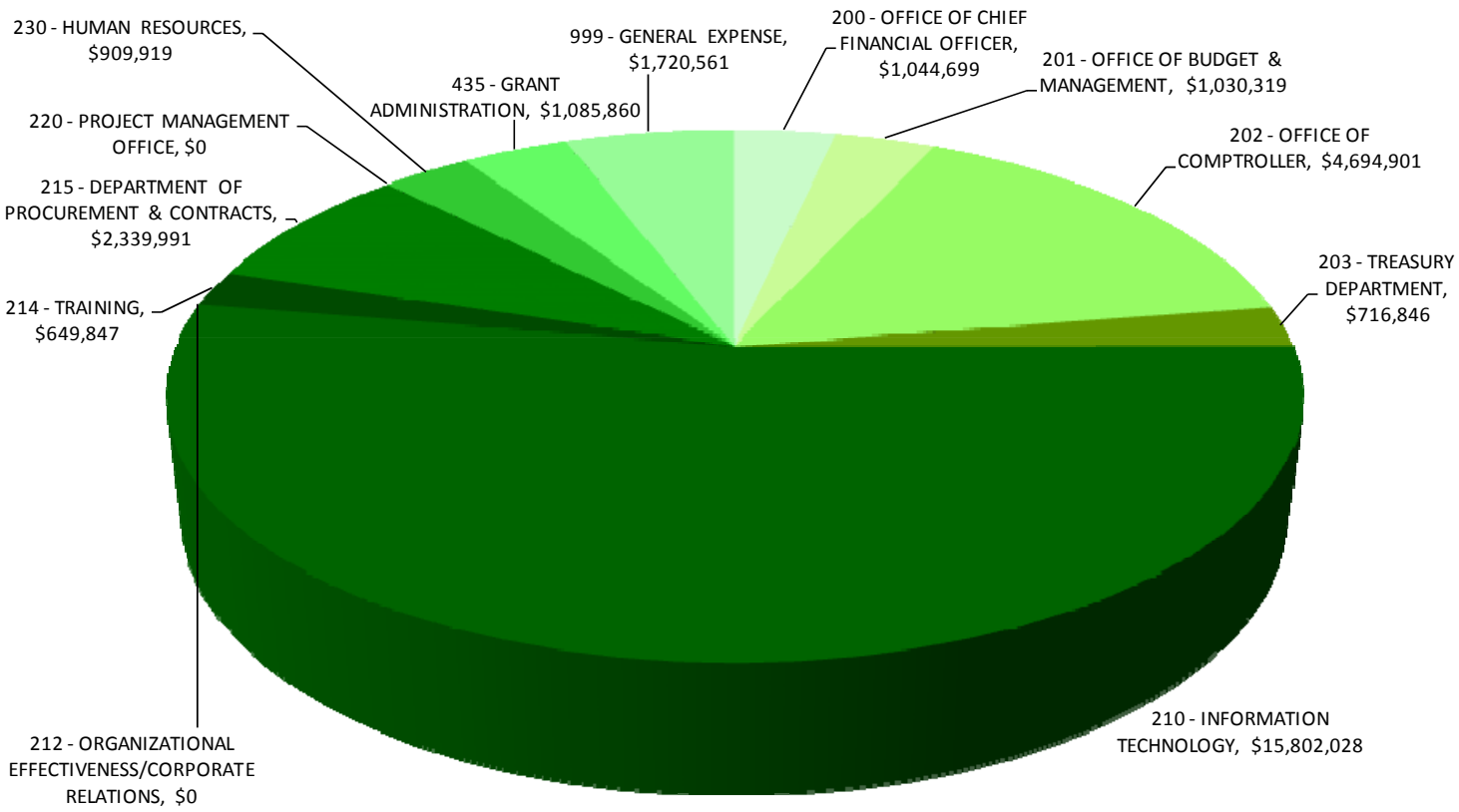
FINANCE DIVISION

EXPENDITURES BY COST CENTER



FINANCE DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2010 ACTUAL EXPENDITURES	FY2011 ACTUAL EXPENDITURES	FY2012 BUDGET EXPENDITURES	FY2013 BUDGET EXPENDITURES	% OF CHANGE
FINANCE					
200 - OFFICE OF CHIEF FINANCIAL OFFICER	-$87,046	-$5,713,834	$989,768	$1,044,699	5.55%
201 - OFFICE OF BUDGET & MANAGEMENT	$1,140,401	$1,098,395	$1,157,532	$1,030,319	-10.99%
202 - OFFICE OF COMPTROLLER	$4,712,624	$5,580,515	$6,532,219	$4,694,901	-28.13%
203 - TREASURY DEPARTMENT	$605,689	$585,550	$799,928	$716,846	-10.39%
210 - INFORMATION TECHNOLOGY	$9,366,447	$12,399,067	$15,086,285	$15,802,028	4.74%
212 - ORGANIZATIONAL EFFECTIVENESS/CORPORATE RELATIONS	$754,991	$3,913	$0	$0	0.00%
214 - TRAINING	$1,003,286	$1,127,136	$1,180,125	$649,847	-44.93%
215 - DEPARTMENT OF PROCUREMENT & CONTRACTS	$2,214,185	$2,120,679	$2,383,096	$2,339,991	-1.81%
220 - PROJECT MANAGEMENT OFFICE	$650,201	$0	$0	$0	0.00%
230 - HUMAN RESOURCES	$1,156,023	$915,214	$1,141,594	$909,919	-20.29%
435 - GRANTS ADMINISTRATION	$1,045,135	$1,066,460	$1,160,542	$1,085,860	-6.44%
999 - GENERAL EXPENSE	-$1,817,292	$1,646,296	$1,878,970	$1,720,561	-8.43%
FINANCE Total	**$20,744,644**	**$20,829,392**	**$32,310,059**	**$29,994,971**	**-7.17%**

BUDGET YEAR COMPARISON

200-Office of the Chief Financial Officers
The personnel budget increased by $118,846 or 20.10% due to the addition of one (1) FTE; the non-personnel budget represents a savings of $63,915 or 16.04% due to efficiencies in the sundry and training lines.

201-Office of Budget & Management
The personnel budget decreased by $135,369 or 12.05% due to the reduction of one (1) FTE; the non-personnel budget increased by $8,156 or 23.91% due to additions in the training line.

202-Office of the Comptroller
The personnel budget increased by $3,508 or 0.09%; the non-personnel budget represents an efficiency savings of $1,840,826 or 65.25% due to reductions in the insurance, consultant, and sundry lines.

203-Treasury Department
The personnel budget remained unchanged; the non-personnel budget represents a savings of $83,078 or 29.56% due to efficiencies in the fiscal agent line.

210-Information Technology
The personnel budget increased by $8,611 or 0.22% due to an adjusted benefit total; the non-personnel budget increased by $707,132 or 6.32% due to the replacement of equipment Authority-wide.

214-Training
The personnel budget decreased due to the movement of personnel into the Resident Services Division by $535,778 or 48.20%; the non-personnel budget increased by $5,500 or 8.01% due to gains in the sundry lines.

215-Department of Procurement and Contracts
The personnel budget decreased by $7,485 or 0.33%; the non-personnel budget represents a savings of $35,620 or 25.48% due to efficiencies in the sundry lines.

230-Human Resources
The personnel budget decreased by $157,270 or 19.71% due a reduction in force; the non-personnel budget represents a savings of $74,405 or 21.66% due to efficiencies in the material and sundry lines.

435-Grant Administration
The personnel budget increased by $7,566 or 1.17% in the 2013 budget. The non-personnel budget decreased by $82,248 or 16.01% due to expiring grants and efficiencies in Travel, Printing and Duplication, Memberships, and Meeting Costs.

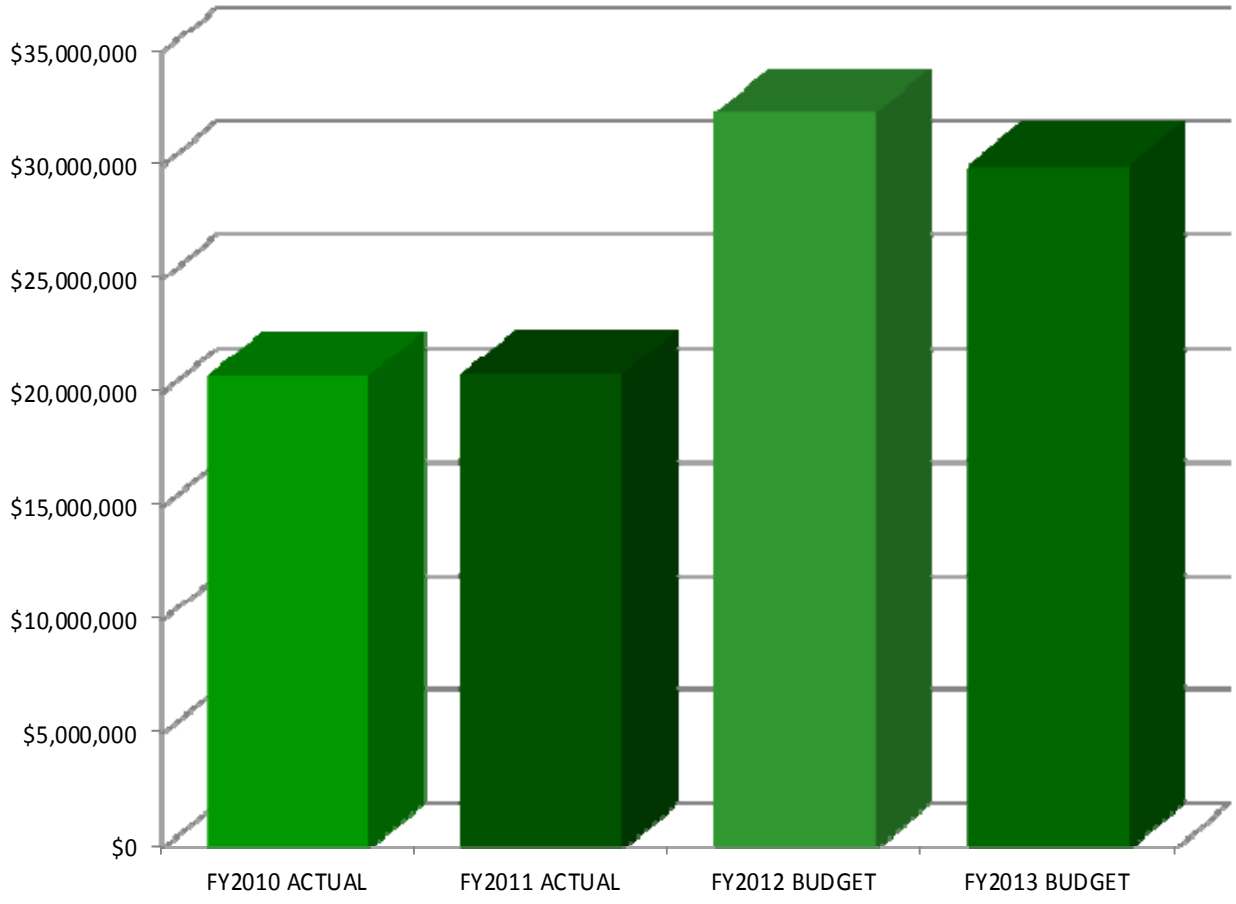
FINANCE DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2010 ACTUAL REVENUE	FY2011 ACTUAL REVENUE	FY2012 BUDGET REVENUE	FY2013 BUDGET REVENUE	% OF CHANGE
MTW Fund	$19,821,081	$17,165,731	$29,901,670	$29,168,200	-2.45%
Other Funding	$923,563	$3,663,661	$2,408,389	$826,771	-65.67%
Grand Total	**$20,744,644**	**$20,829,392**	**$32,310,059**	**$29,994,971**	**-7.17%**

	FY2010 ACTUAL EXPENDITURES	FY2011 ACTUAL EXPENDITURES	FY2012 BUDGET EXPENDITURES	FY2013 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	$6,528,389	$7,227,468	$17,662,683	$16,044,970	-9.16%
Personnel	$14,216,255	$13,601,924	$14,647,376	$13,950,001	-4.76%
Grand Total	**$20,744,644**	**$20,829,392**	**$32,310,059**	**$29,994,971**	**-7.17%**

EXPENDITURES BY FISCAL YEAR



FINANCE DIVISION

DIVISION SUMMARY

Mission

To ensure effective fiscal management of the Authority through the management of accounting, financial reporting, budget, treasury, grant administration and risk management activities; ensure the effective use of financial resources to support the Authority's mission by containing cost, improving productivity and the generation of revenue streams. This includes providing the Board of Commissioners, Executive Management, staff and internal and external entities with timely, accurate budget and financial information and relevant analyses and information that facilitate effective decision-making.

2012 Accomplishments

- HCV Accounting Group teamed with HCV Operations to convert payments from hard copy checks to automatic deposits for landlords and residents. This resulted in approximately $200,000 in savings related to bank fees and material costs.
- Implemented the Private Property Manager Risk Control Program which drove prompt claims reporting, documented facility inspections, and contractual risk transfer.
- Launched CHA's participation in Chicago Lives Healthy Wellness Program.
- Converted Group Term Life, ADD, STD and LTC from self-billing to the more accurate list billing process.
- Coordinated and re-launched Pre-paid Legal benefits program increasing employee membership to over 50%.
- Provided learning and development opportunities to 95% of the agency's employees
- Designed and implemented a customized communication and trust team building session for Housing & Community Outreach Team in Resident Services.
- Designed and implemented a customized trust, customer service and communication team building session for HCV Accounting Team.
- Collaborated with Asset Management, Legal, and ODM to provide required data for HUD closeout of 27 HUD-ARRA grants.
- Researched and submitted $34,334,158 in grant applications in collaboration with various CHA user departments, including Resident Services, Asset Management and ODM.
- Successfully Utilized the Energy Efficiency Power Purchasing Agreement to lower utility cost to CHA through newly agreed payment terms to utility vendors.
- Streamlined and automated the Comprehensive Budget Book process by utilizing internal applications offered through CHA's IT Department.
- Successfully trained all CHA employees on newly mandated Local Mileage and Travel Reimbursement Policy and Procedures from City of Chicago Mayor's Office.

FINANCE DIVISION

DIVISION SUMMARY

2013 Goals

- Establish the financial policies and procedures relating to the instrumentalities and partnerships created to acquire and rehabilitate units.
- Support the regionalization effort to ensure the proper accounting and financial reporting activities are in place as new organizational structures are implemented.
- Advance risk management awareness throughout the organization.
- Collaborate with Resident Services to ensure proper controls and streamlined processes are in place for the new tenant self-sufficiency escrow activities.
- Collaborate with executive leadership to identify a comprehensive web-based performance management tool.
- Create learning resources that will assist staff in streamlining operations, developing vibrant communities, creating affordable opportunities, enhancing the quality for long term residents and preparing resident for the global economy.
- Collaborate with the Training Department to create and implement a comprehensive supervisory skills training program for CHA employees promoted to or hired for supervisory roles.
- Develop fundraising strategy aligned with the Authority's "Plan Forward".
- In addition to seeking funds through public sources, GA will continue to pursue corporate and foundation partnerships, as well as other creative funding opportunities.
- Implement the Lawson budgeting module to automate the budget process and improve efficiency.
- Improve the annual budget and quarterly forecast processes creating department accountability and improved performance.
- Create new reports, analysis, and spending plans to review with managers at regularly scheduled meetings to improve interdepartmental communications, create department ownership of their budgets and increase accountability.

FINANCE DIVISION

COST CENTER DESCRIPTIONS

FY2013 BUDGET

Office of the Chief Financial Officer (200)

$1,044,699

The Office of the Chief Financial Officer is responsible for ensuring the financial stability of the Chicago Housing Authority. The Chief Financial Officer is charged with enforcement of all financial policies established by the Chief Executive Officer and the Board of Commissioners. To perform this task, the Chief Financial Officer develops procedures to ensure compliance with federal, state and local governmental regulations. This department is also responsible for oversight of the following departments: Office of Budget and Management, Comptroller's Office, Treasury Department, Information Technology, Procurement and Contracts, Human Resources and Training, and Grant Administration.

Mission:
To ensure effective fiscal management of the Authority through the management of accounting, financial reporting, budget, treasury, grant administration and risk management activities; ensure the effective use of financial resources to support the Authority's mission by containing cost, improving productivity and the generation of revenue streams. This includes providing the Board of Commissioners, Executive Management, staff and internal and external entities with timely, accurate budget and financial information and relevant analyses and information that facilitate effective decision-making.

Office of Budget and Management (201)

$1,030,319

The mission of the Office of Budget and Management (OBM) is to prepare an annual balanced budget for The Chicago Housing Authority through the active engagement of Senior Management, Department Directors and other vested parties both internal and external to the CHA. Additionally, OBM will provide ongoing analysis and support to our customers to help manage their activities to reach optimal results using the annual budget as a roadmap to achieve the overall goals of The Chicago Housing Authority.

Mission:
The Mission of the Office of Budget and Management is to prepare, on an annual basis, a balanced budget by: estimating revenues; recommending expenditure levels to the Chief Financial Officer; monitoring the Authority's spending; providing fund availability for all expenditure transactions; and, enforcing all budgetary policies and procedures for the Chicago Housing Authority.

Office of the Comptroller (202)

$4,694,901

The Comptroller's Office is responsible for the maintenance of accounting records, capturing the Authority's financial, operating and capital activity based on Generally Accepted Accounting Principles (GAAP). Additionally, the group is responsible for internal and external financial reporting. The operating areas within the group include General Accounting, Financial Reporting, Accounts Payable, Payroll, Property Accounting, Housing Choice Voucher Finance, and Risk Management.

Mission:
Establish and enforce the financial policies and procedures in order to monitor and protect the assets of the Authority.

FINANCE DIVISION

COST CENTER DESCRIPTIONS

FY2013 BUDGET

Treasury Department (203)

The Treasury Department is responsible for the cash management activities of the Authority. These activities include fiscal oversight in connection with the various Investment, Debt and Grant portfolios. Additionally, Treasury maintains administration and control of electronic banking management for the Authority as well as designated third parties. **$716,846**

Mission:
To maximize the return on the Authority's financial resources by the prompt collection of funds and the timely disbursement of funds owed, while maintaining an efficient cash management program within compliance of all HUD/CHA policies.

Information Technology (210)

Information Technology provides the technical resources necessary for the Finance, Asset Management, Legal, Development Management and Resident Services departments to operate effectively. This department is also responsible for providing Authority-wide communication support. **$15,802,028**

Mission:
To be an excellent customer service oriented team that supports and maintains the essential infrastructure and applications that implement information and communication technology services for the Chicago Housing Authority and its stakeholders.

Training (214)

Training facilitates employee access to resources, knowledge and experiences necessary to gain skills and competencies to develop CHA as a model for public housing asset management. **$649,847**

Mission:
To facilitate and drive learning opportunities that promote performance improvement, career development and professional growth. To facilitate value-added partnerships with the leadership team in support of the Plan Forward

Department of Procurement & Contracts (215)

The Department of Procurement & Contracts is responsible for the implementation of agency-wide purchase processes through an open procurement competition, as well as the management, monitoring and compliance of MBE/WBE/DBE and Section 3 requirements, to ensure full compliance and consistency with federal standards. **$2,339,991**

Mission:
The Department of Procurement & Contracts mission is to facilitate implementation of the Plan Forward by supporting the business needs of all CHA departments in a manner that provides full and open procurement competition, consistent with Federal standards and regulations.

FINANCE DIVISION

COST CENTER DESCRIPTIONS

FY2013 BUDGET

Human Resources (230)

Human Resources provides strategic counsel and guidance on all human resource and personnel matters for the Chicago Housing Authority. The department is responsible for recruitment and retention, compensation and benefit administration, performance management, and employee labor relations. **$909,919**

Mission:
To recruit, develop and retain world class talent capable of modeling our guiding principles: service, transparency, respect, integrity, diversity and effectiveness. To facilitate value-added partnerships with the leadership team in support of the Plan Forward.

Grants Administration (435)

The Grants Development Department facilitates as an essential and centralized unit and manages the Agency's process for developing and receiving resources. This department provides oversight management; technical assistance; as well as fiscal and programmatic monitoring of grant-funded programs received under the CHA; and, ensures effectiveness, efficiency and compliance with the terms and conditions of grant agreements. **$1,085,860**

Mission:
To identify funding opportunities and secure resources, develop and sustain strategic relationships, and manage and support the maintenance, improvement and expansion of grant activities, programs and services awarded to CHA.

FINANCE DIVISION

TOTAL REVENUE

	FY2010 ACTUAL REVENUE	FY2011 ACTUAL REVENUE	FY2012 BUDGET REVENUE	FY2013 BUDGET REVENUE	% OF CHANGE
200 - OFFICE OF CHIEF FINANCIAL OFFICER					
MTW Fund	-$209,091	-$5,837,943	$989,768	$1,044,699	5.55%
Other Funding	$122,045	$124,109	$0	$0	0.00%
200 - OFFICE OF CHIEF FINANCIAL OFFICER Total	**-$87,046**	**-$5,713,834**	**$989,768**	**$1,044,699**	**5.55%**
201 - OFFICE OF BUDGET & MANAGEMENT					
MTW Fund	$1,140,401	$912,447	$1,157,532	$1,030,319	-10.99%
Other Funding	$0	$185,948	$0	$0	0.00%
201 - OFFICE OF BUDGET & MANAGEMENT Total	**$1,140,401**	**$1,098,395**	**$1,157,532**	**$1,030,319**	**-10.99%**
202 - OFFICE OF COMPTROLLER					
MTW Fund	$4,712,624	$5,365,868	$6,532,219	$4,694,901	-28.13%
Other Funding	$0	$214,647	$0	$0	0.00%
202 - OFFICE OF COMPTROLLER Total	**$4,712,624**	**$5,580,515**	**$6,532,219**	**$4,694,901**	**-28.13%**
203 - TREASURY DEPARTMENT					
MTW Fund	$605,689	$488,834	$799,928	$716,846	-10.39%
Other Funding	$0	$96,716	$0	$0	0.00%
203 - TREASURY DEPARTMENT Total	**$605,689**	**$585,550**	**$799,928**	**$716,846**	**-10.39%**
210 - INFORMATION TECHNOLOGY					
MTW Fund	$9,211,503	$11,510,660	$13,349,621	$14,975,257	12.18%
Other Funding	$154,944	$888,406	$1,736,664	$826,771	-52.39%
210 - INFORMATION TECHNOLOGY Total	**$9,366,447**	**$12,399,067**	**$15,086,285**	**$15,802,028**	**4.74%**
212 - ORGANIZATIONAL EFFECTIVENESS/CORPORATE RELATIONS					
MTW Fund	$754,991	$3,913	$0	$0	0.00%
212 - ORGANIZATIONAL EFFECTIVENESS/CORPORATE RELATIONS Total	**$754,991**	**$3,913**	**$0**	**$0**	**0.00%**
214 - TRAINING					
MTW Fund	$1,003,286	$1,127,136	$1,180,125	$649,847	-44.93%
214 - TRAINING Total	**$1,003,286**	**$1,127,136**	**$1,180,125**	**$649,847**	**-44.93%**
215 - DEPARTMENT OF PROCUREMENT & CONTRACTS					
MTW Fund	$2,287,196	$1,989,197	$2,383,096	$2,339,991	-1.81%
Other Funding	-$73,011	$131,481	$0	$0	0.00%
215 - DEPARTMENT OF PROCUREMENT & CONTRACTS Total	**$2,214,185**	**$2,120,679**	**$2,383,096**	**$2,339,991**	**-1.81%**
220 - PROJECT MANAGEMENT OFFICE					
MTW Fund	$650,201	$0	$0	$0	0.00%
220 - PROJECT MANAGEMENT OFFICE Total	**$650,201**	**$0**	**$0**	**$0**	**0.00%**
230 - HUMAN RESOURCES					
MTW Fund	$1,154,545	$913,807	$1,135,794	$909,919	-19.89%
Other Funding	$1,478	$1,407	$5,800	$0	-100.00%
230 - HUMAN RESOURCES Total	**$1,156,023**	**$915,214**	**$1,141,594**	**$909,919**	**-20.29%**
435 - GRANTS ADMINISTRATION					
MTW Fund	$978,602	$911,465	$1,080,303	$1,085,860	0.51%
Other Funding	$66,533	$154,995	$80,239	$0	-100.00%
435 - GRANTS ADMINISTRATION Total	**$1,045,135**	**$1,066,460**	**$1,160,542**	**$1,085,860**	**-6.44%**
999 - GENERAL EXPENSE					
MTW Fund	-$2,468,866	-$219,654	$1,293,284	$1,720,561	33.04%
Other Funding	$651,574	$1,865,950	$585,686	$0	-100.00%
999 - GENERAL EXPENSE Total	**-$1,817,292**	**$1,646,296**	**$1,878,970**	**$1,720,561**	**-8.43%**
Grand Total	**$20,744,644**	**$20,829,392**	**$32,310,059**	**$29,994,971**	**-7.17%**

FINANCE DIVISION

TOTAL EXPENDITURES

	FY2010 ACTUAL EXPENDITURES	FY2011 ACTUAL EXPENDITURES	FY2012 BUDGET EXPENDITURES	FY2013 BUDGET EXPENDITURES	% OF CHANGE
200 - OFFICE OF CHIEF FINANCIAL OFFICER					
Non-Personnel	-$682,696	-$6,258,012	$398,411	$334,496	-16.04%
Personnel	$595,650	$544,178	$591,357	$710,203	20.10%
200 - OFFICE OF CHIEF FINANCIAL OFFICER Total	**-$87,046**	**-$5,713,834**	**$989,768**	**$1,044,699**	**5.55%**
201 - OFFICE OF BUDGET & MANAGEMENT					
Non-Personnel	$15,409	$18,369	$34,111	$42,267	23.91%
Personnel	$1,124,992	$1,080,026	$1,123,421	$988,052	-12.05%
201 - OFFICE OF BUDGET & MANAGEMENT Total	**$1,140,401**	**$1,098,395**	**$1,157,532**	**$1,030,319**	**-10.99%**
202 - OFFICE OF COMPTROLLER					
Non-Personnel	$998,025	$1,959,268	$2,821,354	$980,528	-65.25%
Personnel	$3,714,599	$3,621,248	$3,710,865	$3,714,373	0.09%
202 - OFFICE OF COMPTROLLER Total	**$4,712,624**	**$5,580,515**	**$6,532,219**	**$4,694,901**	**-28.13%**
203 - TREASURY DEPARTMENT					
Non-Personnel	$91,046	$77,731	$281,068	$197,990	-29.56%
Personnel	$514,643	$507,820	$518,860	$518,856	0.00%
203 - TREASURY DEPARTMENT Total	**$605,689**	**$585,550**	**$799,928**	**$716,846**	**-10.39%**
210 - INFORMATION TECHNOLOGY					
Non-Personnel	$6,167,196	$8,789,553	$11,183,182	$11,890,314	6.32%
Personnel	$3,199,251	$3,609,514	$3,903,103	$3,911,714	0.22%
210 - INFORMATION TECHNOLOGY Total	**$9,366,447**	**$12,399,067**	**$15,086,285**	**$15,802,028**	**4.74%**
212 - ORGANIZATIONAL EFFECTIVENESS/CORPORATE RELATIONS					
Non-Personnel	$29,944	-$580	$0	$0	0.00%
Personnel	$725,047	$4,493	$0	$0	0.00%
212 - ORGANIZATIONAL EFFECTIVENESS/CORPORATE RELATIONS Total	**$754,991**	**$3,913**	**$0**	**$0**	**0.00%**
214 - TRAINING					
Non-Personnel	$421,680	$93,088	$68,641	$74,141	8.01%
Personnel	$581,606	$1,034,049	$1,111,484	$575,706	-48.20%
214 - TRAINING Total	**$1,003,286**	**$1,127,136**	**$1,180,125**	**$649,847**	**-44.93%**
215 - DEPARTMENT OF PROCUREMENT & CONTRACTS					
Non-Personnel	$229,750	$91,398	$139,775	$104,155	-25.48%
Personnel	$1,984,435	$2,029,280	$2,243,321	$2,235,836	-0.33%
215 - DEPARTMENT OF PROCUREMENT & CONTRACTS Total	**$2,214,185**	**$2,120,679**	**$2,383,096**	**$2,339,991**	**-1.81%**
220 - PROJECT MANAGEMENT OFFICE					
Non-Personnel	-$167	$0	$0	$0	0.00%
Personnel	$650,368	$0	$0	$0	0.00%
220 - PROJECT MANAGEMENT OFFICE Total	**$650,201**	**$0**	**$0**	**$0**	**0.00%**
230 - HUMAN RESOURCES					
Non-Personnel	$189,415	$148,052	$343,533	$269,128	-21.66%
Personnel	$966,608	$767,162	$798,061	$640,791	-19.71%
230 - HUMAN RESOURCES Total	**$1,156,023**	**$915,214**	**$1,141,594**	**$909,919**	**-20.29%**
435 - GRANTS ADMINISTRATION					
Non-Personnel	$400,976	$443,424	$513,638	$431,390	-16.01%
Personnel	$644,159	$623,037	$646,904	$654,470	1.17%
435 - GRANTS ADMINISTRATION Total	**$1,045,135**	**$1,066,460**	**$1,160,542**	**$1,085,860**	**-6.44%**
999 - GENERAL EXPENSE					
Non-Personnel	-$1,332,189	$1,865,180	$1,878,970	$1,720,561	-8.43%
Personnel	-$485,103	-$218,884	$0	$0	0.00%
999 - GENERAL EXPENSE Total	**-$1,817,292**	**$1,646,296**	**$1,878,970**	**$1,720,561**	**-8.43%**
Grand Total	**$20,744,644**	**$20,829,392**	**$32,310,059**	**$29,994,971**	**-7.17%**

FINANCE DIVISION

FY2013 BUDGET

200 - OFFICE OF CHIEF FINANCIAL OFFICER	
Personnel	$710,203
Sundry	$163,121
Training	$165,000
Travel	$6,375
200 - OFFICE OF CHIEF FINANCIAL OFFICER	**$1,044,699**
201 - OFFICE OF BUDGET & MANAGEMENT	
Personnel	$988,052
Sundry	$14,409
Training	$19,804
Travel	$8,054
201 - OFFICE OF BUDGET & MANAGEMENT	**$1,030,319**
202 - OFFICE OF COMPTROLLER	
Contracts	$375
General Expense	$908,500
Personnel	$3,714,373
Sundry	$50,060
Travel	$21,593
202 - OFFICE OF COMPTROLLER	**$4,694,901**
203 - TREASURY DEPARTMENT	
Personnel	$518,856
Sundry	$193,695
Travel	$4,295
203 - TREASURY DEPARTMENT	**$716,846**
210 - INFORMATION TECHNOLOGY	
Contracts	$3,456,326
Equipment	$1,995,000
Personnel	$3,911,714
Sundry	$6,428,112
Travel	$10,876
210 - INFORMATION TECHNOLOGY	**$15,802,028**

FINANCE DIVISION

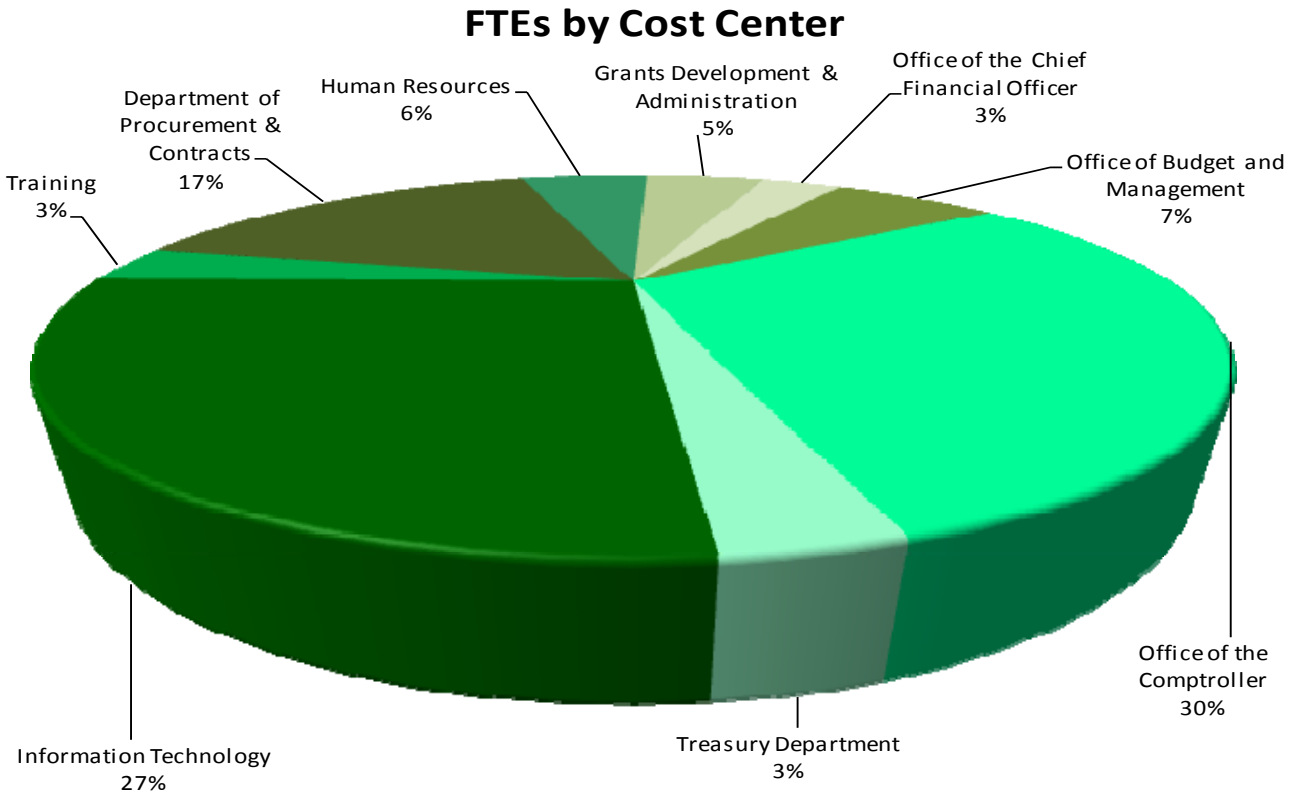
FY2013 BUDGET

214 - TRAINING	
Personnel	$575,706
Sundry	$18,641
Training	$53,000
Travel	$2,500
214 - TRAINING	**$649,847**
215 - DEPARTMENT OF PROCUREMENT & CONTRACTS	
Personnel	$2,235,836
Sundry	$91,205
Travel	$12,950
215 - DEPARTMENT OF PROCUREMENT & CONTRACTS	**$2,339,991**
230 - HUMAN RESOURCES	
Contracts	$10,000
Personnel	$640,791
Sundry	$259,128
230 - HUMAN RESOURCES	**$909,919**
435 - GRANTS DEVELOPMENT & ADMINISTRATION	
Contracts	$430,000
Personnel	$654,470
Sundry	$1,390
435 - GRANTS DEVELOPMENT & ADMINISTRATION	**$1,085,860**
999 - GENERAL EXPENSE	
General Expense	$1,670,561
Sundry	$50,000
999 - GENERAL EXPENSE	**$1,720,561**
FINANCE DIVISION Total	**$29,994,971**

FINANCE DIVISION

TOTAL FTE'S

	FY2010 ACTUAL	FY2011 ACTUAL	FY2012 BUDGET	FY2013 BUDGET	% OF CHANGE
Office of the Chief Financial Officer	6.5	5.5	4.5	5.0	11.1%
Office of Budget and Management	11.0	11.0	11.0	10.0	-9.1%
Office of the Comptroller	45.0	45.0	44.5	44.5	0.0%
Treasury Department	5.0	5.0	5.0	5.0	0.0%
Information Technology	40.0	39.0	41.0	40.0	-2.4%
Training	25.0	25.0	16.5	5.0	-69.7%
Department of Procurement & Contracts	34.0	28.5	25.0	25.0	0.0%
Human Resources	7.5	7.5	10.0	8.0	-20.0%
Grants Development & Administration	7.5	7.5	7.5	7.5	0.0%
Finance Total	**181.5**	**174.0**	**165.0**	**150.0**	**-9.1%**



FINANCE DIVISION

SALARY SCHEDULE

	POSITION FTE-TOTAL	SALARY TOTAL	BENEFITS TOTAL	POSITION TOTAL
200-OFFICE OF THE CHIEF FINANCIAL OFFICER				
EXEC VP, FINANCE/CFO	1.0	$182,500		
DEPUTY CFO	1.0	$100,500		
DIRECTOR, FINAN STRAT	1.0	$98,100		
MGR, FINANCIAL PLNG	1.0	$75,000		
EXEC ADM ASST III	1.0	$62,296		
200-OFFICE OF THE CHIEF FINANCIAL OFFICER Total	**5.0**	**$518,396**	**$191,807**	**$710,203**
201-OFFICE OF BUDGET & MANAGEMENT				
SR BUDGET ANLY	2.0	$147,477		
VP, FINANCE/BUDGET	1.0	$129,795		
MGR, CAPITAL BUDGET	1.0	$90,238		
BUDGET ANALYST	2.0	$93,150		
SR ENERGY ANALYST	1.0	$74,263		
SR BUDGET ANLY CAP	1.0	$68,139		
BUDGET ANALYST CAP	1.0	$59,371		
EXEC ADM ASST III	1.0	$58,772		
201-OFFICE OF BUDGET & MANAGEMENT Total	**10.0**	**$721,206**	**$266,846**	**$988,052**
202-OFFICE OF THE COMPTROLLER				
SR ACCOUNTANT	6.0	$370,961		
AP BOOKKEEPER	4.0	$202,030		
SR ACCOUNT PROP MGMT	5.0	$253,173		
VP FINANCE/COMPTR	1.0	$140,748		
DIR, ASST COMPTROLLER	1.0	$106,874		
DIR, ASST COMPTROLLER	1.0	$100,880		
PAYABLES SPECIALIST	3.0	$145,031		
ACCOUNTING ASSISTANT	3.0	$110,043		
RECEIVABLES SPECIALIST	2.0	$90,130		
MGR, FINANCIAL RPTG	1.0	$89,610		
MGR, INSUR & CLAIMS	1.0	$88,000		
MANAGER, FINANCE	1.0	$83,200		
MANAGER, HCV	1.0	$80,855		
MGR, PROPTY ACCOUNTING	1.0	$79,769		
MGR, ACCOUNTING	1.0	$78,066		
MGR, GEN ACCOUNTING	1.0	$73,840		
MANAGER, HCV FINANCE	1.0	$70,040		
FINANCIAL ANALYST	1.0	$68,265		
HCV ACCOUNTING SUPV	1.0	$67,650		
SUPV, PAYROLL	1.0	$66,564		
HCV SR ACCOUNTANT	1.0	$56,650		
SR PAYROLL ASSISTANT	1.0	$53,414		
RISK ANALYST	1.0	$48,000		
EXEC ADMIN ASST III	1.0	$46,865		
ACCOUNTANT	1.0	$45,043		
ACCOUNTANT AP	1.0	$44,017		
PROPERTY ACCT (TEMP)	1.0	$34,455		
SR PAYROLL ASSISTANT	0.5	$17,048		
202-OFFICE OF THE COMPTROLLER Total	**44.5**	**$2,711,221**	**$1,003,152**	**$3,714,373**

FINANCE DIVISION

SALARY SCHEDULE

	POSITION FTE-TOTAL	SALARY TOTAL	BENEFITS TOTAL	POSITION TOTAL
203-TREASURY DEPARTMENT				
TREASURY ANALYST	2.0	$121,627		
VP, FINANCE/TREASURER	1.0	$115,540		
ASST TREASURER	1.0	$95,093		
FINANCIAL ASST	1.0	$46,467		
203-TREASURY DEPARTMENT Total	**5.0**	**$378,726**	**$140,129**	**$518,856**
210-INFORMATION TECHNOLOGY				
SYSTEMS ENGINEER	5.0	$302,005		
SYSTEMS ANALYST	3.0	$218,000		
TECH SUPT ANLY I	4.0	$186,331		
SYSTEMS ANALYST II	2.0	$162,250		
SVP, IT	1.0	$136,269		
DIRECTOR ITS	1.0	$108,081		
ASST DIRECTOR ITS	1.0	$102,799		
MGR.TECH INITIATIVES	1.0	$98,345		
MGR, TECHNICAL SUPPORT	1.0	$95,640		
SUP, SYSTEM ADMIN	1.0	$93,846		
MGR, INFORM SECURITY	1.0	$92,300		
DATABASE ADMINSTR II	1.0	$86,649		
SUP, APPLICATIONS DEV	1.0	$85,494		
IT PROJECT MANAGER II	1.0	$85,000		
SPVR, TECHNICAL SUPP	1.0	$83,648		
SYSTEMS ADMINISTRATOR	1.0	$82,725		
SYSTEMS ENGINEER II	1.0	$82,680		
APPS TRAINER II	1.0	$75,724		
IT PROJECT MANAGER II	1.0	$75,000		
BUSINESS ANALYST	1.0	$69,796		
SR SYSTEMS ENGINEER	1.0	$68,417		
IT PROJECT MGR I	1.0	$67,313		
INFORMATION ANALYST	1.0	$67,194		
SPVR, TECHNICAL SUPP	1.0	$62,366		
DESKTOP TECHNICIAN	1.0	$54,038		
EXEC ADM ASST III	1.0	$51,503		
ADMIN SEC II (LOC 73)	1.0	$43,430		
FACILIT MAINT TECHNCHN	1.0	$41,954		
ADMIN SEC I (LOC 73)	1.0	$38,397		
DOCUMENT SPECIALIST	1.0	$33,692		
210-INFORMATION TECHNOLOGY Total	**40.0**	**$2,850,886**	**$1,060,828**	**$3,911,714**

FINANCE DIVISION

SALARY SCHEDULE

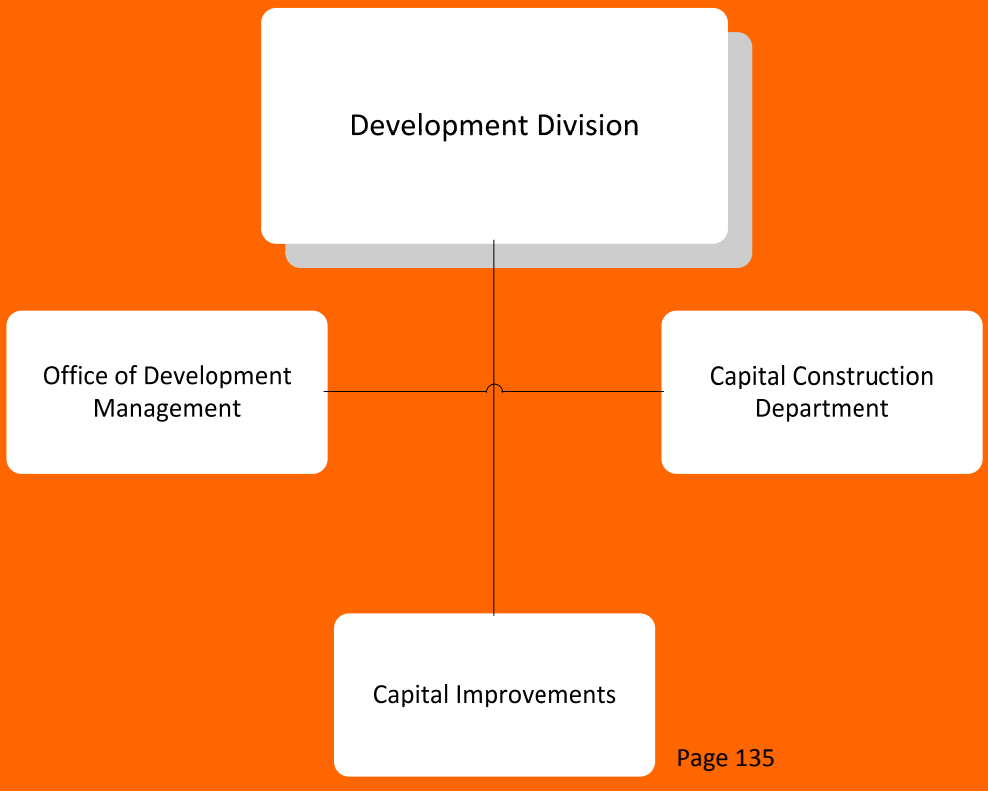
	POSITION FTE-TOTAL	SALARY TOTAL	BENEFITS TOTAL	POSITION TOTAL
214-TRAINING				
VP, ORGANIZATIONAL EFF	1.0	$126,792		
MGR ORG LEARNING	1.0	$82,400		
SR LEARNING & DEV CONS	1.0	$82,400		
MGR, ORG EFF/CONT IMPR	1.0	$77,234		
ADMIN TRAINING COORD	1.0	$51,397		
214-TRAINING Total	**5.0**	**$420,222**	**$155,482**	**$575,706**
215-DEPARTMENT OF PROCUREMENT & CONTRACTS				
PROCUREMENT SPECL	8.0	$475,685		
CONTRACT COMPL SPEC	6.0	$352,678		
DIR PROCURE & CONTRACT	1.0	$126,048		
ASST DIR, PROCUREMENT	1.0	$104,000		
PROJECT COORDINATOR	2.0	$84,000		
MGR, PURCHASING	1.0	$83,000		
SR PROCUREMENT SPECL	1.0	$78,198		
SR MGR, CONTRACT COMPL	1.0	$77,546		
EXEC ADM ASST III	1.0	$66,477		
SR CON COMP SPECIALIST	1.0	$64,320		
SR PROCUREMENT SPECL	1.0	$64,000		
SPECIAL PROJECTS COORD	1.0	$56,045		
215-DEPARTMENT OF PROCUREMENT & CONTRACTS Total	**25.0**	**$1,631,997**	**$603,839**	**$2,235,836**
230-HUMAN RESOURCES				
DIRECTOR,HR ADMIN	1.0	$97,268		
SR HR CONSULTANT	1.0	$82,750		
HR MGMT SYS ADMINSTR	1.0	$80,839		
RECEPTIONIST	2.0	$63,419		
HR GENERALIST	1.0	$55,336		
EXEC ADM ASST III	1.0	$53,664		
HR COORDINATOR	1.0	$34,455		
230-HUMAN RESOURCES Total	**8.0**	**$467,732**	**$173,061**	**$640,791**
435 - GRANTS DEVELOPMENT & ADMINISTRATION				
GRANTS ADMINISTRATION MANAGER	2.0	116,471		
DIRECTOR, GRANTS DEVELOPMENT	1.0	98,446		
SENIOR MANAGER GRANT ADMINISTRATION	1.0	76,220		
SENIOR GRANT DEVELOPER	1.0	70,000		
GRANT DEVELOPER	1.0	54,590		
ADMINISTRATIVE SECRETARY II (CFD)	1.0	39,493		
PART TIME GRANT DEVELOPER	0.5	22,495		
435 - GRANTS DEVELOPMENT & ADMINISTRATION Total	**7.5**	**$477,715**	**$176,755**	**$654,470**
Grant Total	**150.0**	**$10,178,101**	**$3,771,898**	**$13,950,001**

DEVELOPMENT MANAGEMENT DIVISION

Development is responsible for developing, monitoring, evaluating and implementing development plans and proposals for mixed income and public housing developments on vacant or underutilized property, and demolition or rehabilitation of existing public housing units.

2013 Financial Note

The Development Division realized an administrative increase of $825,304 or 38.3% due to the request of five new positions for FY2013.



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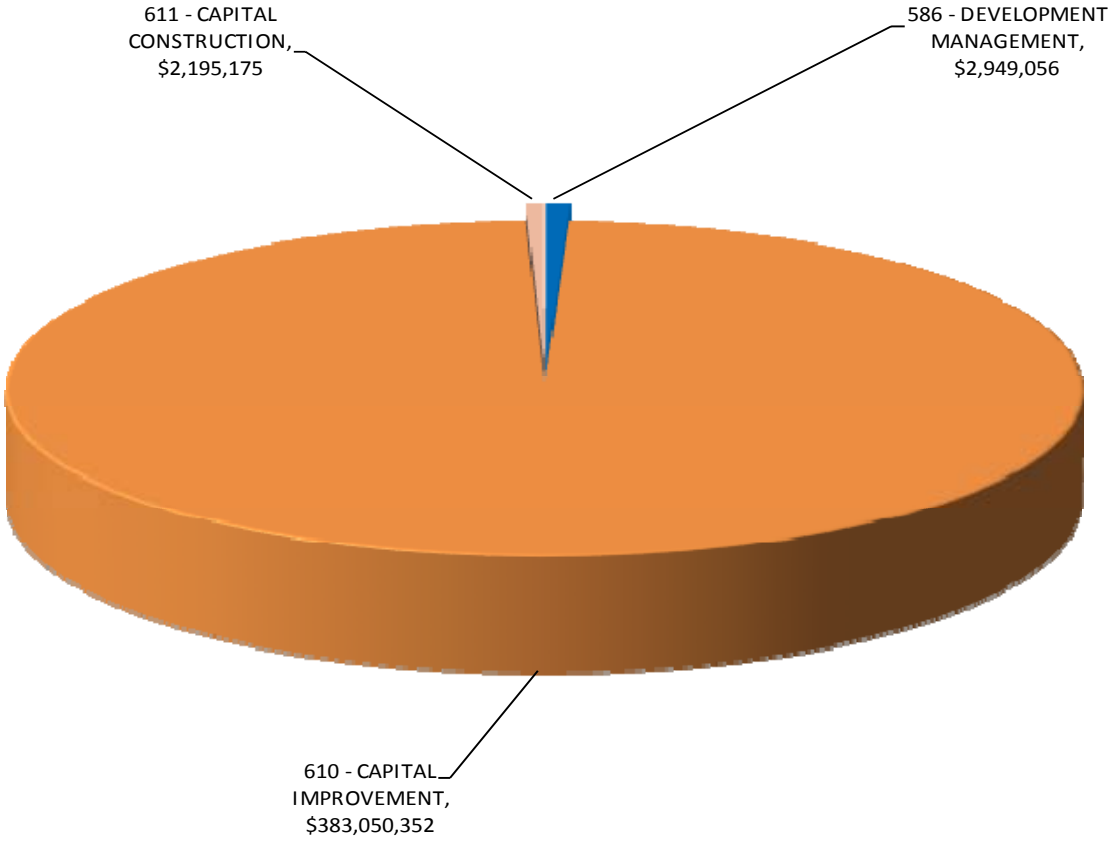
DEVELOPMENT DIVISION

EXPENDITURES BY COST CENTER



DEVELOPMENT DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2010 ACTUAL EXPENDITURES	FY2011 ACTUAL EXPENDITURES	FY2012 BUDGET EXPENDITURES	FY2013 BUDGET EXPENDITURES	% OF CHANGE
DEVELOPMENT					
586 - DEVELOPMENT MANAGEMENT	$2,441,065	$2,273,749	$2,288,014	$2,949,056	28.89%
611 - CAPITAL CONSTRUCTION	$1,755,156	$1,827,102	$1,840,223	$2,195,175	19.29%
610 - CAPITAL IMPROVEMENT	$178,822,065	$97,467,490	$217,323,409	$383,050,352	76.26%
DEVELOPMENT Total	**$183,018,286**	**$101,568,341**	**$221,451,646**	**$388,194,583**	**75.30%**

BUDGET YEAR COMPARISON

586-Development Management

The FY2013 non-personnel budget increased by $27,493 or 18.5% due to increases in Tenant Services Contracts and Sundries Personnel cost increased due to the addition of 2 full time employees.

611-Capital Construction

The FY2013 non-personnel budget request decreased by a total of $1,227 or 2.94% due to efficiencies in Sundries and Travel. There was an increase of $356,179 or 19.8% in personnel costs due primarily to the addition of 3 full time employees.

610-Capital Construction (Capital improvements)

The FY2013 capital budget of $383.1M represents an increase of $166.0M or 76.26% over FY2012 Capital Improvements. The overall increase is primarily due to unit acquisition, Altgeld Gardens and the Capital Maintenance Program.

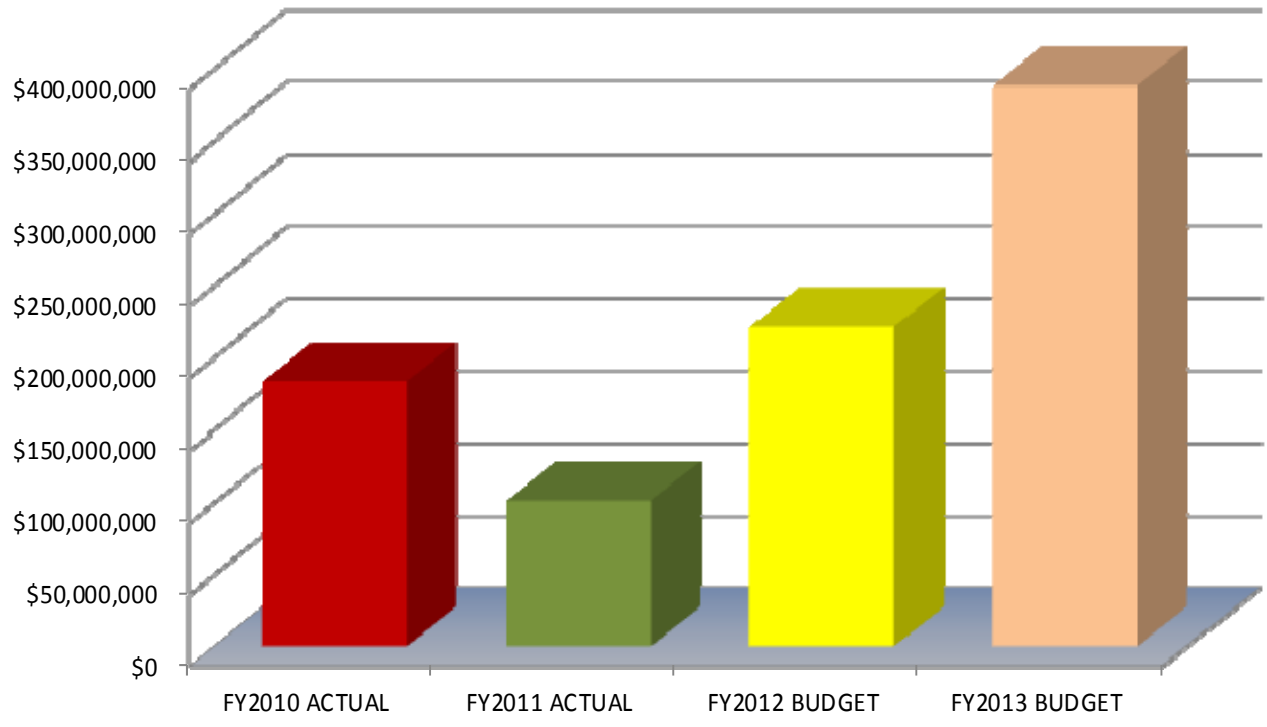
DEVELOPMENT DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2010 ACTUAL REVENUE	FY2011 ACTUAL REVENUE	FY2012 BUDGET REVENUE	FY2013 BUDGET REVENUE	% OF CHANGE
HOPE VI	$5,469,301	$3,963,027	$22,658,850	$10,530,731	-53.52%
MTW Fund	$103,543,996	$56,862,248	$179,931,898	$366,054,522	103.44%
Other Funding	$74,004,989	$40,743,066	$18,860,898	$11,609,330	-38.45%
Grand Total	**$183,018,286**	**$101,568,341**	**$221,451,646**	**$388,194,583**	**75.30%**

	FY2010 ACTUAL EXPENDITURES	FY2011 ACTUAL EXPENDITURES	FY2012 BUDGET EXPENDITURES	FY2013 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	$178,905,998	$97,467,490	$217,323,409	$383,267,308	76.36%
Personnel	$4,112,288	$4,100,851	$4,128,237	$4,927,275	19.36%
Grand Total	**$183,018,286**	**$101,568,341**	**$221,451,646**	**$388,194,583**	**75.30%**

EXPENDITURES BY FISCAL YEAR



DEVELOPMENT DIVISION

DIVISION SUMMARY

Mission

Develop, implement, monitor and evaluate development plans and proposals for mixed-income and public housing developments to create vibrant, complete communities and new housing opportunities for public housing residents. Manage CHA financial resources effectively for maximum housing production and to maintain CHA's portfolio of safe, decent and sustainable housing.

Rehabilitate existing public housing units within budget and schedule, monitor construction and/or rehabilitation of all new public housing units, and maintain CHA's entire portfolio of safe, decent and sustainable housing.

2012 Accomplishments

- Delivered 98 total new public housing units in 3 mixed income developments.
- Delivered 9 PII units.
- Delivered 14 rehabbed units at Wentworth Annex.
- Closed three mixed finance transactions – Oakwood Shores 2C, Lakefront II, Oakwood Shores 2D.
- CHA collaborated with the City on redevelopment of a south side historic building that includes NSP funding.
- Delivered 3 concept plans generating community input for 2013 Master Plan delivery.
- Redevelopment goals established with Cabrini working group.
- Development achieved substantial progress to completing negotiations with the Horner Resident Council.
- Master Planning kick-off meeting held for Altgeld Gardens.
- Find Your Place program provided subsidy to 18 home purchasers at mixed income sites.
- Collaborated with Habitat throughout 2012 to complete the Receivership Transition in 2013.

DEVELOPMENT DIVISION

DIVISION SUMMARY

2013 Goals

- Complete CHA property assessments providing a comprehensive understanding of CHA properties within the context of local market conditions, including capacity to improve the quality of life for residents and meet development goals.
- Review three Master Site Plans for Stateway, Rockwell, and Madden Wells
- Create three Master Site Plans for Cabrini, Lathrop, and Altgeld
- Evaluate Non-Mixed Income Family Developments to identify priority locations for opportunities to enhance local and regional amenities and property improvements.
- Submit Parkview Rental Assistant Demonstration Program application and evaluate other CHA properties for the RAD program.
- Establish Unit Acquisition Process and deliver 250 units for public housing residents
- Acquire land for future Cabrini, Roosevelt Square, and Stateway redevelopment.
- Complete construction at three developments to deliver 88 public housing units and close seven mixed finance transactions.
- Maximize return of offline units for public housing family occupancy.
- Comply with new life safety ordinance.
- Modernize eight senior buildings and scattered site units to increase life expectancy of building systems.
- Design procurement and building assessments, and design appropriate security measures in 2013 to procure contractor services in 2014 to implement site security with fencing, security cameras and other measures at family and senior developments.
- Design procurement and building assessments, and design appropriate elevator upgrades in 2013 to procure contractor services in 2014 to modernize and upgrade elevators to increase reliability and efficiency.

DEVELOPMENT DIVISION

COST CENTER DESCRIPTIONS

FY2013 BUDGET

Office of Development Management (586)

The Office of Development Management (ODM) is responsible for developing, monitoring, evaluating, and implementing development plans and proposals for mixed income public housing developments on vacant and/or underutilized property. ODM also monitors the construction of new housing and assists in the smooth transition of CHA public housing residents in their new homes. **$2,949,056**

Mission:
Develop, monitor, evaluate and implement development plans and proposals for mixed income public housing developments on vacant and/or underutilized property. Monitor construction of new housing and assist in the smooth transition of our public housing residents into their new homes and new lives.

Capital Construction Department (611)

At the core of CHA's comprehensive plan to provide revitalized, safe, modern and economically responsible housing for its residents, the Capital Construction Department (CCD) is responsible for the rehabilitation and ongoing capital maintenance efforts at CHA's Family, Senior and Scattered Site Properties. **$2,195,175**

Mission:
We are the current and future face of the Chicago Housing Authority. Where others see only decaying structures, we see warm, inviting homes. We vigilantly improve our buildings to insure a healthy and safe environment, meeting or exceeding city, state and federal guidelines. We constantly strive to do all of this within budget and on time.

We take our inspiration from the thousands of residents who trust us to provide housing of which they can be proud.

Capital Improvements (610)

The Office of Development provides comprehensive property management oversight of CHA's housing portfolio to ensure financial and physical viability of all its properties. It is responsible for ensuring that residents are provided safe, decent and sanitary living environments. **$383,050,352**

Mission:
Our vision is to deliver positive change to improve the appearance, quality and culture of public housing in Chicago and exceed the public's expectations by delivering completed units on time and within budget.

DEVELOPMENT DIVISION

TOTAL REVENUE

	FY2010 ACTUAL REVENUE	FY2011 ACTUAL REVENUE	FY2012 BUDGET REVENUE	FY2013 BUDGET REVENUE	% OF CHANGE
586 - DEVELOPMENT MANAGEMENT					
MTW Fund	$2,441,065	$2,273,749	$2,288,014	$2,949,056	28.89%
586 - DEVELOPMENT MANAGEMENT Total	**$2,441,065**	**$2,273,749**	**$2,288,014**	**$2,949,056**	28.89%
610 - CAPITAL IMPROVEMENT					
City/State	$0	$0	$0		0
HOPE VI	$5,469,302	$3,963,248	$22,658,850	$10,530,731	-53.52%
MTW Fund	$99,327,775	$52,761,176	$175,803,661	$360,910,291	105.29%
Other Funding	$74,004,989	$40,743,066	$18,860,898	$11,609,330	-38.45%
610 - CAPITAL IMPROVEMENT Total	**$178,802,066**	**$97,467,490**	**$217,323,409**	**$383,050,352**	**76.26%**
611 - CAPITAL CONSTRUCTION					
MTW Fund	$1,775,156	$1,827,102	$1,840,223	$2,195,175	19.29%
611 - CAPITAL CONSTRUCTION Total	**$1,775,156**	**$1,827,102**	**$1,840,223**	**$2,195,175**	**19.29%**
Grand Total	**$183,018,287**	**$101,568,341**	**$221,451,646**	**$388,194,583**	**75.30%**

DEVELOPMENT DIVISION

TOTAL EXPENDITURES

	FY2010 ACTUAL EXPENDITURES	FY2011 ACTUAL EXPENDITURES	FY2012 BUDGET EXPENDITURES	FY2013 BUDGET EXPENDITURES	% OF CHANGE
586 - DEVELOPMENT MANAGEMENT					
Non-Personnel	$72,949	$82,093	$148,899	$176,392	18%
Personnel	$2,368,116	$2,191,656	$2,329,805	$2,772,664	19%
586 - DEVELOPMENT MANAGEMENT Total	**$2,441,065**	**$2,273,749**	**$2,478,704**	**$2,949,056**	19%
610 - CAPITAL IMPROVEMENT					
Non-Personnel	$178,822,064	$97,467,490	$217,132,719	$383,050,352	76%
610 - CAPITAL IMPROVEMENT Total	**$178,822,064**	**$97,467,490**	**$217,132,719**	**$383,050,352**	**76%**
611 - CAPITAL CONSTRUCTION					
Non-Personnel	$10,984	$18,209	$41,791	$40,564	-3%
Personnel	$1,744,172	$1,808,894	$1,798,432	$2,154,611	20%
611 - CAPITAL CONSTRUCTION Total	**$1,755,156**	**$1,827,102**	**$1,840,223**	**$2,195,175**	**19%**
Grand Total	**$183,018,286**	**$101,568,341**	**$221,451,646**	**$388,194,583**	**75%**

DEVELOPMENT DIVISION

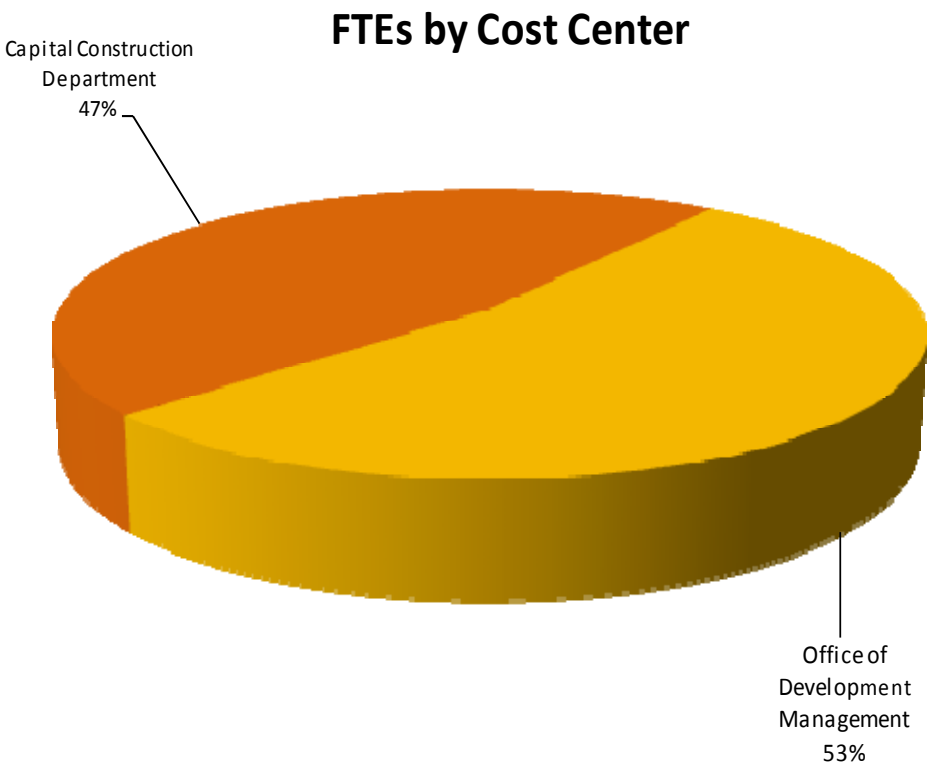
FY2013 BUDGET

586 - DEVELOPMENT MANAGEMENT	
Contracts	$110,000
Personnel	$2,772,664
Sundry	$51,634
Training	$8,217
Travel	$6,541
586 - DEVELOPMENT MANAGEMENT	**$2,949,056**
610 - CAPITAL IMPROVEMENT	
Contracts	$363,360,810
Interest Expense	$19,689,542
610 - CAPITAL IMPROVEMENT	**$383,050,352**
611 - CAPITAL CONSTRUCTION	
Personnel	$2,154,611
Sundry	$19,762
Training	$10,585
Travel	$10,217
611 - CAPITAL CONSTRUCTION	**$2,195,175**
DEVELOPMENT DIVISION Total	**$388,194,583**

DEVELOPMENT DIVISION

TOTAL FTE'S

	FY2010 ACTUAL	FY2011 ACTUAL	FY2012 BUDGET	FY2013 BUDGET	% OF CHANGE
Office of Development Management	19.0	20.0	19.0	23.0	21.05%
Capital Construction Department	18.0	17.0	17.0	20.0	17.65%
Executive Offices Total	**37.0**	**37.0**	**36.0**	**43.0**	**19.44%**



DEVELOPMENT DIVISION

SALARY SCHEDULE

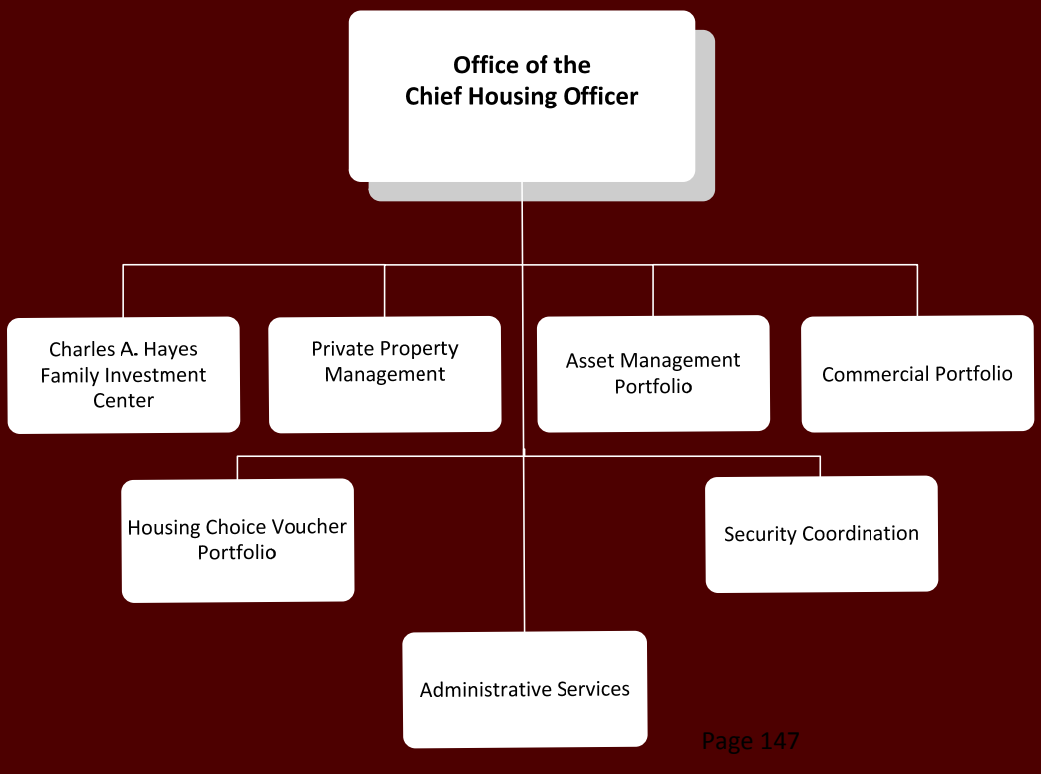
	POSITION FTE-TOTAL	SALARY TOTAL	BENEFITS TOTAL	POSITION TOTAL
586 - DEVELOPMENT MANAGEMENT				
DEVELOPMENT MANAGER	8.0	$673,348		
EXEC, VP DEVELOPMENT	1.0	150,000		
VP DEVELOPMENT	1.0	141,372		
SVP DEVELOPMENT	1.0	131,000		
DIRECTOR OF ACQUISITIONS	1.0	110,000		
DIR, DEVELOPMENT	1.0	109,434		
SR. MGR PROJ BASED VCR	1.0	99,792		
SR. FINANCIAL ANALYST	1.0	84,872		
ENV REM PROJ MANAGER	1.0	80,007		
FINANCIAL ANALYST	1.0	80,000		
FINANCIAL ANALYST	1.0	80,000		
APP COORDINATOR	1.0	67,306		
LOAN ADMNSTR	1.0	63,220		
SPECIAL ASST CHIEF	1.0	58,271		
EXEC ADM AST 1 (CFD)	1.0	50,001		
PROJECT COORDINATOR	1.0	45,219		
586 - DEVELOPMENT MANAGEMENT Total	**23.0**	**$2,023,842**	**$748,822**	**$2,772,664**
611 - CAPITAL CONSTRUCTION				
PROJECT MANAGER	5.0	426,188		
FIELD MANAGER	5.0	392,017		
VP, CAPITAL CONSTRUCTION	1.0	$116,150		
QA/QC DESIGN MGR	1.0	101,920		
PROJECT EXEC DEMO	1.0	99,807		
GEN FIELD SUP	1.0	90,807		
CONTRACT ADMNSTR	1.0	83,554		
FINANCIAL ANALYST	1.0	65,683		
PRINCIPAL PROJ COORD	1.0	54,701		
PROJECT ADMNSTR	1.0	52,816		
EXEC ADM ASST II (CFD)	1.0	47,008		
ADMIN SEC I (LOC 73)	1.0	42,058		
611 - CAPITAL CONSTRUCTION Total	**20.0**	**1,572,709**	**581,902**	**2,154,611**
DEVELOPMENT Total	**43.0**	**$3,596,551**	**$1,330,724**	**$4,927,275**

ASSET MANAGEMENT DIVISION

The Asset Management Division maintains approximately 25,000 public housing units within the City of Chicago. It oversees the financial and physical well-being of all properties managed by private companies and administers the Section 8 Housing Choice Voucher Program which is managed by two (2) third-party administrators.

2013 Financial Note

The Asset Management Division budget increased by $33,721,025 or 5.96% from the implementation of innovative strategies at the property level, such as enhanced security, resident education, and community beautification.



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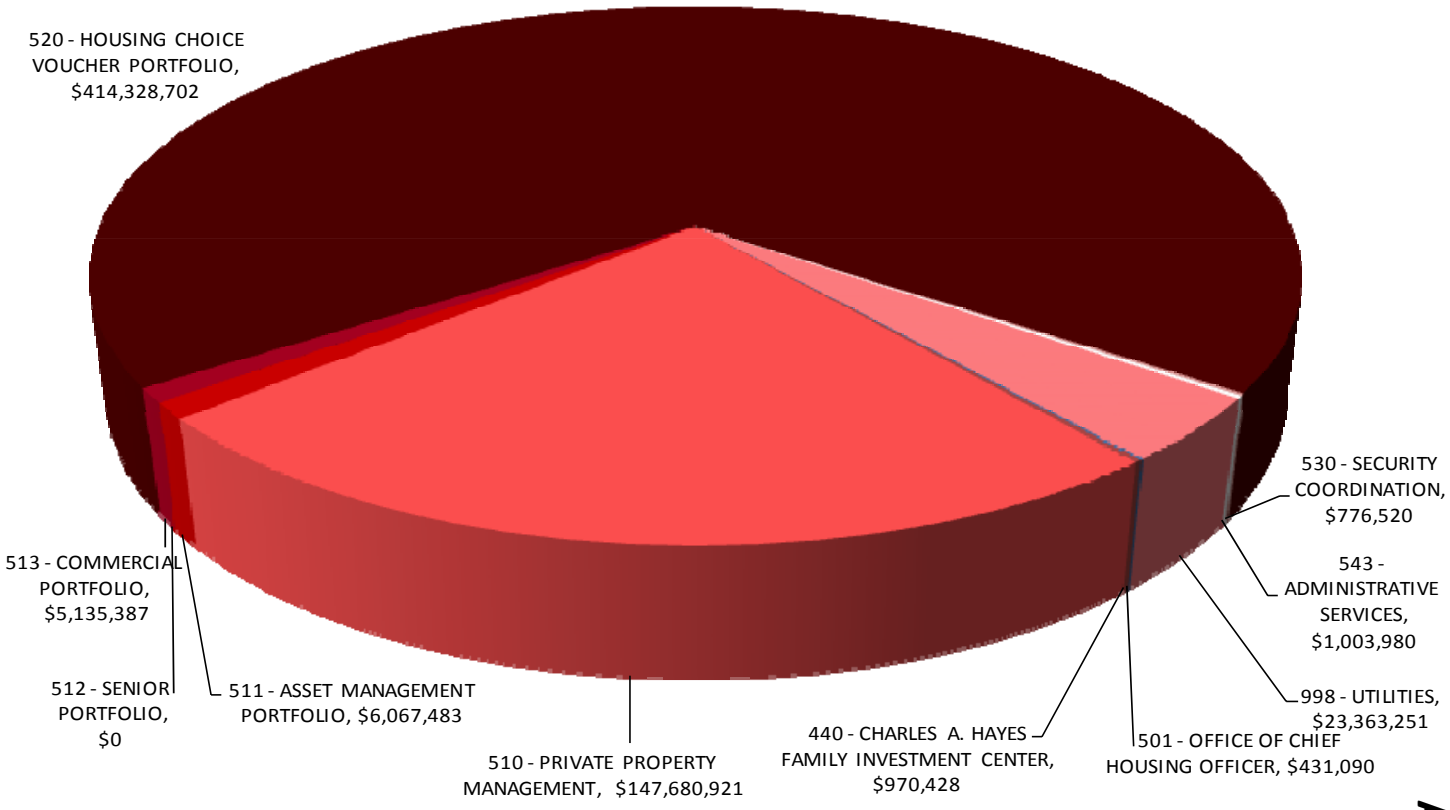
ASSET MANAGEMENT DIVISION

EXPENDITURES BY COST CENTER



ASSET MANAGEMENT DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2010 ACTUAL EXPENDITURES	FY2011 ACTUAL EXPENDITURES	FY2012 BUDGET EXPENDITURES	FY2013 BUDGET EXPENDITURES	% OF CHANGE
ASSET MANAGEMENT					
501 - OFFICE OF CHIEF HOUSING OFFICER	$538,459	$330,196	$333,307	$431,090	29.34%
440 - CHARLES A. HAYES FAMILY INVESTMENT CENTER	$955,046	$929,407	$1,123,366	$970,428	-13.61%
510 - PRIVATE PROPERTY MANAGEMENT	$143,889,576	$134,857,524	$136,668,915	$147,680,921	8.06%
511 - ASSET MANAGEMENT PORTFOLIO	$4,125,511	$6,230,605	$6,561,146	$6,067,483	-7.52%
512 - SENIOR PORTFOLIO	$1,075,238	$17,367	$0	$0	0.00%
513 - COMMERCIAL PORTFOLIO	$5,462,230	$4,618,446	$4,537,663	$5,135,387	13.17%
520 - HOUSING CHOICE VOUCHER PORTFOLIO	$383,244,751	$390,680,180	$394,848,099	$414,328,702	4.93%
530 - SECURITY COORDINATION	$496,306	$462,875	$450,461	$776,520	72.38%
543 - ADMINISTRATIVE SERVICES	$1,784,448	$1,074,346	$1,070,395	$1,003,980	-6.20%
998 - UTILITIES	$17,670,084	$21,115,788	$20,443,385	$23,363,251	14.28%
ASSET MANAGEMENT Total	**$559,241,649**	**$560,316,733**	**$566,036,737**	**$599,757,762**	**5.96%**

BUDGET YEAR COMPARISON

501-Office of the Chief Housing Officer
The personnel budget increased by $5,972 or 2.27%; the non-personnel budget increased by $91,811 or 130.66% due to additional staff trainings.

440-Charles A. Hayes Family Investment Centers
The personnel budget increased by $32,484 or 6.53% due to the addition of one (1) FTE; the non-personnel budget decreased by $185,422 or 29.61% due to efficiencies in the contracts, sundry, and utility lines.

510-Private Property Management
The overall budget represents an increase in contracts and utility costs of $11,012,006 or 8.06%.

511-Asset Management Portfolio
The personnel budget decreased by $541,395 or 8.59% due to the merger and movement of personnel within the Authority; the non-personnel budget decreased by $47,732 or 18.31% due to reductions in the sundry lines.

513-Commercial Portfolio
The non-personnel budget increased by $597,724 or 13.17% due to growth in the contracts line.

520-Housing Choice Voucher Portfolio
The personnel budget increased by $65,149 or 3.16% due to cost center restructuring; the non-personnel budget decreased by $19,415,454 or 4.94% due to efficiencies in the contract and sundry lines, as well as, HCV Program costs.

530-Security Coordination
The personnel budget increased by $343,226 or 84.25% due to the addition of four (4) FTEs; the non-personnel budget decreased by $17,167 or 39.85% due to a reduction in the sundry lines.

543-Administrative Services
The personnel budget increased by $66,586 or 14.97% due to the addition of one (1) FTE; the non-personnel budget decreased by $133,001 or 21.26% due to efficiencies in the contract and sundry lines.

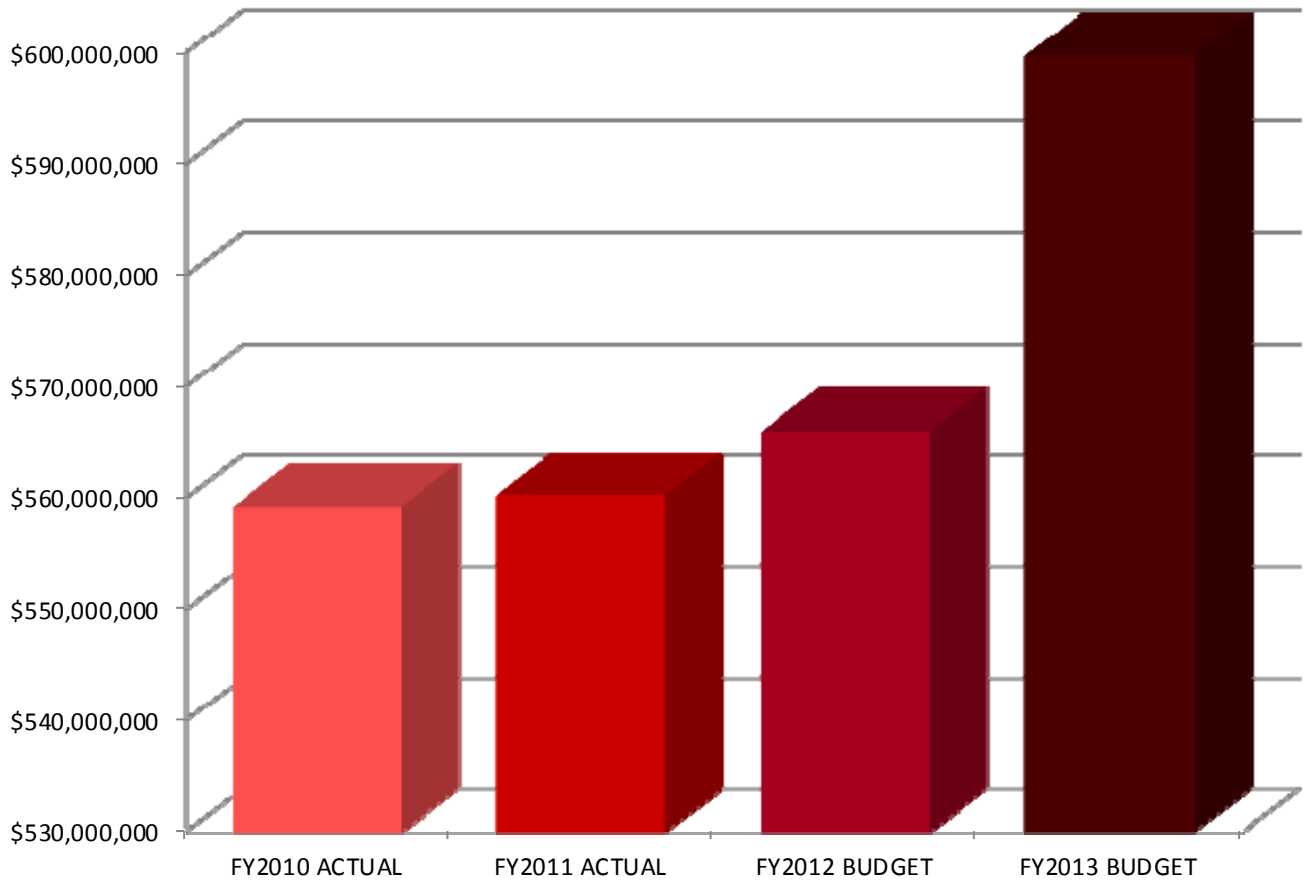
ASSET MANAGEMENT DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2010 ACTUAL REVENUE	FY2011 ACTUAL REVENUE	FY2012 BUDGET REVENUE	FY2013 BUDGET REVENUE	% OF CHANGE
MTW Fund	$534,763,721	$541,676,540	$553,130,788	$586,378,822	6.01%
Other Funding	$15,913,604	$8,431,935	$1,764,203	$10,500	-99.40%
Section 8	$8,564,324	$10,208,258	$11,141,746	$13,368,440	19.99%
Grand Total	**$559,241,649**	**$560,316,733**	**$566,036,737**	**$599,757,762**	**5.96%**

	FY2010 ACTUAL EXPENDITURES	FY2011 ACTUAL EXPENDITURES	FY2012 BUDGET EXPENDITURES	FY2013 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	$549,209,698	$550,505,998	$556,063,786	$589,812,789	6.07%
Personnel	$10,031,951	$9,810,735	$9,972,951	$9,944,973	-0.28%
Grand Total	**$559,241,649**	**$560,316,733**	**$566,036,737**	**$599,757,762**	**5.96%**

EXPENDITURES BY FISCAL YEAR



ASSET MANAGEMENT DIVISION

DIVISION SUMMARY

Mission

Asset Management is a comprehensive structured and multi-disciplinary approach to the long-term management of real estate (from initial investment through disposition) in order to increase the financial, social, and community value of those investments. Asset Management's vision is to serve as a catalyst for improving communities, while maximizing the value of the Chicago Housing Authority's assets.

2012 Accomplishments

- Procured new occupants for the FIC: Housing Choice Partners whom is contracted by CHA to assist families who join the CHA Mobility Program and locate units in opportunity areas with their Section 8 vouchers; East Lake Management which manages CHA's mixed income portfolio; and CVR Inspections, which ensures adequate living space and structural soundness for Section 8 properties.
- The FIC's main and cisco labs became the Broadband Technology Opportunities Program (BTOP) Lab which will allowed additional public computer usage.
- 35,943 guests including CHA employees, residents who received services and the public, attended meetings, trainings or private events at the FIC.
- Arranged new agreement with Firman Community House that offers an array of day care services for "at risk" children and families.
- Created a Community Gardens Protocol for CHA, and established community gardens on CHA land (Marcy Newberry, Growing Power, Brenshore-Michaels Management Legends South).
- Relocated two locations of Mary Crane, which saved CHA over $1 million.
- Implemented competitive performance based contracts in HCV.
- Developed Program Education and Outreach to empower participants and owners.
- Increased efforts to expand housing choice.
- Strengthened partnerships with key stakeholders to better serve targeted populations.

ASSET MANAGEMENT DIVISION

DIVISION SUMMARY

2013 Goals

- Consolidate housing operations into geographic housing unified business centers
- Create uniform housing policies
- Tailor the mix of market rate and subsidized units in properties to provide a mix of income and reduce concentration of poverty.
- Create a local subsidy program to move more families to self sufficiency
- Expand and improve community partnerships
- Streamline internal business processes
- Provide outstanding customer services

ASSET MANAGEMENT DIVISION

COST CENTER DESCRIPTIONS

FY2013 BUDGET

Office of the Chief Housing Officer (501)

The Office of the Chief Housing Officer oversees the four major portfolios of the Agency (Traditional and Scattered Sites, Commercial, Mixed-Use, and Housing Choice Voucher Program) to ensure compliance with all applicable rules and regulations; manages contracts and relationships proactively; and, achieves excellent customer service. **$431,090**

Mission:
To maintain and improve the viability of the CHA's assets and Housing Subsidy Program in collaboration with its stakeholders.

Charles A. Hayes Family Investment Center (440)

Continue to improve the relationships between the Chicago Housing Authority residents, employees, FIC occupants and the community by providing collaboration opportunities in order to maximize relationships to expand additional services. **$970,428**

Mission:
Our mission is to serve the Chicago Housing Authority employees, residents and the community by offering quality customer service, a variety of meeting spaces, state of the art technology, job readiness skills, early childhood education, and an advocacy collaboration for the needs and concerns of the community.

Private Property Management (510)

The CHA has contracts with Private Property Management (PPM) firms to manage the day-to-day operations of the public housing units in the CHA's Family, Senior, Scattered Sites and Mixed-Income housing portfolios. The PPM's are responsible for: **$147,680,921**

- Physical operations and maintenance of the buildings, facilities, equipment, unit interiors, common areas, and grounds.
- Leasing, annual tenant recertification, rent calculation, rent collection, lease enforcement, and community relations.
- Compliance with all applicable CHA, HUD and local rules and regulations governing the operation of public housing.

Mission:
To maintain and improve the viability of the Chicago Housing Authority's assets in collaboration with its stakeholders.

ASSET MANAGEMENT DIVISION

COST CENTER DESCRIPTIONS

FY2013 BUDGET

Asset Management Portfolio (511)

$6,067,483

The Asset Management Portfolio monitors the contract compliance between the Chicago Housing Authority (CHA) and its Private Property Management (PPM) firms and Mixed-Income/Mixed-Finance properties to ensure a comprehensive, structured and multi-disciplinary approach to long-term management of real estate (from initial investment through disposition) in order to increase the financial, social and community value of those investments; and to ensure compliance with HUD regulations, applicable laws, and CHA policies and procedures. Asset Managers also serve as technical advisors and work with the management companies to ensure the provision of property management best practices.

Mission:
To maintain the long-term physical and financial viability of the Chicago Housing Authority's Mixed-Income and Traditional housing investment to ensure that it provides decent, safe and sanitary housing for all CHA residents and to maintain and improve the viability of the Chicago Housing Authority's assets in collaboration with its stakeholders.

Commercial Portfolio (513)

$5,135,387

The Commercial Portfolio Division of Asset Management provides comprehensive asset management oversight of non-dwelling spaces to ensure financial and physical viability, as demonstrated by HUD compliance, of those property interests. It is responsible for ensuring that stakeholders are provided safe, attractive, and healthful environments.

Mission:
The Commercial Portfolio Division of Asset Management endeavors to fulfill the commitment of the Chicago Housing Authority and the Plan Forward by ensuring that assets are maintained in compliance with HUD regulations. This will be accomplished by providing support and direction to the contractors, Operations, Quality Control, and Engineering personnel that serve the citizens and communities of Chicago.

Housing Choice Voucher Portfolio (520)

$414,328,702

The Housing Choice Voucher Portfolio (HCV) cost center is responsible for oversight and management of the administration of the Moderate Rehabilitation, Housing Choice Voucher Section 8 Program managed by contractors.

Mission:
Enhance housing choices for low-income families in diverse communities that offer economic opportunities and healthy family environments through partnerships with quality private sector property owners

ASSET MANAGEMENT DIVISION

COST CENTER DESCRIPTIONS

FY2013 BUDGET

Security Coordination (530)

Security Coordination operates a 24-hour, seven-day a week, communication center and retains a database of CHA staff, and external support agencies that are notified and mobilized as required in the event of an emergency. It maintains contact with outside agencies through a fully integrated connection to the city's 311 and 911 system, and ensures resolution of urgent situations as necessary. **$776,520**

Mission:
The mission statement of the Security Coordination department is to empower the residents and CHA personnel by way of providing information and communications; affording optimal response during emergency situations and expedited resolutions in a timely manner.

Administrative Services (543)

Administrative Services is responsible for managing the administrative headquarters and satellite offices of the CHA. Services include, fleet management, mail and messenger services, warehouse services, audio services, and vendor contract management including copy paper, office supplies, parking services, business cards and envelopes, conference services. **$1,003,980**

Mission:
The Administrative Services Department's mission is to provide our customers with the ultimate experience of quality services in the areas of transportation, duplication, audio/visual, mail services, vendor management and warehousing.

ASSET MANAGEMENT DIVISION

TOTAL REVENUE

	FY2010 ACTUAL REVENUE	FY2011 ACTUAL REVENUE	FY2012 BUDGET REVENUE	FY2013 BUDGET REVENUE	% OF CHANGE
501 - OFFICE OF CHIEF HOUSINGOFFICER					
MTW Fund	$538,459	$330,196	$333,307	$431,090	29.34%
501 - OFFICE OF CHIEF HOUSING OFFICER Total	**$538,459**	**$330,196**	**$333,307**	**$431,090**	**29.34%**
440 - CHARLES A. HAYES FAMILY INVESTMENT CENTER					
MTW Fund	$955,046	$929,407	$1,123,366	$970,428	-13.61%
440 - CHARLES A. HAYES FAMILY INVESTMENT CENTER Total	**$955,046**	**$929,407**	**$1,123,366**	**$970,428**	**-13.61%**
510 - PRIVATE PROPERTY MANAGEMENT					
MTW Fund	$127,824,778	$127,740,257	$134,915,212	$147,680,921	9.46%
Other Funding	$16,064,798	$7,117,267	$1,753,703	$0	-100.00%
510 - PRIVATE PROPERTY MANAGEMENT Total	**$143,889,576**	**$134,857,524**	**$136,668,915**	**$147,680,921**	**8.06%**
511 - ASSET MANAGEMENT PORTFOLIO					
MTW Fund	$4,031,442	$5,891,951	$6,561,146	$6,067,483	-7.52%
Other Funding	$94,069	$338,654	$0	$0	0.00%
511 - ASSET MANAGEMENT PORTFOLIO Total	**$4,125,511**	**$6,230,605**	**$6,561,146**	**$6,067,483**	**-7.52%**
512 - SENIOR PORTFOLIO					
MTW Fund	$1,075,238	$17,367	$0	$0	0.00%
512 - SENIOR PORTFOLIO Total	**$1,075,238**	**$17,367**	**$0**	**$0**	**0.00%**
513 - COMMERCIAL PORTFOLIO					
MTW Fund	$5,462,230	$4,596,832	$4,537,663	$5,135,387	13.17%
Other Funding	$0	$21,614	$0	$0	0.00%
513 - COMMERCIAL PORTFOLIO Total	**$5,462,230**	**$4,618,446**	**$4,537,663**	**$5,135,387**	**13.17%**
520 - HOUSING CHOICE VOUCHER PORTFOLIO					
MTW Fund	$374,680,427	$380,461,346	$383,695,853	$400,949,762	4.50%
Other Funding	$0	$10,575	$10,500	$10,500	0.00%
Section 8	$8,564,324	$10,208,258	$11,141,746	$13,368,440	19.99%
520 - HOUSING CHOICE VOUCHER PORTFOLIO Total	**$383,244,751**	**$390,680,180**	**$394,848,099**	**$414,328,702**	**4.93%**
530 - SECURITY COORDINATION					
MTW Fund	$496,306	$462,875	$450,461	$776,520	72.38%
530 - SECURITY COORDINATION Total	**$496,306**	**$462,875**	**$450,461**	**$776,520**	**72.38%**
543 - ADMINISTRATIVE SERVICES					
MTW Fund	$1,784,448	$1,056,978	$1,070,395	$1,003,980	-6.20%
Other Funding	$0	$17,368	$0	$0	0.00%
543 - ADMINISTRATIVE SERVICES Total	**$1,784,448**	**$1,074,346**	**$1,070,395**	**$1,003,980**	**-6.20%**
998 - UTILITIES					
MTW Fund	$17,915,347	$20,189,332	$20,443,385	$23,363,251	14.29%
Other Funding	-$245,263	$926,456	$0	$0	0.00%
998 - UTILITIES Total	**$17,670,084**	**$21,115,788**	**$20,443,385**	**$23,363,251**	**14.28%**
Grand Total	**$559,241,649**	**$560,316,733**	**$566,036,737**	**$599,757,762**	**5.96%**

ASSET MANAGEMENT DIVISION

TOTAL EXPENDITURES

	FY2010 ACTUAL EXPENDITURES	FY2011 ACTUAL EXPENDITURES	FY2012 BUDGET EXPENDITURES	FY2013 BUDGET EXPENDITURES	% OF CHANGE
501 - OFFICE OF CHIEF HOUSING OFFICER					
Non-Personnel	$22,384	$19,384	$70,266	$162,077	130.66%
Personnel	$516,075	$310,812	$263,041	$269,013	2.27%
501 - OFFICE OF CHIEF HOUSING OFFICER Total	**$538,459**	**$330,196**	**$333,307**	**$431,090**	**29.34%**
440 - CHARLES A. HAYES FAMILY INVESTMENT CENTER					
Non-Personnel	$508,410	$471,025	$626,263	$440,841	-29.61%
Personnel	$446,636	$458,382	$497,103	$529,587	6.53%
440 - CHARLES A. HAYES FAMILY INVESTMENT CENTER Total	**$955,046**	**$929,407**	**$1,123,366**	**$970,428**	**-13.61%**
510 - PRIVATE PROPERTY MANAGEMENT					
Non-Personnel	$143,889,576	$134,857,524	$136,668,915	$147,680,921	8.06%
510 - PRIVATE PROPERTY MANAGEMENT Total	**$143,889,576**	**$134,857,524**	**$136,668,915**	**$147,680,921**	**8.06%**
511 - ASSET MANAGEMENT PORTFOLIO					
Non-Personnel	$110,974	$19,212	$260,700	$308,432	18.31%
Personnel	$4,014,537	$6,211,393	$6,300,446	$5,759,051	-8.59%
511 - ASSET MANAGEMENT PORTFOLIO Total	**$4,125,511**	**$6,230,605**	**$6,561,146**	**$6,067,483**	**-7.52%**
512 - SENIOR PORTFOLIO					
Non-Personnel	$9,146	-$132	$0	$0	0.00%
Personnel	$1,066,092	$17,498	$0	$0	0.00%
512 - SENIOR PORTFOLIO Total	**$1,075,238**	**$17,367**	**$0**	**$0**	**0.00%**
513 - COMMERCIAL PORTFOLIO					
Non-Personnel	$4,556,413	$4,617,845	$4,537,663	$5,135,387	13.17%
Personnel	$905,817	$601	$0	$0	0.00%
513 - COMMERCIAL PORTFOLIO Total	**$5,462,230**	**$4,618,446**	**$4,537,663**	**$5,135,387**	**13.17%**
520 - HOUSING CHOICE VOUCHER PORTFOLIO					
Non-Personnel	$381,471,038	$388,841,193	$392,787,933	$412,203,387	4.94%
Personnel	$1,773,713	$1,838,987	$2,060,166	$2,125,315	3.16%
520 - HOUSING CHOICE VOUCHER PORTFOLIO Total	**$383,244,751**	**$390,680,180**	**$394,848,099**	**$414,328,702**	**4.93%**
530 - SECURITY COORDINATION					
Non-Personnel	$3,273	$3,296	$43,075	$25,908	-39.85%
Personnel	$493,033	$459,579	$407,386	$750,612	84.25%
530 - SECURITY COORDINATION Total	**$496,306**	**$462,875**	**$450,461**	**$776,520**	**72.38%**
543 - ADMINISTRATIVE SERVICES					
Non-Personnel	$968,400	$560,864	$625,586	$492,585	-21.26%
Personnel	$816,048	$513,483	$444,809	$511,395	14.97%
543 - ADMINISTRATIVE SERVICES Total	**$1,784,448**	**$1,074,346**	**$1,070,395**	**$1,003,980**	**-6.20%**
998 - UTILITIES					
Non-Personnel	$17,670,084	$21,115,788	$20,443,385	$23,363,251	14.28%
998 - UTILITIES Total	**$17,670,084**	**$21,115,788**	**$20,443,385**	**$23,363,251**	**14.28%**
Grand Total	**$559,241,649**	**$560,316,733**	**$566,036,737**	**$599,757,762**	**5.96%**

ASSET MANAGEMENT DIVISION

FY2013 BUDGET

501 - OFFICE OF CHIEF HOUSING OFFICER	
Personnel	$269,013
Sundry	$900
Training	$149,910
501 - OFFICE OF CHIEF HOUSING OFFICER	**$431,090**
440 - CHARLES A. HAYES FAMILY INVESTMENT CENTER	
Contracts	$298,425
Materials	$28,000
Personnel	$529,587
Sundry	$41,496
Travel	$1,620
Utilities	$71,300
440 - CHARLES A. HAYES FAMILY INVESTMENT CENTER	**$970,428**
510 - PRIVATE PROPERTY MANAGEMENT	
Contracts	$147,680,921
510 - PRIVATE PROPERTY MANAGEMENT	**$147,680,921**
511 - ASSET MANAGEMENT PORTFOLIO	
General Expense	$256,986
Personnel	$5,759,051
Sundry	$45,650
Travel	$5,796
511 - ASSET MANAGEMENT PORTFOLIO	**$6,067,483**
513 - COMMERCIAL PORTFOLIO	
Contracts	$1,082,342
General Expense	$10,000
Materials	$5,000
Sundry	$4,038,045
513 - COMMERCIAL PORTFOLIO	**$5,135,387**

ASSET MANAGEMENT DIVISION

FY2013 BUDGET

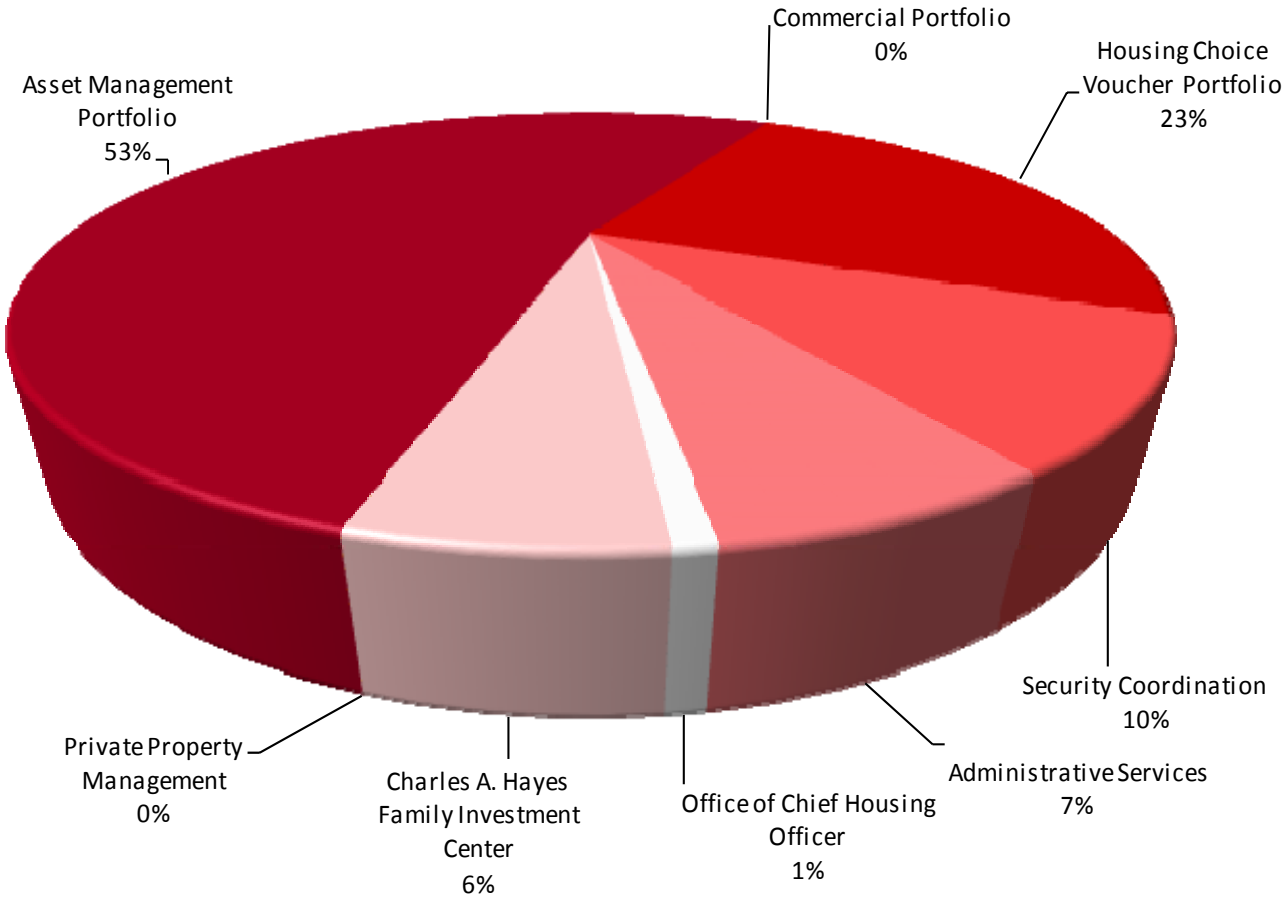
520 - HOUSING CHOICE VOUCHER PORTFOLIO	
Accounting & Audit	$387,500
Contracts	$30,600,990
General Expense	$4,183,142
HAP	$375,868,346
Personnel	$2,125,315
Sundry	$1,083,048
Training	$46,700
Travel	$33,661
520 - HOUSING CHOICE VOUCHER PORTFOLIO	**$414,328,702**
530 - SECURITY COORDINATION	
Personnel	$750,612
Sundry	$22,600
Travel	$3,308
530 - SECURITY COORDINATION	**$776,520**
543 - ADMINISTRATIVE SERVICES	
Contracts	$121,000
Materials	$12,500
Personnel	$511,395
Sundry	$359,085
543 - ADMINISTRATIVE SERVICES	**$1,003,980**
998 - UTILITIES	
Utilities	$23,363,251
998 - UTILITIES	**$23,363,251**
ASSET MANAGEMENT DIVISION Total	**$599,757,762**

ASSET MANAGEMENT DIVISION

TOTAL FTE'S

	FY2010 ACTUAL	FY2011 ACTUAL	FY2012 BUDGET	FY2013 BUDGET	% OF CHANGE
Office of Chief Housing Officer	4.0	3.0	1.0	1.0	0.0%
Charles A. Hayes Family Investment Center	6.0	6.0	7.0	7.0	0.0%
Private Property Management	0.0	0.0	0.0	0.0	0.0%
Asset Management Portfolio	61.0	70.0	70.0	64.0	-8.6%
Commercial Portfolio	6.0	0.0	0.0	0.0	0.0%
Housing Choice Voucher Portfolio	19.0	20.0	26.0	28.0	7.7%
Security Coordination	9.5	8.0	8.0	12.0	50.0%
Administrative Services	10.5	11.0	11.0	8.0	-27.3%
Asset Management Total	**116.0**	**118.0**	**123.0**	**120.0**	**-2.4%**

FTEs by Cost Center



ASSET MANAGEMENT DIVISION

SALARY SCHEDULE

	POSITION FTE-TOTAL	SALARY TOTAL	BENEFITS TOTAL	POSITION TOTAL
501-OFFICE OF THE CHIEF HOUSING OFFICER				
ACTING CHIEF HSG OFFICER	1.0	$196,360		
501-OFFICE OF THE CHIEF HOUSING OFFICER Total	**1.0**	**$196,360**	**$72,653**	**$269,013**
440-FAMILY INVESTMENT CENTER				
DIRECTOR, FIC	1.0	$98,371		
SR PROJECT ADMNSTR	1.0	$87,815		
FACILITIES MGR	1.0	$73,377		
EXEC ADM AASST III	1.0	$46,351		
LEAD SET-UP TECH FT	1.0	$28,687		
SET-UP TECHNICIAN	1.0	$26,998		
SET-UP TECHNICIAN	1.0	$24,960		
440-FAMILY INVESTMENT CENTER Total	**7.0**	**$386,560**	**$143,027**	**$529,587**
511-ASSET MANAGEMENT PORTFOLIO				
ASSET MANAGER	12.0	$873,476		
QUALITY CONTRL ANLYT	12.0	$629,898		
PROJECT COORDINATOR	8.0	$359,990		
SR VP, MIXED INCOME	1.0	$150,000		
SR, VP FAMILY	1.0	$135,000		
PROJECT MANAGER	2.0	$133,494		
FINANCIAL ANALYST	2.0	$121,911		
DIRECTOR OUTREACH	1.0	$118,492		
DIR, COMPLIANCE FAM	1.0	$101,764		
DIR, ASSET MGMT MIXED	1.0	$100,786		
DIR, PROJ BASED VOUCH PROG	1.0	$95,430		
DIR, ASSET MGMT FAM	1.0	$93,302		
DIR, ADMINISTRATION	1.0	$89,205		
ADMISSIONS & OCCP ASST	2.0	$87,630		
MGR, OCCUPANCY ADMIN	1.0	$84,577		
EXECUTIVE ADMIN II	2.0	$83,730		
MGR, SUSTAINABLE INITIATIVES	1.0	$83,200		
MGR, FINANCIAL	1.0	$80,340		
SR DATA INTEG ANALYST	1.0	$76,639		
MGR ADMIN & COMPLI	1.0	$75,750		
ENGINEER, OPER 626	1.0	$71,240		
MANAGEMENT ANALYST	1.0	$68,996		
FINANCIAL ANALYST II	1.0	$66,996		
SR DATA INTEG ANALYST	1.0	$62,186		
ASSOC ASSET MANAGER	1.0	$60,589		
CONTRACT MANAGER	1.0	$55,621		
MGR, OCC FAMILY	1.0	$54,080		
POLICY & RPT ANALYST	1.0	$51,400		
POLICY ANALYST	1.0	$50,400		
HCV COORDINATOR	1.0	$50,000		
EXEC ADM AST I (CFD)	1.0	$37,565		
511-ASSET MANAGEMENT PORTFOLIO Total	**64.0**	**$4,203,687**	**$1,555,364**	**$5,759,051**

ASSET MANAGEMENT DIVISION

SALARY SCHEDULE

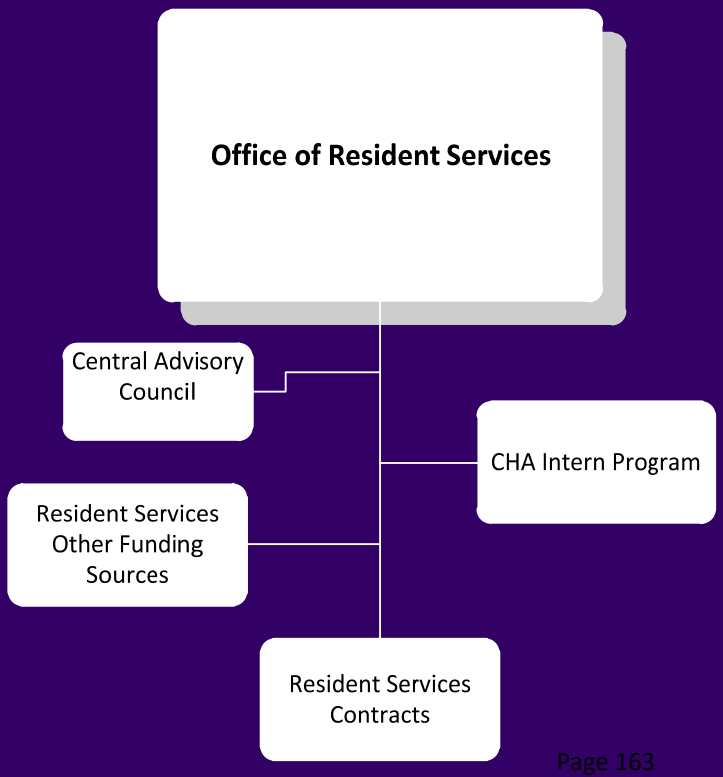
	POSITION FTE-TOTAL	SALARY TOTAL	BENEFITS TOTAL	POSITION TOTAL
520-HOUSING CHOICE VOUCHER PORTFOLIO				
SENIOR VP, HCV	1.0	$127,000		
DIR, HCV ADMN	1.0	$98,800		
EDR, HCV	1.0	$90,000		
QC INSPECTOR	2.0	$87,200		
COMMUNITY ENGAGEMENT	2.0	$80,000		
PROGRAM DEVELOPMENT COORDINATOR	2.0	$80,000		
MGR, HCV FINAN COMPLI	1.0	$66,913		
QC HUD FILE REV	1.0	$65,756		
HCV,IPI PRGM SUPER	1.0	$65,000		
MANAGER POLICY REPORTING	1.0	$65,000		
MGR, HCV PROGRAM INTEGRITY	1.0	$65,000		
ADMIN FIN ANALYST	1.0	$61,775		
FINANCIAL ANALYST	1.0	$61,575		
HCV,IPI ENFRCE SPECL	1.0	$57,639		
EXEC SUPPORT COORD	1.0	$52,317		
EXEC ADMIN ASST II	1.0	$52,125		
SPECIAL PROJECTS COORD	1.0	$47,000		
HAP COMPLIANCE	1.0	$45,000		
PORTABILITY COMPLIANCE	1.0	$45,000		
TENANT ENFORCEMENT COMPLIANCE / OWNER COMPLIANCE	1.0	$45,000		
PROGRAM OUTREACH	1.0	$45,000		
FILE REVIEWER	1.0	$40,000		
ENFORCEMENT & TERMINATION ANALYST	1.0	$37,000		
QC HUD FILE REV	1.0	$36,225		
REPORT COORDINATOR	1.0	$35,000		
520-HOUSING CHOICE VOUCHER PORTFOLIO Total	**28.0**	**$1,551,325**	**$573,990**	**$2,125,315**
530-SECURITY COORDINATION				
EMERGENCY DISPATCHER	7.0	$268,424		
VIDEO ANALYST	2.0	$102,000		
DIRECTOR, SAFETY & SECURITY	1.0	$80,000		
QUALITY CONTRL ANLYT	1.0	$53,045		
SUPERVISOR, EMER SER	1.0	$44,421		
530-SECURITY COORDINATION Total	**12.0**	**$547,890**	**$202,719**	**$750,612**
543-ADMINISTRATIVE SERVICES				
GENERAL SERVICE COORDINATOR	2.0	$82,534		
MGR,WAREHOUSE	1.0	$74,820		
MAIL DIST SEV CLERK	2.0	$65,270		
EXEC ADM ASST III	1.0	$64,584		
PROGRAM COORDINATOR	1.0	$47,571		
FLEET ASSISTANT	1.0	$38,501		
543-ADMINISTRATIVE SERVICES Total	**8.0**	**$373,281**	**$138,114**	**$511,395**
Grand Total	**120.0**	**$7,259,102**	**$2,685,868**	**$9,944,973**

RESIDENT SERVICES DIVISION

Resident Services Division provides case management, workforce development, housing support, health and wellness, education, asset building and other supportive services to CHA residents through a variety of contracts and partnerships. Programs are specifically designed and targeted toward youth, adult, and senior populations.

2013 Financial Note

The Resident Services Division realized an Efficiency Gain of $1,529,361 or 2.84% mostly due to a reduction in contracts and the expiration of grants.



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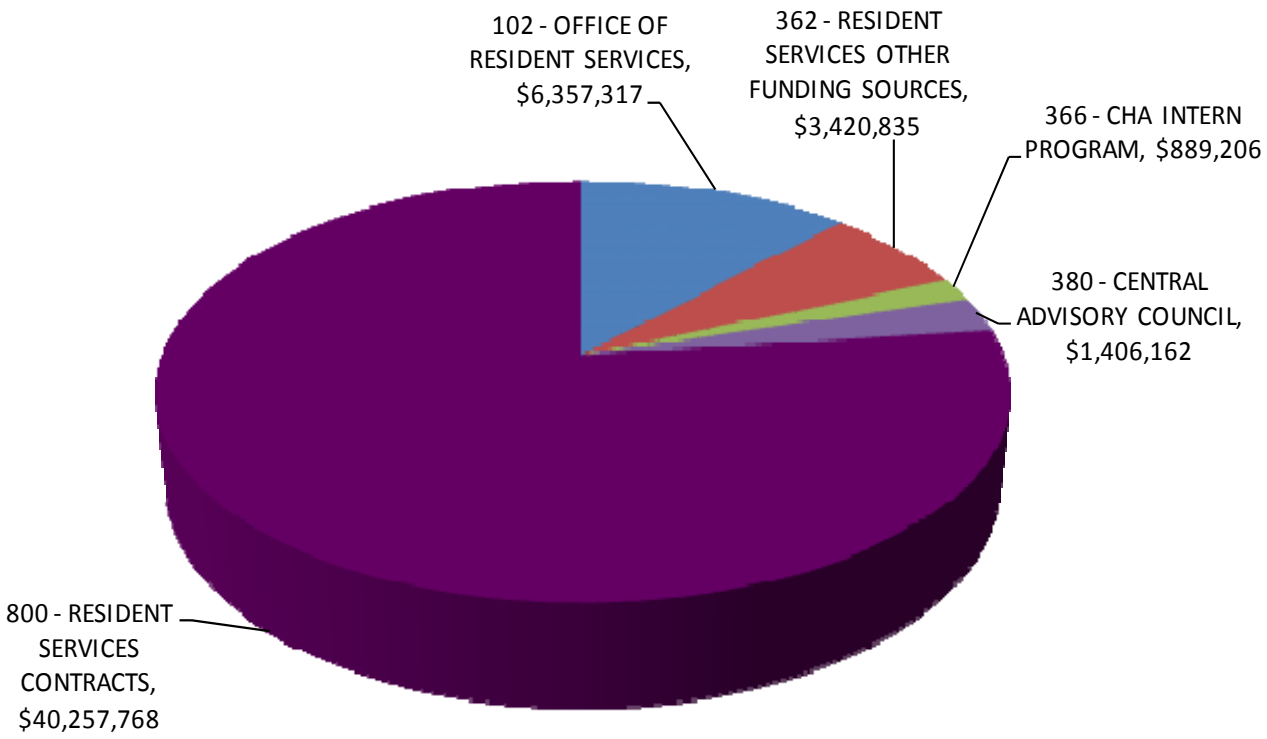
RESIDENT SERVICES DIVISION

EXPENDITURES BY COST CENTER



RESIDENT SERVICES DIVISION

TOTAL EXPENDITURES BY COST CENTER

	FY2010 ACTUAL EXPENDITURES	FY2011 ACTUAL EXPENDITURES	FY2012 BUDGET EXPENDITURES	FY2013 BUDGET EXPENDITURES	% OF CHANGE
RESIDENT SERVICES					
102 - OFFICE OF RESIDENT SERVICES	$2,918,202	$3,167,335	$3,158,607	$6,357,317	101.27%
362 - RESIDENT SERVICES OTHER FUNDING SOURCES	$3,777,589	$4,195,892	$4,158,580	$3,420,835	-17.74%
366 - CHA INTERN PROGRAM	$0	$935,668	$1,164,778	$889,206	-23.66%
380 - CENTRAL ADVISORY COUNCIL	$1,531,701	$0	$0	$1,406,162	100.00%
800 - RESIDENT SERVICES CONTRACTS	$42,064,383	$40,011,319	$45,378,684	$40,257,768	-11.28%
RESIDENT SERVICES Total	**$50,291,875**	**$48,310,213**	**$53,860,649**	**$52,331,288**	**-2.84%**

BUDGET YEAR COMPARISON

102-Office of Resident Services
The personnel budget increased by $4,184,433 or 204.82% due to the transfer of 51 FTEs as a result of the Resident Services reorganization. The non-personnel budget decreased by $985,723 due to movement of contracts to cost center 800 Resident Services Contracts.

362– Resident Services Other Funding Sources
The FY2013 personnel budget decreased by $3,499,445 or 100% due to the transfer of all FTEs to the Office of Resident Services and Central Advisory Council. The non-personnel budget increased by $2,761,700 or 418.99% due to the transfer of HOPE VI, ROSS and Urban Institute grants into this cost center.

366-CHA Intern Program
The FY2013 overall budget decreased by $275,572 or 23.66% due to the transfer of 10 FTEs to the Office of Resident Services and the movement of all non-personnel dollars to the Office of Resident Services.

380-Central Advisory Council
After a two year absence cost center 380 will return for 2013. Its budget will consist of a non-personnel contract line of $527,000 and 18 FTEs which were transferred from cost center 362 Resident Services Other Funding Sources.

800-Contract Management & Reporting
The FY2013 overall budget decreased by 11.28% or $5,120,916 due to the transfer of 12 FTEs to the Office of Resident Services and the movement of the HOPE VI , ROSS, and Urban Institute grants to cost center 362 Resident Services Other Funding Sources.

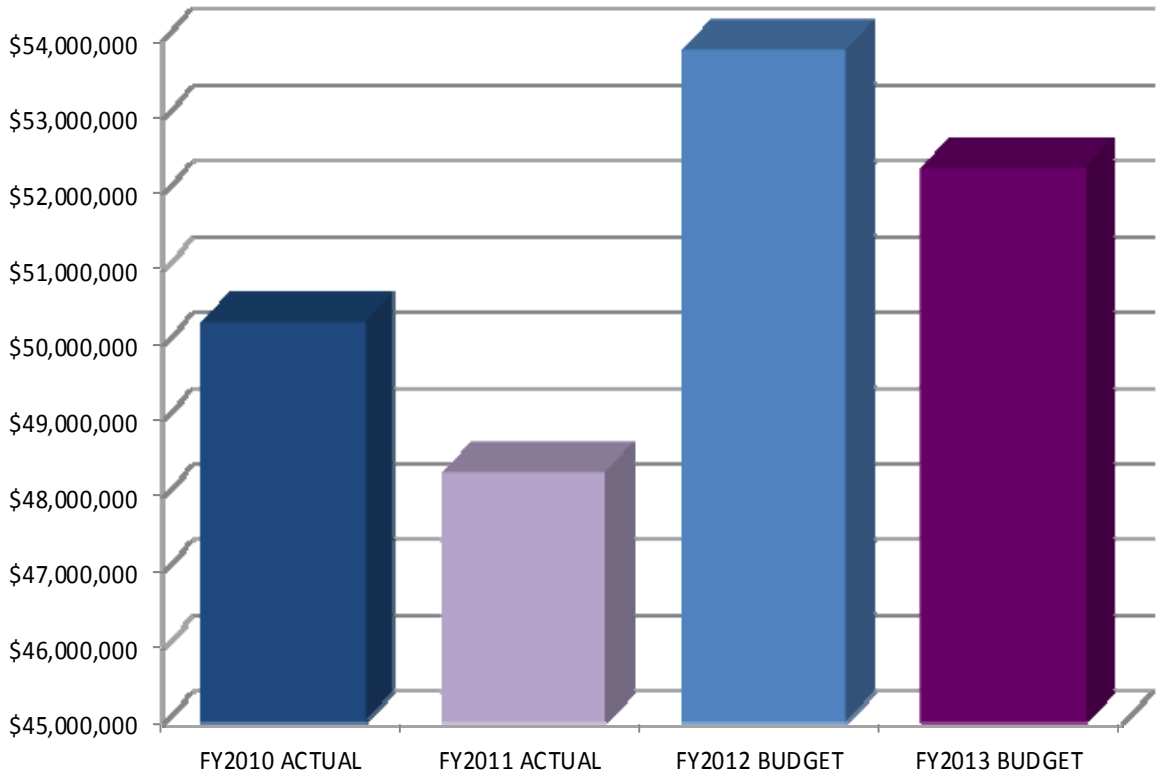
RESIDENT SERVICES DIVISION

TOTAL REVENUE AND EXPENDITURES

	FY2010 ACTUAL REVENUE	FY2011 ACTUAL REVENUE	FY2012 BUDGET REVENUE	FY2013 BUDGET REVENUE	% OF CHANGE
HOPE VI	$1,555,122	$815,318	$2,521,837	$2,224,000	-11.81%
MTW Fund	$42,308,946	$45,103,447	$48,603,449	$49,149,326	1.12%
Other Funding	$6,427,807	$2,391,448	$2,735,363	$957,962	-64.98%
Grand Total	**$50,291,875**	**$48,310,213**	**$53,860,649**	**$52,331,288**	**-2.84%**

	FY2010 ACTUAL EXPENDITURES	FY2011 ACTUAL EXPENDITURES	FY2012 BUDGET EXPENDITURES	FY2013 BUDGET EXPENDITURES	% OF CHANGE
Non-Personnel	$41,061,004	$40,517,205	$45,889,487	$44,335,541	-3.39%
Personnel	$9,230,871	$7,793,008	$7,971,162	$7,995,747	0.31%
Grand Total	**$50,291,875**	**$48,310,213**	**$53,860,649**	**$52,331,288**	**-2.84%**

EXPENDITURES BY FISCAL YEAR



RESIDENT SERVICES DIVISION

DIVISION SUMMARY

Mission

The mission of the Resident Services Division is to use CHA housing as a vehicle to enhance residents' quality of life. It is to prepare residents to be successful in the global marketplace and for those who are able, to help transition off of housing subsidy.

2012 Accomplishments

- Provided more than 4,800 academic, employment and recreational summer opportunities for youth, including direct programming for 2,200 youth who received more than $1.2 million in wages.
- Coordinated 455 moves, including relocation services for the remaining families in the Cabrini Row Houses and those impacted by the Norfolk Railroad project.
- Engaged thousands of seniors, including completing more than 6,000 senior assessments and bringing more than 1,800 seniors to social events, including summer music festivals.
- Helped residents build assets, with 119 residents graduating from the Family Self-Sufficiency program with a combined total of more than $1 million in escrow and 26 families purchasing homes through the Choose to Own Program.
- Continued to offer health and wellness programming, such as a smoking cessation program in partnership with the Respiratory Health Association of Metropolitan Chicago and an updated Victim Assistance Program with a new inter-departmental protocol.
- Assisted more than 1,900 adults in finding unsubsidized employments through contracted service providers.
- Partnered with more than 60 organizations to leverage $550,000 in direct support and an additional $100,000 in in-kind support, providing resources to more than 6,000 residents.
- Continued to strengthen relationships with resident constituencies through Resident Services Office of the Ombudsman and liaison to the Central Advisory Council (CAC).
- Reimagined CHA's service model and began to plan for new targeted service areas, including a focusing on helping families who are able to transition off of housing subsidy.

RESIDENT SERVICES DIVISION

DIVISION SUMMARY

2013 Goals

- Help 50 families transition off of subsidy.
- Help 30 families purchase home.
- Work with 300 residents to graduate from the Family Self Sufficiency program.
- Increase enrollment in early childhood programs by 20 percent among the eligible CHA population.
- Provide resources for 250 adults to complete programs at the City Colleges of Chicago.
- Allow HCV families to access City Colleges at little or no cost.
- Engage 5,000 youth in out-of-school-time programming.
- Complete eight computer labs, giving nearly 8,000 residents access to an on-site lab.
- Provide business development programming for 40 residents.
- Connect 1,500 residents to new or better jobs.
- Engage at least 60 youth in substance abuse programming.
- Engage 250 adults in literacy programming.
- Reduce the percent of 10/1/99 families with Right to Return outstanding to 8%.

RESIDENT SERVICES DIVISION

COST CENTER DESCRIPTIONS — **FY2013 BUDGET**

Office of Resident Services (102)

The Office of Resident Services provides oversight for all Resident Services activities, including strategic direction, contract management, communications and partnerships. **$6,357,317**

Mission:
To set strategy, coordinate and monitor the activities of all Resident Services departments to ensure that program goals and objectives are appropriately established and maintained.

Resident Services Other Funding Sources (362)

Other funding sources within Resident Services provide additional support for case management, workforce development, housing support, health and wellness, education, asset building and other supportive services to CHA residents. Programs are specifically designed and targeted toward youth, adult, and senior populations. **$3,420,835**

Mission:
To create partnerships that leverage additional resources and opportunities to support the mission of Resident Services.

CHA Intern Program (366)

CHA's youth intern program will provide internships to CHA youth within various departments at CHA. **$889,206**

Mission:
To provide CHA youth with opportunities for work experience at Chicago Housing Authority.

Central Advisory Council (380)

The Central Advisory Council (CAC) consists of 16 elected Local Advisory Council Presidents who address matters concerning resident welfare. The CAC provides input on CHA planning and policies. **$1,406,162**

Mission:
The Central Advisory Council's mission is to advocate for the residents of public housing to enhance the quality of life for individuals and their families.

Resident Services Contracts (800)

Resident Services Contracts provide case management, workforce development, housing support, health and wellness, education, asset building and other supportive services to CHA residents through a variety of contracts and partnerships. Programs are specifically designed and targeted toward youth, adult, and senior populations. **$40,257,768**

Mission:
To invest in residents by providing a comprehensive menu of services through contracts, intergovernmental agreements and partnerships to support the mission of Resident Services.

RESIDENT SERVICES DIVISION

TOTAL REVENUE

	FY2010 ACTUAL REVENUE	FY2011 ACTUAL REVENUE	FY2012 BUDGET REVENUE	FY2013 BUDGET REVENUE	% OF CHANGE
102 - OFFICE OF RESIDENT SERVICES					
MTW Fund	$2,918,202	$3,167,335	$3,158,607	$6,357,317	101.27%
102 - OFFICE OF RESIDENT SERVICES Total	**$2,918,202**	**$3,167,335**	**$3,158,607**	**$6,357,317**	**101.27%**
362 - RESIDENT SERVICES OTHER FUNDING SOURCES					
HOPE VI	$0	$0	$0	$2,224,000	100.00%
MTW Fund	$3,606,283	$4,195,892	$4,158,580	$738,873	-82.23%
Other Funding	$171,306	$0	$0	$457,962	100.00%
362 - RESIDENT SERVICES OTHER FUNDING SOURCES Total	**$3,777,589**	**$4,195,892**	**$4,158,580**	**$3,420,835**	**-17.74%**
366 - CHA INTERN PROGRAM					
MTW Fund	$0	$901,789	$1,164,778	$889,206	-23.66%
Other Funding	$0	$33,879	$0	$0	0.00%
366 - CHA INTERN PROGRAM Total	**$0**	**$935,668**	**$1,164,778**	**$889,206**	**-23.66%**
380 - CENTRAL ADVISORY COUNCIL					
MTW Fund	$1,531,701	$0	$0	$1,406,162	100.00%
380 - CENTRAL ADVISORY COUNCIL Total	**$1,531,701**	**$0**	**$0**	**$1,406,162**	**100.00%**
800 - RESIDENT SERVICES CONTRACTS					
HOPE VI	$1,555,122	$815,318	$2,521,837	$0	-100.00%
MTW Fund	$34,252,760	$36,838,431	$40,121,484	$39,757,768	-0.91%
Other Funding	$6,256,501	$2,357,569	$2,735,363	$500,000	-81.72%
800 - RESIDENT SERVICES CONTRACTS Total	**$42,064,383**	**$40,011,319**	**$45,378,684**	**$40,257,768**	**-11.28%**
Grand Total	**$50,291,875**	**$48,310,213**	**$53,860,649**	**$52,331,288**	**-2.84%**

RESIDENT SERVICES DIVISION

TOTAL EXPENDITURES

	FY2010 ACTUAL EXPENDITURES	FY2011 ACTUAL EXPENDITURES	FY2012 BUDGET EXPENDITURES	FY2013 BUDGET EXPENDITURES	% OF CHANGE
102 - OFFICE OF RESIDENT SERVICES					
Non-Personnel	$1,018,798	$1,039,287	$1,115,661	$129,938	-88.35%
Personnel	$1,899,404	$2,128,048	$2,042,946	$6,227,379	204.82%
102 - OFFICE OF RESIDENT SERVICES Total	**$2,918,202**	**$3,167,335**	**$3,158,607**	**$6,357,317**	**101.27%**
362 - RESIDENT SERVICES OTHER FUNDING SOURCES					
Non-Personnel	$198,935	$640,294	$659,135	$3,420,835	418.99%
Personnel	$3,578,654	$3,555,598	$3,499,445	$0	-100.00%
362 - RESIDENT SERVICES OTHER FUNDING SOURCES Total	**$3,777,589**	**$4,195,892**	**$4,158,580**	**$3,420,835**	**-17.74%**
366 - CHA INTERN PROGRAM					
Non-Personnel	$0	$21,432	$21,234	$0	-100.00%
Personnel	$0	$914,236	$1,143,544	$889,206	-22.24%
366 - CHA INTERN PROGRAM Total	**$0**	**$935,668**	**$1,164,778**	**$889,206**	**-23.66%**
380 - CENTRAL ADVISORY COUNCIL					
Non-Personnel	$1,531,701	$0	$0	$527,000	100.00%
Personnel	$0	$0	$0	$879,162	100.00%
380 - CENTRAL ADVISORY COUNCIL Total	**$1,531,701**	**$0**	**$0**	**$1,406,162**	**100.00%**
800 - RESIDENT SERVICES CONTRACTS					
Non-Personnel	$38,311,570	$38,816,194	$44,093,457	$40,257,768	-8.70%
Personnel	$3,752,813	$1,195,125	$1,285,227	$0	-100.00%
800 - RESIDENT SERVICES CONTRACTS Total	**$42,064,383**	**$40,011,319**	**$45,378,684**	**$40,257,768**	**-11.28%**
Grand Total	**$50,291,875**	**$48,310,213**	**$53,860,649**	**$52,331,288**	**-2.84%**

RESIDENT SERVICES DIVISION

FY2013 BUDGET

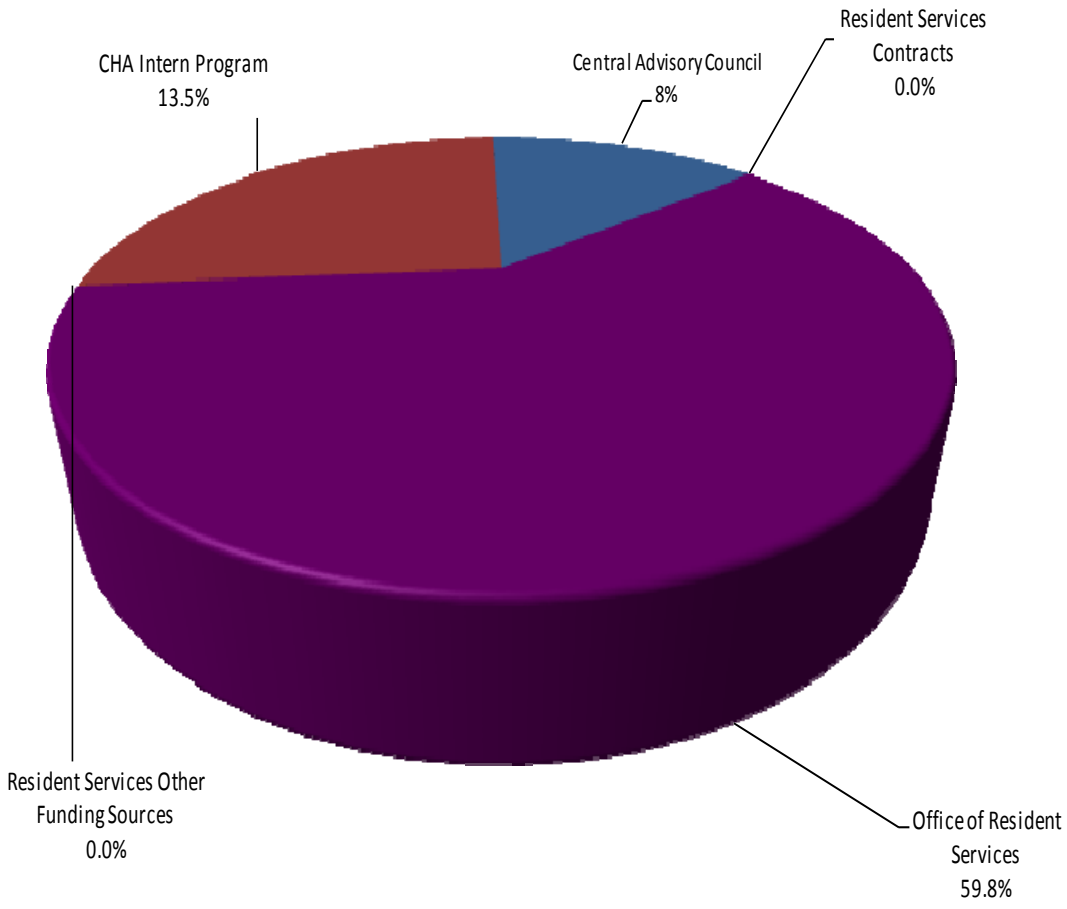
102 - OFFICE OF RESIDENT SERVICES	
Materials	$32,165
Personnel	$6,227,379
Sundry	$68,019
Training	$17,276
Travel	$12,478
102 - OFFICE OF RESIDENT SERVICES	**$6,357,317**
362 - RESIDENT SERVICES OTHER FUNDING SOURCES	
Contracts	$3,420,835
362 - RESIDENT SERVICES OTHER FUNDING SOURCES	**$3,420,835**
366 - CHA INTERN PROGRAM	
Personnel	$889,206
366 - CHA INTERN PROGRAM	**$889,206**
380 - CENTRAL ADVISORY COUNCIL	
Contracts	$527,000
Personnel	$879,162
380 - CENTRAL ADVISORY COUNCIL	**$1,406,162**
800 - RESIDENT SERVICES CONTRACTS	
Contracts	$40,257,768
800 - RESIDENT SERVICES CONTRACTS	**$40,257,768**
RESIDENT SERVICES DIVISION Total	**$52,331,288**

RESIDENT SERVICES DIVISION

TOTAL FTE'S

	FY2010 ACTUAL	FY2011 ACTUAL	FY2012 BUDGET	FY2013 BUDGET	% OF CHANGE
Office of Resident Services	20	20	26	75	188.5%
Resident Services Other Funding Sources	49	37	53	0	-100.0%
CHA Intern Program	0	11	12	32.5	170.8%
Central Advisory Council	0	0	0	18	100.0%
Resident Services Contracts	13	14	14	0	-100.0%
Resident Services Total	**82**	**82**	**105**	**125.5**	**19.5%**

FTEs by Cost Center



RESIDENT SERVICES DIVISION

SALARY SCHEDULE

	POSITION FTE-TOTAL	SALARY TOTAL	BENEFITS TOTAL	POSITION TOTAL
102 - OFFICE OF RESIDENT SERVICES				
HOUSING SPECIALIST	8.0	$461,163		
RELOCATION SPECIALIST	6.0	307,320		
FINANCIAL ANALYST	3.0	230,274		
OUTREACH SPECIALIST	6.0	191,942		
PROGRAM LIAISON	4.0	191,089		
EXECUTIVE VP, RESIDENT SERVICES	1.0	157,500		
QUALITY ASSURANCE MONITOR	3.0	137,932		
BUSINESS & REPORTING ANALYST	2.0	128,462		
PROJECT MANAGER	2.0	125,547		
VP, RESIDENT SERVICES	1.0	124,821		
DIRECTOR, SENIOR SUPPORT SERVICES	1.0	113,304		
SECTION 3 COORDINATOR	2.0	109,139		
DIRECTOR, HOUSING & COMMUNITY OUTREACH	1.0	107,882		
REG OUTREACH MANAGER	2.0	104,259		
DIRECTOR, COMMUNITY RELATIONS	1.0	104,230		
DIRECTOR, CONTRACTS & MANAGEMENT REPORTING	1.0	97,344		
DATA QUALITY ANALYST RES-905	2.0	96,575		
VICTIM ASSISTANCE PROGRAM LIAISON	2.0	90,000		
OMBUDSMAN	1.0	89,266		
DIRECTOR, FAMILY WORKS	1.0	85,000		
DIRECTOR, YOUTH OPPORTUNITIES	1.0	80,000		
SENIOR MANAGER BUSINESS REPORTING	1.0	77,200		
MANAGER, SPECIAL PROJECTS	1.0	76,794		
SPECIAL ASSISTANT	1.0	75,102		
SENIOR REGION HOUSING MANAGER	1.0	71,593		
SENIOR PROJECT MANAGER	1.0	70,000		
SR REGION HOUSING MGR	1.0	69,190		
LAC CAC LIAISON	1.0	68,000		
SENIOR ADVISOR	1.0	67,167		
SENIOR MANAGER, SPECIAL PROJECTS	1.0	65,000		
EXECUTIVE ADMINSITRATIVE ASSISTANT III	1.0	64,875		
SUPERVISOR, QUALITY ASSURANCE	1.0	62,583		
MANAGER, HOME OWNERSHIP	1.0	60,288		
SPECIAL PROJECTS COORDINATOR	1.0	58,633		
SENIOR SERVICES SPECIALIST	1.0	56,240		
SUPERVISOR, EMPLOYMENT PROGRAMS	1.0	55,515		
SENIOR CONTACT SPECIALIST	1.0	55,336		
SUPERVISOR RESIDENT RELOCATION	1.0	52,657		
PROGRAM COORDINATOR	1.0	51,750		
YOUTH COORDINATOR	1.0	45,760		
ADMINISTRATIVE SECRETARY II (CFD)	1.0	45,188		
MOBILITY COORDINATOR	1.0	45,000		
EXECUTIVE ADMINISTRATIVE ASSISTANT	1.0	41,392		
HOME OWN COORD RES-905	1.0	38,630		
CONSTITUENCY SERVICE COORDINATOR	1.0	38,590		
102 - OFFICE OF RESIDENT SERVICES Total	**75.0**	**$4,545,532**	**$1,681,847**	**$6,227,379**

RESIDENT SERVICES DIVISION

SALARY SCHEDULE

	POSITION FTE-TOTAL	SALARY TOTAL	BENEFITS TOTAL	POSITION TOTAL
366 - CHA INTERN PROGRAM				
STUDENT INTERN	32.5	$826,015		
366 - CHA INTERN PROGRAM Total	**32.5**	**$826,015**	**$63,191**	**$889,206**
380 - CENTRAL ADVISORY COUNCIL				
ADMINISTRATIVE ASSISTANT (LOC 73)	14.0	$467,603		
PROJECT MANAGER	1.0	$60,116		
PERSONAL ASSISTANT	1.0	$46,696		
FINANCIAL CLERK	1.0	$38,189		
RECEPTIONIST	1.0	$29,120		
380 - CENTRAL ADIVISORY Total	**18.0**	**$641,724**	**$237,438**	**$879,162**
Grand Total	**125.5**	**$6,013,271**	**$1,982,476**	**$7,995,747**

DEMOGRAPHIC & STATISTICAL INFORMATION

CHA DEMOGRAPHICS

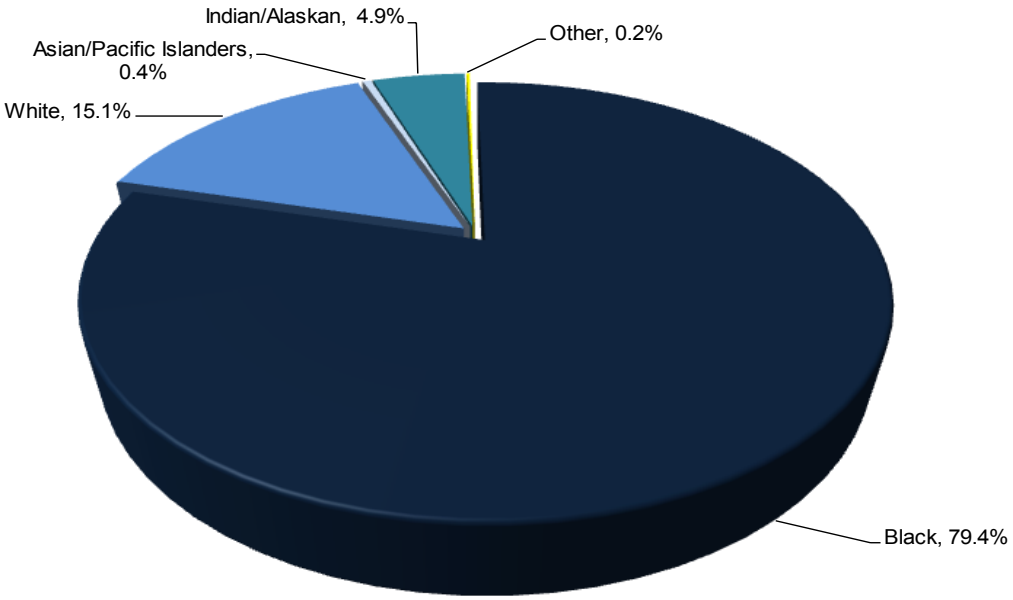
Background

The Chicago Housing Authority (CHA) was organized in 1937 to provide temporary housing for people with incomes insufficient to obtain "decent, safe and sanitary" dwellings in the private market. The CHA operates under a state charter as a municipal corporation with the majority of its funding provided by the U.S. Department of Housing and Urban Development. CHA is the third largest housing authority in the United States. The Chicago Housing Authority also provides facilities and other resources to public and private agencies. These resources include resident supportive services in healthcare, education, recreation, child development, employment, public assistance and counseling.

Population & Race Distribution

As of September 30, 2012, the Chicago Housing Authority had 33,230 residents; of which 20,152 (61.0%) are females and 13,078 (39.0%) are males. Black residents account for 79.4% of the population; Whites 15.1%; Asian/Pacific Islanders 4.9%, Indian/Alaskan 0.4%, and Other approximately 0.2%.

RESIDENT DEMOGRAPHICS BY RACE



*Includes residents in Family, Mixed-Income, Scattered Site, and Senior developments.

Age Distribution

At September 30, 2012, records indicate that there are 21,846 residents who are 61 years of age or younger; while 1,598 of the residents, in the Family Properties, are 62 years or older. In the Senior Properties, 1,059 of the residents are 61 years old or younger and 8,727 are 62 years of age or older.

DEMOGRAPHIC & STATISTICAL INFORMATION

Household

As of September 30, 2012, the average family size for the family properties is 2.6 whereas the average family size for the senior properties is 1.1 for the same period. The average annual household income for the family properties is $13,747 while the average annual household income for senior housing is $10,869.

Housing Options

Family Properties

CHA owns 11,637Family units, housing 23,444 residents. Income limits for admission to public housing vary according to the size of the family. There are currently 41,513 applicants on the wait list for family properties as of September 30, 2011. The family housing stock offers residents a choice of 6 different bedroom sizes, ranging from zero to 6 bedrooms, as shown in the table below:

FAMILY HOUSING

Number of Bedrooms	Number of Occupied Units
0 Bedroom	6
1 Bedroom	1,286
2 Bedroom	3,092
3 Bedroom	3,664
4 Bedroom	826
5 Bedroom	31
6 Bedroom	4
Total	**8,909**

Senior Properties

The Chicago Housing Authority owns 9,404 units designated for the elderly and persons with disabilities. A number of the developments offer space to social services and health care providers to facilitate access by the residents. There are currently 6,899 applicants on the wait list for senior properties as of September 30, 2012. Senior properties offer a housing stock with a choice of bedroom sizes comparable to that of the family properties. The table below shows the current housing stock for senior housing as of September 30, 2012:

SENIOR HOUSING

Number of Bedrooms	Number of Occupied Units
0 Bedroom	1,005
1 Bedroom	7,860
2 Bedroom	1
3 Bedroom	0
4 Bedroom	0
5 Bedroom	0
6 Bedroom	0
Total	**8,866**

DEMOGRAPHIC & STATISTICAL INFORMATION

CITY OF CHICAGO DEMOGRAPHICS

Background

Chicago is the largest city in the state of Illinois and the largest in the Midwest. Chicago is located on the shores of Lake Michigan and is the third most populous city in the United States. The City of Chicago was organized on August 12, 1833 with a population of 350 and grew within 7 years to a population of over 4,000. The City of Chicago became incorporated on March 4, 1837. Chicago became a major transportation and telecommunications hub in the Midwest, linking the eastern and western parts of the United States with its rail system. The Great Chicago Fire occurred in 1871 and destroyed a third of the city. Afterwards, Chicago experienced rapid rebuilding and growth. During this period, Chicago constructed the world's first skyscraper in 1885. Today, Chicago's skyline is among the world's tallest and most concentrated. Chicago has several nicknames, which are reflective of impressions and opinions of it. The best known include "Chi-town"; the "Windy City"; "Second City" and the "City of Big Shoulders", which refer to it's numerous skyscrapers. Chicago is divided into four sections: Downtown, which contains Grant Park, Millennium Park, Buckingham Fountain and other cultural and financial institutions; the North Side, which features the nation's largest concentration of contemporary art galleries, outside of New York City; the South Side, which has two of the city's largest parks, Jackson and Washington Park; and, the West Side, which holds the Garfield Park Conservatory, one of the largest collections of tropical plants of any U.S. city and the television production company Harpo Studios. Overall, Chicago has made considerable investment in infrastructure including improving parks, creating incentives for sustainable development, including green roofs and improving lakefront and riverfront cityscapes.

Population

According to the 2010 census, there were 2,695,598 people, 1,061,928 households, and 632,558 families residing within Chicago. An estimate of the 2008 population put Chicago at 2,853,114 people. The ethnic make-up of the city consists of 37.6% White, 35.0% African Americans, 4.9% Asian, .0.2% Native American and 20.7% from other races. Hispanics and Latinos make up 28.1% of the population. The median age is 33 years. The median income per household was $38,625 with the family median income being $42,724. The average household size is 2.74. Some of the main ethnic groups in Chicago are Irish, German, Italian, Greek, Chinese and Polish. Outside of Poland, Chicago has the largest ethnic Polish population.

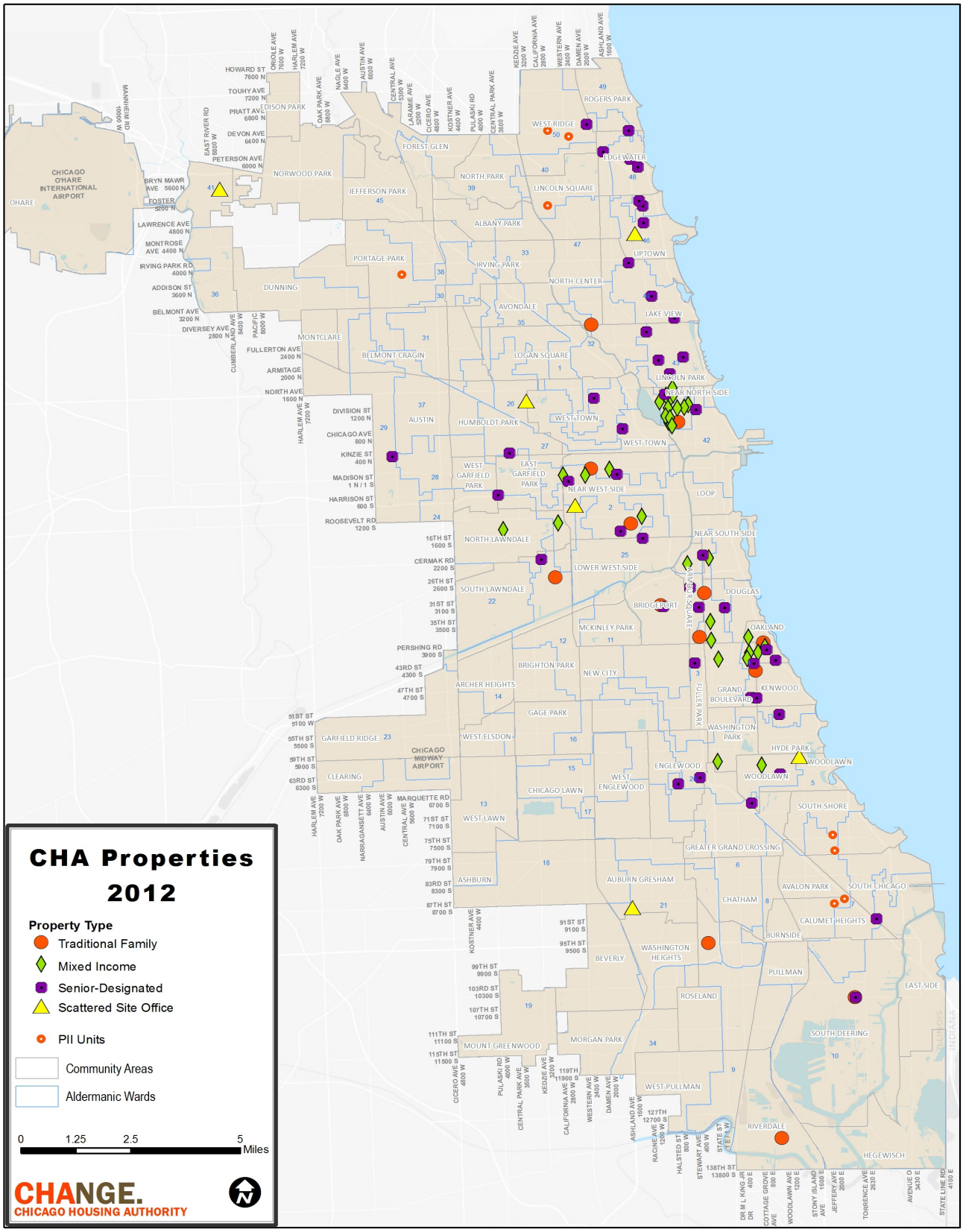
Education

The Chicago Public Schools is the school district that operates over 600 public elementary and high schools, in the city of Chicago. Since the 1850's, Chicago has been a world center in higher education and research. The following institutions consistently rank among the nation's top universities in the United States: University of Chicago, Northwestern University, University of Illinois at Chicago, which features the nation's largest medical school, Illinois Institute of Technology, which has a well-known engineering and architecture program, Loyola University and DePaul University.

Economy

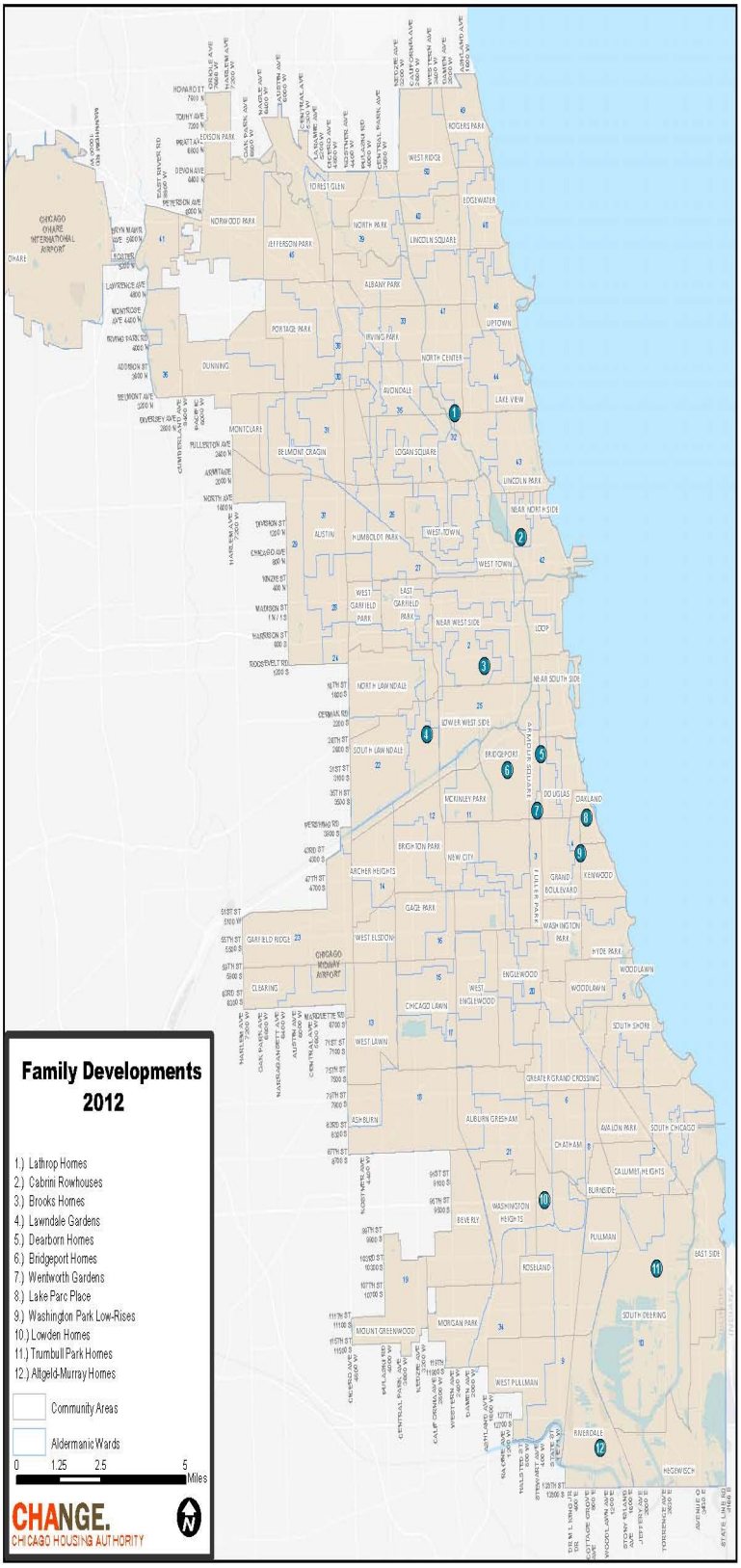
Chicago has the third largest total city manufactured goods in the nation according to 2007 estimates, of about $442.0 billion. It has also been rated high for having the most balanced economy in the United States due to its diversification. Being one of the major transportation centers in the world, Chicago plays an important part in global distribution. In 2008, Chicago placed 16th on the UBS (Union Bank of Switzerland) list of the world's richest cities. Chicago is a major financial center with the second largest business district in the United States. The city is headquarters to the Federal Reserve Bank of Chicago and three major financial and futures exchanges: the Chicago Stock Exchange, the Chicago Board of Options Exchange and the Chicago Mercantile Exchange. Chicago has the largest high-technology and information-technology industry employment in the country. Manufacturing, printing, publishing and food processing play key roles in Chicago's economy. Chicago is a major convention site. Its main convention center is McCormick Place which ranks as the third largest convention center in the world.

DEMOGRAPHIC & STATISTICAL INFORMATION



DEMOGRAPHICS & STATISTICS

DEMOGRAPHIC & STATISTICAL INFORMATION



Public Housing Demographics for Family Developments as of September 30, 2012

Family Housing	
Total number of residents	23,444
Total number of units	11,637
Total number of occupied units	8,909

Age	Total number of residents
Age 61 and under	21,846
Age 62 and over	1,598
Age Unknown	0

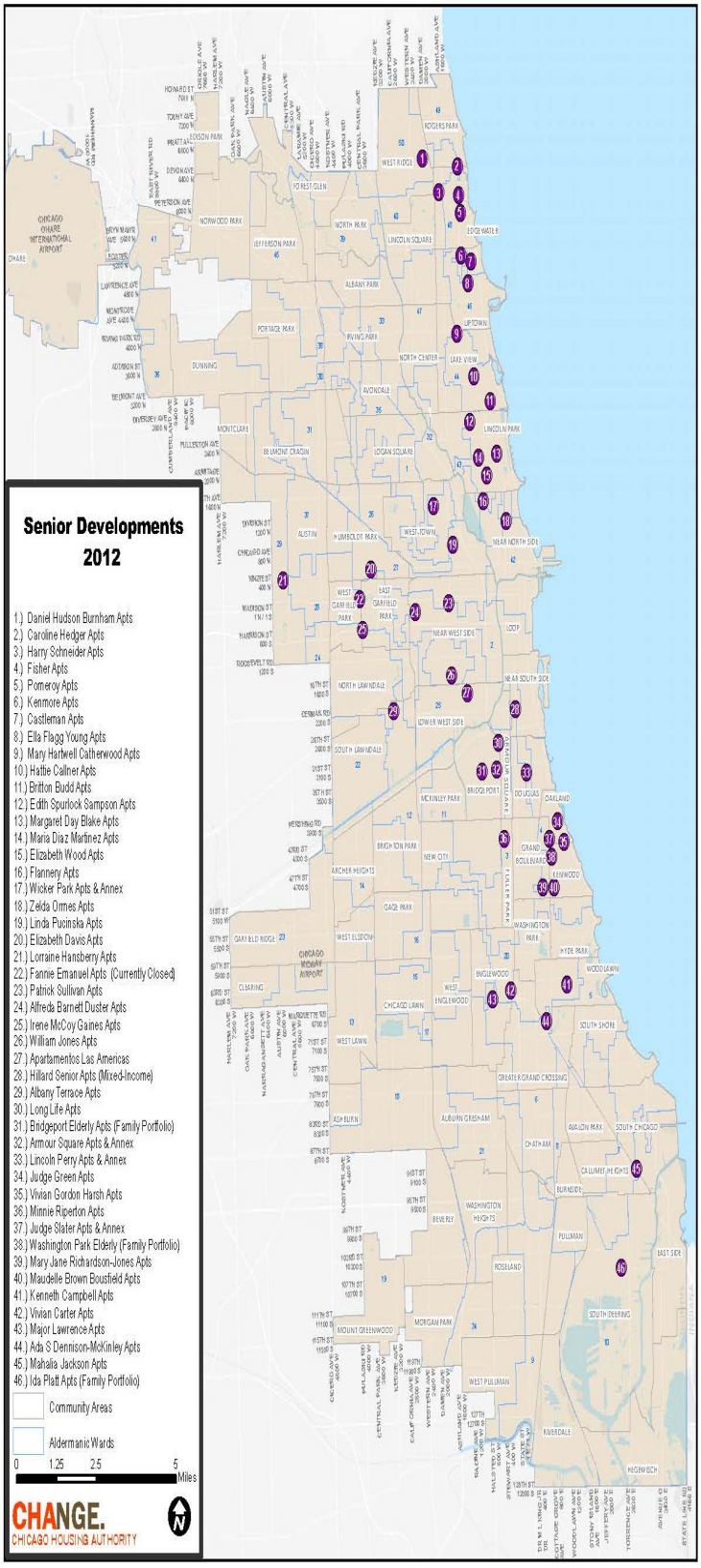
Race	Total number of residents
White	2,447
Black	20,743
Indian/Alaskan	89
Asian/Pacific Island	124
Other	41
Hispanic**	2,537

***Hispanic is an ethnicity and may overlap with multiple race categories.*

Number of Bedrooms	Total number of occupied units
0	6
1	1,286
2	3,092
3	3,664
4	826
5	31
6	4

Income Range	Total number of residents
$0-3,999	1,503
$4,000-7,999	962
$8,000-15,999	3,706
$16,000-27,999	1,785
$28,000-35,999	480
$36,000 and greater	473
Unknown	0

DEMOGRAPHIC & STATISTICAL INFORMATION



Public Housing Demographics for Senior Developments as of September 30, 2012

Senior Housing	
Total number of residents	9,786
Total number of units	9,404
Total number of occupied units	8,866

Age	Total number of residents
Age 61 and under	1,059
Age 62 and over	8,727
Age Unknown	0

Race	Total number of residents
White	2,564
Black	5,649
Indian/Alaskan	56
Asian/Pacific Island	1,503
Other	14
Hispanic**	965

***Hispanic is an ethnicity and may overlap with multiple race categories.*

Number of Bedrooms	Total number of occupied units
0	1,005
1	7,860
2	1
3	0
4	0
5	0
6	0

Income Range	Total number of residents
$0-3,999	388
$4,000-7,999	675
$8,000-15,999	6,686
$16,000-27,999	987
$28,000-35,999	91
$36,000 and greater	39
Unknown	0

GLOSSARY

Accrual Basis of Accounting

A method of accounting that recognizes the financial effect of transactions, events, and inter-fund activities when they occur, regardless of the timing of related cash flows.

Allowable Expense Level (AEL)

The per unit, per month, dollar amount of expenses which is used to compute the amount of operating subsidy.

Appropriation

An amount of money within the budget, authorized by the Board of Commissioners, to be expended or obligated for specific purposes.

Assets

Resources owned or held by the Chicago Housing Authority which have monetary value.

Authority

Refers to the Chicago Housing Authority.

Available Fund Balance

That portion of a fund balance available within the current period, or soon thereafter, to be used to pay for liabilities of the current period.

Balanced Budget

A budget in which total revenues are equal to total expenditures.

Balance Sheet

A statement which reflects the financial position of an organization, for a specific timeframe, disclosing assets, liabilities and fund balances.

Budget

A balanced financial plan, for a specific period of time, which includes appropriations and sources of revenue to finance various funds. The budget is not only a financial plan; it also serves as a policy and operations guide as well as a medium for communication.

Budget Amendment

A procedure to revise a budget appropriation either by CHA Board approval, or, at the request of the Chief Executive Officer, Chief Operating Officer or Budget Director for interdivisional or interfund adjustments.

Budget Calendar

The schedule of key dates or milestones that CHA follows in the preparation, adoption, and administration of the budget. The calendar begins with issuance of the Budget Preparation Manual and ends with adoption of a Resolution from the Authority's Board of Commissioners.

Budgetary Control

The control/management exercised by a governmental unit or enterprise for keeping expenditures within the limit of authorized appropriations and available revenues, as per the approved budget.

Capital Budget

A plan of proposed expenditures, which results in the acquisition of, or addition to fixed assets, and the means for financing the expenditures.

Capital Fund Program

Funding provided by HUD to: improve the physical condition of existing housing developments; and, upgrade the management and operation of such developments.

Capital Equipment

Chattels which have a useful life of more than five years and a unit cost of at least $5,000.

Capital Improvements Program

A plan for capital expenditure to provide long-lasting physical improvements to be incurred over a fixed period of several years.

Capital Expenditures

Costs that are incurred in the acquisition or improvement of property assets.

GLOSSARY

Chart of Accounts

A list of general ledger account numbers which subdivides basic accounting equations with associated titles and definitions; its used by an entity to post transactions to its general ledger.

City/State Fund

This fund is subsidized in a manner similar to the Section 8 Program whereby qualified tenants' rent payments are subsidized by HUD.

Collateralized Mortgage Obligations

A security backed by a pool of pass-through rates structured so that there are several classes (called tranches) of bondholders with varying maturities. The principal payments from the underlying pool of pass-through securities are used to retire the bonds on a priority basis as specified in the prospectus.

Comprehensive Grant (CGP)

Funding provided by HUD to: improve the physical condition of existing housing developments; and, upgrade the management and operation of such developments.

Contributed Capital

An equity account that shows the amount of permanent funds contributed to that fund.

Cost Center

A department which indicates overall management responsibility for a group of related operations.

Current Assets

Cash plus assets that are expected to be converted to cash, sold or consumed during the next twelve months or as a part of the normal operating cycle.

Current Liabilities

Obligations that will become due within the next year or within the normal operating cycle, if longer than a year.

Davis-Bacon

Statutory requirement that persons working on Federally supported projects be paid at least a minimum of prevailing wage rates.

Depreciation

A non-cash expense that reduces the value of an asset as a result of wear and tear, age, or obsolescence.

Division

A group of cost centers that roll up to a division level.

Encumbrance

The legal obligation of appropriated funds to purchase an item or service. To encumber funds, means to set aside or commit funds for a future expenditure.

Enterprise Funds

A fund established to account for operations that are financial and operated in a manner similar to private business. The intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services, to the general public, on a continuing basis, be financed or recovered primarily through user charges.

Expenditure/Expense

This term refers to charges incurred, whether paid or unpaid, resulting from the delivery of goods or services.

Fiscal Year

The time period designated by the Authority signifying the beginning and ending period for recording financial transactions. The Authority has specified January 1 to December 31.

Fixed Assets

Assets of a long-term character (such as land, buildings, machinery, furniture, refrigerators, ranges and other equipment) which are intended to be held or used, over the term of a depreciable life.

GLOSSARY

Fund

A fiscal and accounting entity consisting of a balanced set of funds in which cash and other assets, related liabilities, residual business, and changes therein, are recorded and segregated.

Full-time Equivalent (FTE)

Number of positions calculated on the basis that one FTE equates to a 40-hour work week for twelve months. For example, two part-time positions working 20 hours for 12 months also equals one FTE.

Fund Equity

The excess of the assets of a fund over its liabilities.

Generally Accepted Accounting Principles (GAAP)

Uniform minimum standards and guidelines for financial accounting and reporting. These principles govern the form and content of the financial statements of an entity. The GAAP encompasses the conventions; rules and procedures necessary to define accepted accounting practices at a particular time. They include not only broad guidelines of general application, but also detailed practices and procedures. The GAAP provides a standard by which to measure financial presentations. The primary authoritative body on application of GAAP to state and local governments is the Government Accounting Standards Board (GASB).

General Expense

For budgetary purposes, includes terminal leave payments, employee benefits, interest expense, other general expense, legal settlements, prior year adjustments, and indirect expense.

General Obligation Bonds

Bonds, the payment for which the full faith and credit of the issuing government are pledged.

Goal

A desirable plan attained by objectives designed to implement a strategy on a short and/or long-term basis.

Grant

A contribution by a government or other organization to support a particular function. Grants maybe classified as either categorical or block depending upon the amount of discretion allowed by the grantee.

Homeownership Program

HUD guaranteed mortgage loans provided to the Authority which enable the Authority to purchase and rehabilitate homes for families within CHA.

Hope VI

A grant to assist Public Housing Authority's to improve the living environment of residents in severely distressed public housing projects through: demolition, rehabilitation, reconfiguration, or, replacement of obsolete public housing projects.

Housing Choice Survey Clinics

Workshops designed to ensure that residents are making informed decisions regarding their future housing choices.

GLOSSARY

Housing Choice Voucher

A program administered by public housing agencies in which eligible families are allowed to choose any housing that meets the requirements of the program; the rent is subsidized by the housing authority based on fair market rent.

Housing and Urban Development (HUD)

A federal agency whose mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD provides oversight and financial support to CHA and other public housing authorities across the United States.

Income

A term used in proprietary fund-type accounting to represent: (1) revenues; or, (2) the excess of revenues over expenses.

Interest-Only Strip (IO)

A security based solely on interest payments from a pool of mortgages, Treasury or other bonds. Once the principal on the mortgages or bonds has been repaid, interest payments stop, and the value of the IO falls to zero.

Internal Control

A process affected by the management and other personnel of an entity, designed to provide reasonable assurance regarding the achievement of objectives in the following areas: (i) effectiveness and efficiency of operations and programs; (ii) reliability of information and financial reporting; and, (iii) compliance with applicable laws and regulations.

Line-Item Budget

A budget that lists each expenditure category (Administrative Salaries, Training, Sundry, etc.) separately, along with the dollar amount for each specified category.

Low-Income Residents

Families (or single persons) whose incomes do not exceed 80 percent of the median income for the area.

Low-Rent Housing Program

This program is conventional public housing whereby the Federal Government provides the funds to acquire or build housing for low-income people. The Authority owns and operates the units.

Make-Ready Program

Process in which a unit is prepared for temporary housing of CHA residents until a permanent unit becomes available.

Management Improvement Costs

Cost to implement programs to increase the Authority's efficiency; reduce waste; increase the safety and security of residents; and, afford residents the opportunity to break generations of poverty.

Mixed-Finance

Refers to the combination of public housing funds with other government and private funds that Public Housing Authorities are authorized to use (per 24 CFR 941) in order to develop low-income and public housing.

Mixed-Income

Refers to a resident mix that includes families with various income levels within a development. Mixed income developments combine public housing families with other residents in order to decrease the economic and social isolation of these families.

Mobility Counseling

This program assists families already living in Section 8 housing who voluntarily want to make a "second move" to an opportunity area. For the purpose of "second move" counseling, an opportunity area is a low-poverty area (defined as below the 24% low-poverty rate) and an area with a low concentration of Section 8 voucher holders.

Moving-To-Work Demonstration Deregulation Program (MTW)

The Moving-to-Work program was approved by Congress in Section 204(a) of the Omnibus Consolidated Recessions and Appropriations Act of 1996 (Public Law 104-134). It allows for unprecedented fiscal and regulatory flexibility in hopes of increased efficiency while also asking public housing authorities to provide economic incentives and opportunities to residents to encourage work.

GLOSSARY

MTW Fund

The term, "MTW Fund" is a budgeting reference to its HUD approved grouping of certain Enterprise Fund accounting entities which represent program activities separately funded by HUD, but used and monitored as a single "block grant".

Net Assets

That resource balance left after subtracting the expected return on investments by calculating how much money needs to be invested today to result in a certain sum at a future time.

Objective

Something to be accomplished in specific, well defined, and measurable terms and is achievable within a specific time frame.

Operating Expenses

Fund expenses that are directly related to the fund's primary service activities.

Other Funds

Other Funds are related to funding sources other than those within the General Fund and Hope VI programs. These include federal, local and state grants, and philanthropic awards or donations.

Operating Revenue

Fund revenues directly related to the fund's primary service activities. These revenues consist of rent income and operating subsidies.

Operating Subsidy

Payments authorized by the U.S. Housing Act of 1937 to subsidize the operating costs of low-rent public housing projects.

Private Property Management

Firms that manage the day-to-day operations of the public housing units in CHA's Family, Senior, Scattered Sites and Mixed-Income housing portfolios. PPM's are responsible for the physical operations and maintenance of the buildings, facilities, equipment, unit interiors, common areas, and grounds. Leasing, annual tenant recertification, rent calculation, rent collection, lease enforcement, and community relations and compliance with all applicable CHA, HUD and local rules and regulations governing the operation of public housing.

Program

An organized set of related work activities within the Authority, which is directed toward a common purpose or goal and represents a well-defined use of Authority resources.

Program Budget

A budget that focuses upon various HUD programs rather than organizational budget units or object classes of expenditure. A program budget provides information on what each program is committed to accomplish in the long-run (goals) and in the short-run and measures the degree of achievement of program objectives (performance measures.)

Project Expense Level (PEL)

The formula used to calculate the amount of operating subsidies required by each Public Housing Authority to operate its public housing units.

Proprietary Fund Types

The classification used to account for the Authority's on-going activities that are similar to those often found in the private sector. All assets, liabilities, equities, revenues, expenses and transfers relating to the government's business activities are accounted for through proprietary funds. The measurement focus is on determination of net income, financial position and changes in financial position.

Real Estate Assessment Center (REAC)

REAC is responsible for providing accurate, credible and reliable assessments of HUD's real estate portfolio.

Relocation Rights Contract

The Relocation Rights Contract sets forth, in detail, the manner in which relocation will occur, specific notice procedures, resident outreach initiatives such as relocation planning meetings, the Chicago Housing Authority's obligations, and resident rights and duties.

Revenue

Funds that the government receives as income. This includes such items as rental income, HUD operating subsidy, grant revenues, interest income and other receipts.

Reserve

An account used to indicate that a portion of a fund's assets is restricted or unrestricted for a specific purpose and is, therefore, not available for general appropriation.

GLOSSARY

Section 202

Section 202 mandates demolition of certain "distressed" developments that cannot be revitalized for less than the cost of vouchers. Under Section 202, demolition is required when the monthly per unit cost to renovate and maintain any contiguous property with more than 300 units and with a vacancy rate in excess of 10 percent exceeds the monthly cost of a housing voucher.

Section 3

The purpose of Section 3 of the Housing and Urban Development Act of 1968, as amended by Section 915 of the Housing and Community Development Act of 1992 is to "ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be directed toward low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low and very low-income persons."

Section 3 Resident

A public housing resident or an individual who resides in the metropolitan area or Non-metropolitan county in which the Section 3 covered assistance is expended.

Section 8 Fund (Non-MTW)

Includes two types: Moderate Rehabilitation and 11/B Program. These programs provide assistance to low-income persons/families.

Section 8 (HCV) Program

A housing program administered by the Authority. The qualified low-income person and/or family rents a unit from a private landlord. The Authority subsidizes the rent based on fair market rent (FMR) established by HUD. The client is obligated to pay rent to the landlord based on the client's income.

Sundry

Includes stationary, office supplies, printing and duplication services, computer expenses, publications, membership dues and fees, executive search fees, court costs and reporting fees, advertising costs, postage and courier fees, temporary service expenses, rental office equipment expense, office rental costs, maintenance, meeting costs, telephone and parking expenses.

Tax-Exempt Securities

An obligation whose interest is tax exempt.

Tranche

One of several related securities offered at the same time. Tranches from the same offering usually have different risk, reward/maturity characteristics.

Very Low-Income Persons

Families (or single persons) whose incomes do not exceed 50 percent of the median income for the area.

Working Capital

The excess of current assets over current liabilities; used to indicate the relative liquidity of an enterprise or internal service fund.

ACRONYMS

ACC	Annual Contributions Contracts
ACOP	Admission and Continued Occupancy Policy
AID	Agency for International Development
AMP	Asset Management Property
ARRA	American Recovery & Reinvestment Act
BPI	Business and Professional People for the Public Interest
CAC	Central Advisory Council
CAFR	Comprehensive Annual Financial Report
CAPS	Chicago Alternative Policing Strategy
CCD	Capital Construction Development
CDS	Community Development and Support
CEO	Chief Executive Officer
CFO	Chief Financial Officer
CGP	Comprehensive Grant Program
CHA	Chicago Housing Authority
CIP	Capital Improvement Program
CMO	Collateralized Mortgage Obligations
CMTS	Client Management Tracking System
CHO	Chief Housing Officer
CSF	Critical Success Factor
DBE	Disadvantaged Business Enterprise
DCCA	Department of Commerce and Community Affairs
DCEO	Department of Commerce and Economic Opportunity
EIV	Enterprise Income Verification
ERP	Enterprise Resource Planning
ESCO	Energy Service Companies
EVP	Executive Vice President
FFB	Federal Financing Bank
FHLB	Federal Home Loan Bank
FIC	Family Investment Center
FMR	Fair Market Rent
FNMA	Federal National Mortgage Association
FHLMC	Federal Home Loan Mortgage Corporation
FTE	Full -Time Equivalent
FY	Fiscal Year
GAAP	Generally Accepted Accounting Principles
HAP	Housing Assistance Payments
HCV	Housing Choice Voucher
HOP	Housing Option Process
HUD	Department of Housing and Urban Development
IADN	Inter-American Development Bank Notes
LAC	Local Advisory Council
LBP	Lawson Budget Planning
MBE	Minority Business Enterprise
MROP	Major Rehabilitation of Obsolete Public Housing
MTW	Moving-to-Work
ODM	Office of Development Management
OEMC	Office of Emergency Management & Communications
PBCA	Performance Based Contract Administration
PEFCO	Private Export Funding Corporation
PEL	Project Expense Level
PHDEP	Public Housing Drug Elimination Program
PII	Property Investment Initiative
PPM	Private Property Management
PRA	Property Rental Assistance
RFI	Request for Information
RMC	Resident Management Corporations
ROSS	Resident Opportunity Self-Sufficiency
SLMA	Student Loan Marketing Association
SVP	Senior Vice President
TOP	Technology Opportunity Program
TVA	Tennessee Valley Authority
UPCS	Uniform Physical Condition Standard
WBE	Women's Business Enterprise

GUIDE TO OTHER USEFUL DOCUMENTS

The Chicago Housing Authority's (CHA) Annual Plan

This document outlines the CHA's major programs, policy direction and organizational initiatives. This plan is required to be submitted to the Department of Housing & Urban Development (HUD) under the Moving-to-Work Agreement.

The Comprehensive Annual Financial Report (CAFR)

This document contains the CHA's Independent Auditor's Report and general purpose financial statements. Also provided are the combining and individual program schedules for the Authority's Enterprise and Pension Trust Fund Activities.

Budget-In-Brief

This document provides a summary of budget highlights for the current fiscal year including, Strategic Goals, Revenue and Expenditure Summary, Sources and Uses of Funds, and Demographics.

For a copy of any of the documents listed above or, for more information, please contact us via:

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CHANGE.

CHICAGO HOUSING AUTHORITY