



CHA

CHICAGO HOUSING
AUTHORITY™

CREATING OPPORTUNITY: **A PROGRESS REPORT**



1229

MESSAGE FROM THE CEO

Dear Friends,

In 2015 we accelerated the pace at which CHA -- through innovation and hard work -- strived to be an important partner in meeting the housing needs of our city. This work was made possible because of the strong foundation upon which our efforts build.

Chicago, its Housing Authority and the Plan for Transformation set in motion 16 years ago have been trendsetters for the nation. The first Authority in the nation to fundamentally rethink and restructure its entire housing portfolio to ensure the greatest integration of its physical structure and residents into the fabric of the city, the Chicago experience has been recognized as an important contribution to the entire nation.

Chicago has pioneered new concepts that have been replicated and adopted by many: The rebuilding of whole neighborhoods, the use of new financing mechanisms to ensure a mixture of incomes in any communities built, pioneering co-investment and acquisition of properties to achieve opportunity housing and income integration throughout the city.

Chicago has been the testing ground for new ideas and strategies -- many of which are working and some which have provided lessons learned. From all that the City and the CHA have learned, we move forward better equipped to succeed.

I am pleased, then, to share with you an overview of the CHA's progress to date and our vision for the future.

Sincerely,



Eugene Jones, Jr.
Chief Executive Officer
Chicago Housing Authority





LOOKING BACK TO MOVE FORWARD: AN OVERVIEW

In 1996, the U.S. Department of Housing and Urban Development took control of the Chicago Housing Authority, despite attempts by a variety of administrations to remedy the segregation, mismanagement and disrepair of CHA properties that had compounded over the previous 30 years since the landmark 1966 court decision in *Gautreaux v. Chicago Housing Authority*.

In 1999, CHA developments constituted 11 out of 15 of the nation's poorest census tracts. Of the more than 38,000 units owned by CHA, less than 25,000 were habitable and HUD had condemned 14,000 units, mostly in high rise buildings that isolated tenants and communities from opportunities and investment. That year, the City of Chicago agreed to take back control of CHA and drafted the Plan for Transformation, an ambitious plan that called for the demolition and transformation of all high-rise developments into mixed-income developments and the comprehensive rehabilitation of all the other scattered-site, senior and lower-density family properties.

The Plan for Transformation formally began on February 6, 2000 when the CHA and HUD signed the original Moving to Work (MTW) Agreement, which designated the agency as a participant in HUD's Moving to Work Demonstration Program.

As a result, HUD committed to providing: \$1.5 billion in capital funding, subject to congressional appropriation each year, for the restoration or replacement of 25,000 units for public housing eligible residents; a Housing Choice Voucher (formerly Section 8 voucher) for every unit demolished and not funded by HUD for replacement; and flexibility in the use of capital funds, with strict oversight, to encourage innovative strategies in achieving the integration of tenants and buildings into the broader fabric of the city. In return, CHA would demolish the 14,000 CHA public housing units which did not satisfy HUD's 202 Viability Rule requirement and ensure that all new housing built would be in mixed-income communities and provide services to the existing households as long as they were lease compliant.

Today CHA has embraced transformation and looks very different than it did in 1999. CHA is considered an exemplary agency by HUD, and CHA programs are seen as models for others throughout the nation. One of only 39 housing agencies across the country given a 10-year extension as a Moving To Work authority due to its demonstrated innovation and effectiveness, CHA is well-positioned to meet the needs of Chicago's unique neighborhoods today and into the future.

In 1999, CHA served only 51,000 families and today it serves 64,000 families and individuals in senior housing, family housing, scattered site housing, mixed-income developments and through the second largest housing choice voucher program in the country.

This report is meant to provide an overview of the path forged since the start of the Plan for Transformation.



EVOLVING STRATEGIES TO ACCOMPLISH THE RENEWAL

Chicago's agreement with HUD to renovate its viable housing and build new housing in mixed-income environments was unprecedented. No guidelines or previous experiences were available as guides to the strategies needed to finance, build and operate housing at this scale. Fifteen years later, Chicago has demonstrated how it can be done, learning what works, what doesn't and sharing the lessons learned with the nation. Today the CHA has completed the building or renovation of more than 22,386 apartments, and has delivered 90% of the 25,000 homes and apartments envisioned in the agreements of 1999.

Progress toward 25,000 Units as of Q4 2015

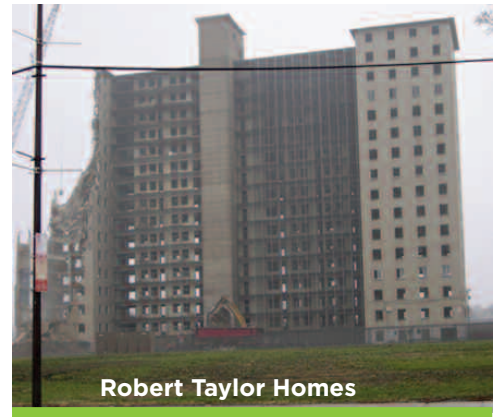
Unit Delivery Category	Total Units by Unit Delivery Category
Total Housing Units Delivered	22,386
Public Housing Units	19,432
Traditional Family	4,689
Scattered Site	2,772
Senior	9,386
Acquisition	38
Mixed Income	2,547
PRA/PBV Units	2,954

HOUSING THAT ANCHORS NEIGHBORHOODS

The cornerstone and most dramatic aspect of Chicago's plan was the tear-down of the condemned housing units and their replacement with mixed-income housing developments, undertaken in partnership with the City of Chicago, developers and non-profit partners. In all, approximately \$570 million of CHA federal funds have leveraged an additional \$1.67 billion to support housing in mixed-income developments throughout the City.

Since 2000, seven different former CHA developments have been demolished and replaced with both mixed-income housing and a variety of retail and community assets. These mixed-income developments have stimulated unprecedented economic development and renewal throughout the communities they anchor, and have resulted in jobs and services that create sustainable neighborhoods.

The attractive homes and bustling retail that stand where high rise towers once stood speak to the success of the bold mixed-income, mixed-use development strategy undertaken in 2000.



Robert Taylor Homes

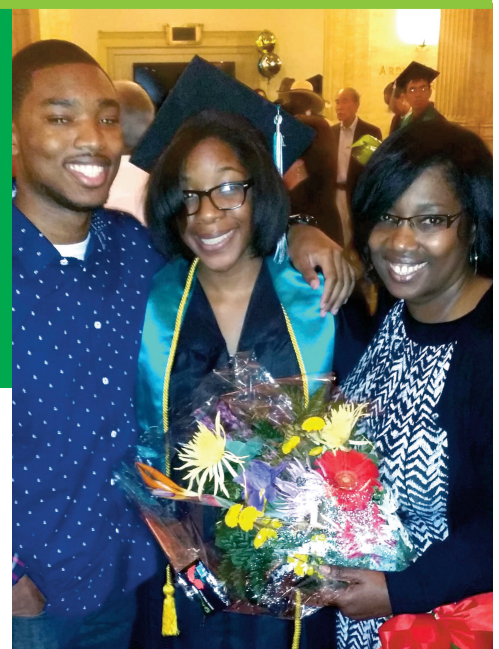


Legends South

"I absolutely love the development, the management and the support. This area is beautiful now, and sometimes I stand here at night thinking how beautiful my surroundings are in a place that once housed thousands of people and had such a horrible reputation. This is now a home, and I intend to stay here for the long term."

- Debra Simmons, Legends South Resident

Debra Simmons is a longtime resident of Legends South, a mixed-income site that opened in 2007 and stands where Robert Taylor Homes once towered. As a child Debra lived in Robert Taylor Homes, and she has been amazed at the transformation.





“We were looking for a place to buy back in 2011 the year we got married. I grew up in a mixed-income community when I was younger, in a suburb of Paris. (Growing up), segregation was everywhere, and I wanted to avoid that life at all costs. It’s been six years, and we have a daughter now. I’m actually in the process of starting my own business, and eventually I want to start hiring people from the neighborhood.”

- Benoit Jacob, Parkside of Old Town market rate homeowner

Jessica Joyce Lewis and Benoit Jacob are a couple who currently live at Parkside of Old Town - a multi-phase, mixed-income development that stands on the former footprint of the Cabrini-Green housing development.



Mixed-Income Redevelopment Sites

Development Name	Public Housing Units	Affordable Housing Units	Market Housing Units	Total COMPLETE ALL Housing
Parkside of Old Town	167	140	248	555
Roosevelt Square	245	185	161	591
Oakwood Shores	336	267	260	863
Park Boulevard	137	112	146	395
Legends South	279	228	111	618
West Haven Park	237	109	201	547
West End	136	86	55	277

PARTNERSHIPS THAT CREATE AFFORDABILITY AND OPPORTUNITY

A partnership with The Resurrection Project (TRP) and other local investors, Casa Querétaro is CHA's first mixed-income development in Pilsen which opened in February 2016. The new apartment building provides 30 affordable and 15 CHA units to low-income families so they can continue living in this vibrant community.

"The new construction comes at a time when people are struggling to find housing within their budgets and TRP is proud to be able to offer quality, safe housing people can afford."

***- Raul Raymundo,
The Resurrection Project CEO***

"I've been living in Pilsen for 40 years and I live in front of Casa Querétaro. Today, the empty lot has become a positive community space for families and our street is safer, more vibrant, and healthy for everyone."

***- Alicia Rocha,
Lifelong Pilsen resident***

With the same principles in place and the flexibility afforded by MTW status, CHA has partnered with others to create mixed-housing in both emerging and established neighborhoods that extend well beyond the footprint of the old high rise developments.

Co-investment from local developers, non-profits, corporate partners and federal and state agencies has led to a significant level of investment that would not have been accomplished otherwise in these emerging and vibrant Chicago neighborhoods.





CHA also pursues partnerships through the use of Property Rental Assistance (PRA). This program provides Project Based Vouchers that ensure long-term affordability at properties in neighborhoods across the city. In 2015, 299 project based voucher units were created through PRA which help to ensure developments like Hope Manor II become a reality.

Hope Manor II, located in Chicago's Englewood community is operated by Volunteers of America of Illinois, and is one of the country's first supportive housing developments for veterans with families. CHA's PRA program provides 73 project-based vouchers to families like Jeanetta Johnson's – a U.S. Army veteran and the single mother of two children whose search for stable housing took two years before she discovered Hope Manor II.

"I was in Joliet, and I lost my job. I had to move back to Chicago with my two kids and I didn't have money at that time. I loved being in the Army. It was very organized and stable and since I got out it's been totally different. I wasn't able to get out on my own until I had some where to live that was stable and all of that changed since we have been able to stay here at Hope Manor II."

*Jeanetta Johnson,
CHA Resident, Hope Manor II*



"Without the operating revenue that comes from the rental subsidies we have from the Chicago Housing Authority none of this would be possible. It's one thing to build it but if the resources aren't there to run it every single day then you can't even start it. The partnership and the commitment that we have with the CHA is really ultimately what's allowed us to get to the finish line."

*Nancy Hughes,
President and CEO Volunteers of America of Illinois*



Harvest Commons is another development made possible thanks to a partnership with Heartland Alliance, CHA’s PRA assistance and other investment partners. Through mixed income investment and PRA subsidy, a formerly dilapidated building on the city’s Near West Side has been transformed into a sustainable and affordable development with 89 units for residents who have previously experienced homelessness or incarceration.

Two years ago, after a period of substance use and homelessness that led to jail time, Shontell found herself at a crossroads. “People don’t realize all it takes to come back into society after you’ve been incarcerated. It’s really hard,” Shontell says. But after completing her sentence, Shontell moved into interim housing before getting connected to Heartland Alliance’s Harvest Commons where she has been successful in finding a fresh start. She is currently a building monitor at Grace House where she lived before moving and is enrolled in Malcolm X College where she is pursuing culinary arts.



“Our partnership with the Chicago Housing Authority spans the majority of Heartland Housing’s 27-year history. The people that find homes through us now don’t have to make a choice between housing and prescriptions, or housing and food, or housing and other daily necessities. The teams we’ve worked with at CHA over the years made this possible, and the results speak for themselves: hundreds of good homes, and thousands of lives changed.”

Michael Goldberg, Executive Director, Heartland Housing

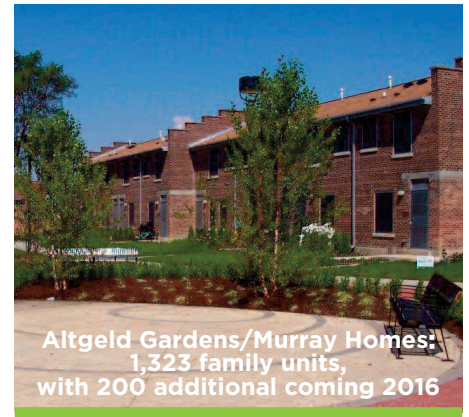
CHA’s commitment to providing project-based rental subsidies is vital to the creation of affordable housing across the city and helps to support housing for individuals and families who need more than just a place to live. It also supports the development of mixed income properties – both new and rehabbed – that ensure our communities reflect the kind of income diversity that helps build healthy neighborhoods. These partnership investments provide CHA residents with opportunity, provide partners with needed capital, and provide communities with the guarantee of long term affordable housing options for residents.

Development Type	PRA/PBV Units
Senior	725
Family	915
Supportive	1,314
Total:	2,954 Units

RENEWING CHA HOUSING THROUGH REHABILITATION

While much focus has been on new mixed-income developments, CHA has spent millions of dollars to support the rehabilitation and renewal of its housing stock that serves nearly 18,000 families and seniors in senior, family and scattered site housing.

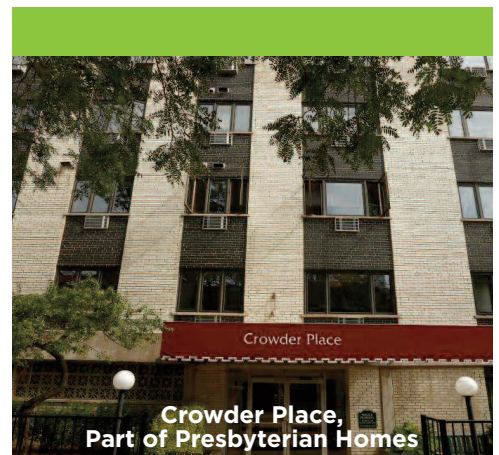
As of 2015, CHA has completed the rehabilitation of more than 16,800 public housing units. Some of the work that has been completed and is currently under way includes:



RENEWING CHA HOUSING THROUGH ACQUISITION

Acquisition is another important means of creating quality affordable housing in both thriving and emerging neighborhoods across the city. The CHA owns and maintains these properties, which have created a foundation that will continue to provide quality affordable housing to CHA residents in the years to come. In recent years, CHA has launched new acquisition strategies and works creatively to fund a variety of mixed-finance and collaborative projects. CHA remains committed to supporting an ongoing standard of living at these newly acquired properties.

An example of our acquisition strategy was the recent purchase of three apartment buildings that make up the Chicago portfolio of Presbyterian Homes, one of the nation's largest providers of affordable housing for seniors. The decision to purchase the three buildings illustrates the CHA's creative approach to expanding affordable housing and is part of the agency's strategy to acquire and rehab housing so that people have access to housing opportunities in neighborhoods across the city. The purchase of these buildings will add 111 apartments to the City's affordable housing stock and preserve affordable housing while expanding long-term affordable housing opportunities on the North Side.



BUILDING MORE THAN HOUSING: SUSTAINABLE COMMUNITIES

While CHA is focused on expanding affordable housing opportunities, CHA also works to create broader opportunities by investing in community assets. Retail, community space, schools, parks and gardens elevate the value of a community and both CHA residents and the city benefit when communities can provide education, employment and a sense of belonging that brings neighbors together. It is thanks to the collaborative work and mixed-finance approach made possible through extensive and diverse partnerships that make mixed-income and mixed-use communities possible.



MARIANO'S

Opening in 2016, a 74,000 square-foot Mariano's grocery store will serve the Bronzeville community. The \$24 million project is the result of a mixed-finance collaboration with CHA and important community partners who prioritize catalyzing economic investments.

"It is because of collaborative efforts with the CHA and other community partners that we are able to bring a high impact grocery store like Mariano's to an area once deprived of fresh produce and local convenience. Housing is critical, but a holistic community is what we strive to achieve. By combining residential, retail, and commercial space, we can generate investment, quality jobs, and allow residents to take pride in their neighborhood."

David Doig, President, Chicago Neighborhood Initiatives

QUAD COMMUNITIES ARTS AND REC CENTER

Construction began at this 5.2 acre site at 35th Street and Cottage Grove Avenue in 2015. When completed in 2016, the 32,000 square-foot facility will include indoor basketball courts, an indoor swimming pool, fitness center and art, education and community space.

"CHA's Plan for Transformation has greatly improved the surrounding communities of North Kenwood-Oakland and Bronzeville through better housing, the availability of family services, and an elevated quality-of-life. With CHA and HUD support for amenities such as the Arts and Recreation Center, parks, schools, and other retail on CHA land, we no longer have concrete public housing enclaves unto themselves -- a testament to forward, inclusionary thinking on the part of government and the people."

Shirley Newsome, Chairman of Quad Communities Development Corporation and North Kenwood-Oakland community member since 1979



CREATING OPPORTUNITY THROUGH HOUSING CHOICE VOUCHERS

While we focus on bricks and mortar, the largest growth has been in the Housing Choice Voucher (HCV) program, which the CHA manages for HUD. The HCV program was created to ease the rent burden of low income individuals and families whose names are chosen from a wait list or through a number of special programs for veterans, the homeless, victims of domestic abuse and the disabled.

In 1999 the CHA leased 30,000 vouchers, and today that number has increased to 46,000. The HCV program (formerly Section 8) was created by the federal government in 1974 and provides individuals with the difference between what they can afford to pay for rent (no more than 30% of their income) and what the federal government considers the fair market rent.

Since the program's inception, voucher holders have been free to choose where they live as long as the apartment passes an initial inspection and HUD deems the rent to be within its guidelines. The choice is the resident's and the CHA provides mobility counselling that ensures access and opportunity to education, employment, and stabilizing communities.

In 2015, CHA completed the HCV waitlist registration process by selecting 96,000 names for the following:

- 50,000 for HCV waitlist
- 30,000 for Family Public Housing waitlist
- 16,000 for Property Rental Assistance waitlist

The Scattered Site South East (SS SE) waitlist also opened for 10 community areas served by this list and 700 applications were received.

"It is very peaceful. Our building is like a family. We watch out for each other. If someone is late, someone is always on alert. It's like a family. I'm blessed to have been a part of Section 8 and blessed to have a voucher."

Tina Harden,
Housing Choice Voucher Holder

Tina Harden is a housing choice voucher holder on Chicago's South side where she lives with her daughter and granddaughter. Harden first lived at Robert Taylor Homes, followed by Trumbull Park and then Logan Hall when she was offered a voucher. She eagerly accepted and chose her current home, a place where she feels safe.



CHA also leased 5,625 more Housing Choice Vouchers and, thanks to the flexibility offered by MTW, has worked with advocates to design special programs that help some of the most vulnerable Chicagoans in need of affordable housing. These programs are carried out with CHA Board approval and in partnership with plans advanced by Mayor Rahm Emanuel as part of the city's Plan 2.0 to end homelessness, including among veterans. Programs include:

Homeless Veterans Initiative: After CHA's allocation of more than 1,000 Veterans Affairs Supportive Housing (VASH) vouchers were leased, CHA set aside an additional 450 vouchers for homeless veterans to be leased over the next three years.

Re-entry Pilot Demonstration Program: Allows for 50 eligible, formerly incarcerated individuals to move into traditional public housing or an HCV-assisted unit, providing individuals leaving incarceration with a strong support structure.

Matched Unit Mobility Counseling Program: 218 vouchers for those on the public housing waitlist with children under 13 who participate in the mobility counselling demonstration program.

HCV Deinstitutionalization Initiative: 350 vouchers to support those with chronic mental illness who otherwise might face homelessness.

Access Living Family Voucher Initiative: 190 vouchers for those with physical disabilities.

Another way CHA offers choice and opportunity to voucher holders is through its Choose to Own Program. The Program allows residents to obtain a home that is entirely their own – many for the first time. The program combines knowledgeable staff and strong community partnerships with a comprehensive support network that facilitates a path to homeownership. In 2016, CHA is on track to have its 500th Choose To Own homebuyer.

“I’m still happy, and I’m still doing well. This was my first time on the south side and I was scared because it was something new. It felt like, when the keys were given to me, it was like having my first child. A big responsibility and it was special.”

**Teresita Diaz, Housing Choice Voucher Holder
and Choose to Own Homebuyer**

Teresita Diaz was the 400th participant of the Choose to Own Program in March 2010, and she bought a house at 45th and Western in the Brighton Park community.



ACCOUNTABILITY

Quality housing standards are a CHA priority and the inspection process for landlords who provide housing to voucher holders generally exceeds the level of scrutiny of most residential units in Chicago:

- Rigorous initial and annual inspections to ensure tenants are moving into safe, quality housing that remains at federal Housing Quality Standards throughout the term of the lease.
- Background checks on building owners and cross references with City’s “Problem Landlord List” and CHA’s list of ineligible landlords.
- A dedicated team of CHA inspectors who can act quickly to address reported violations and ensure emergency deficiencies are addressed in 24 hours.
- Payment suspension if any apartment or house fails re-inspection.

Over the past year, CHA has conducted an average of 570 complaint inspections per month and additionally launched two new accountability programs that benefit both residents and property owners.

Inspection Excellence Program (IEP) launched in January 2016, works to incentivize owners to pass all inspections on the first visit, elevate the quality of housing, and reduces inspection costs. The new program has allowed significant expansion with property owner participation growing from 1,300 to 5,432 households.

Owner Suspension Guidelines have also recently been implemented by CHA to minimize the number of low-performing owners who repeatedly fail to meet mandated federal housing standards. The new suspension guidelines mandate a yearlong suspension, federal housing standards training, property management training, and no repeat violations.

While many people still choose to live close to where they grew up or where their friendship and family networks are the strongest, through counselling and support, HCV families have begun to break down the barriers of the past, and today, housing choice vouchers are accepted in all 77 of Chicago’s community areas.

A PROFILE OF CHA RESIDENTS TODAY

- CHA seniors represent 4% of Chicago seniors and in public housing, 64% of all households are comprised of seniors or people with disabilities.
- In public housing the number of youth ages 17 and under has decreased over time while the senior population has increased.
- Most households are African American but the number of Hispanic and White households has increased since 2000.
- The majority of heads of households in both public housing and HCV programs are female.
- The average income earned by heads of households from working has increased from \$10,000 in 2000 to OVER \$19,500 today.



KEEPING A PROMISE

At the beginning of the Plan, there were approximately 25,000 households in good standing who lived in CHA housing. Of those, nearly 8,300 were residents of senior housing and approximately 16,500 resided in family or scattered-site developments.

Of those, to date:

- 10,208 families satisfied their right of return
 - 26 percent (4,497) choosing to live in a traditional family or senior housing development,
 - 11 percent (1,816) choosing to live in one of the mixed income communities that have arisen on former public housing sites
 - 23 percent (3,895) of families have chosen to live in communities throughout Chicago.
- 1,171 individuals died
- 1,590 were evicted before satisfying their right of return
- 3,266 families have never been heard from but maintain their right to a voucher or apartment should they ever respond to the CHA's notices and outreach.
- Only 611 families remain who have not yet made a final choice who today are living at a CHA property or in the larger Chicago area with a Housing Choice Voucher, including 72 families who no longer are using a subsidy.

CREATING OPPORTUNITIES FOR PEOPLE

The initiatives of the CHA are strongly driven by housing solutions, but the CHA does more than simply invest in buildings. With the flexibility provided by MTW, CHA has created a series of programs and services that provide residents with the education, job training and essential services that create opportunities and improve quality of life.

In 1999, only 15 percent of working age adults in public housing were employed, and the average head of household made just \$10,000 in annual income. Over the last decade CHA has empowered residents to overcome challenging barriers, and today 62% of working age adults in public housing are employed with heads of households earning an average income of \$19,557.

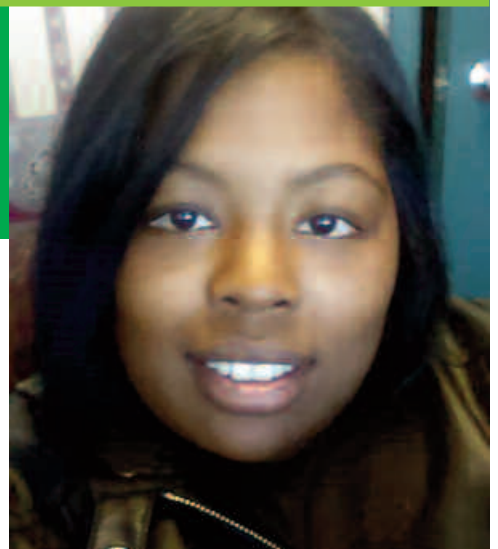
This progress is a direct result of intentional CHA programming that connects residents with meaningful and motivating opportunities. Opportunity Chicago for example, a public-private initiative focused on providing residents with job training and placement programs, connected over 5,000 residents to jobs in a four year period. And, during the three years under Plan Forward, an additional 6,500 residents were placed into jobs with 2,163 adults being placed in the past year alone. This could not have been possible without CHA's support.

CHA programs are extensive and create opportunities for residents at every stage of life. The outcomes speak for themselves, and in the last year:

- 85 residents graduated from the Family Self-Sufficiency (FSS) Program earning more than \$1.8 million in escrow savings. FSS offers specialized job training, advanced educational opportunities and allows individuals to save for the future.
- 50 families in public housing transitioned off of subsidy, and 59% of residents in public housing had a decrease in subsidy.
- 66 residents completed a business development program with many successfully launching their own business.

"How bad do you want a job? You do have people here to help you. This program (Jobs Plus) is helpful. You do have to put your best effort forward and one thing you must have is patience."

Rasshida Davey, CHA Jobs Plus participant



Rasshida Davey is a 29-year-old mother of four who has lived at Altgeld Gardens since July of 2015. After enrolling in Jobs Plus, a federally funded pilot program aimed at advancing the earnings and employment outcomes for Public Housing residents, Rasshida pursued manufacturing training and was offered a full-time position with benefits as a factory operator with ADE. Inc. a technology packaging manufacturing company located on the Far South Side of Chicago.



"I encourage everyone - friends, family and my children's friends - to pursue an education. I work hard every day and while sometimes it's hard, I will never stop trying. I went back to school alongside my children, and with CHA support, I was able to complete my master's degree last December. I'm participating in the CHA Choose to Own program as well, and I will hopefully be a home owner by the end of the summer. I've never owned a home and this is my next big goal."

Adele Stukas, CHA Scholarship Recipient & Choose to Own Participant

In December 2015, Adele - a mother of five, a CHA scholarship recipient and a Choose to Own program participant - graduated with a master's degree in Criminal and Social Justice with an emphasis on Homeland Security from Lewis University. After putting her education on hold, Adele decided to pursue a college education after her daughter graduated from high school.

CHA YOUTH

CHA youth represent some of the most promising CHA residents and they represent the future of Chicago. With the right training and resources, these young individuals can set, meet and achieve anything they set their minds too.

In 2015:

- 2,649 youth were able to earn more than \$2 million through the Summer Youth Employment Program.
- 8,841 youth were engaged in out-of-school and after-school programming.
- Over 2,000 youth were engaged in college prep and City Colleges of Chicago programming.
- 220 scholarships were provided to college bound youth and adults providing \$250,000 in support of residents.

And youth opportunities will continue to expand in 2016 as CHA's Year of Youth broadens opportunities, fosters young leadership skills and connects youth to individualized pathways to success. The Year of the Youth builds on the extensive youth outreach the CHA has already been offering and the substantial accomplishments youth have already achieved.

"CHA is one of your most vital networks. Stay in touch... I kept in touch and as a result CHA was able to connect me with another Posse Scholar who gave me advice on what it took for her to be a Posse Scholar. My consistent connection with CHA also helped me secure one of the best internships of my college career at the University Of Chicago Institute Of Politics."

Joushlyn Jones, CHA Scholarship Recipient

Joushlyn is a rising senior at Agnes Scott College, a CHA scholarship recipient, an active CHA community member, a Posse Scholar and a Gilman International Education Scholar accepted into two pre-law programs for summer 2016.





TOWARD THE FUTURE

Having learned what works and, sometimes, what doesn't the CHA continues to identify ways in which it can create more opportunity in every neighborhood in the city.

CHA is on pace in the next two years to support the construction, rehabilitation and co-investment of 1,000 units of housing. Today there are more voucher holders than ever before and they reside in every one of Chicago's 77 Chicago communities.

As we expand our investments, we are continuing to see the positive results. Chicago Magazine in April listed the best places to live in Chicago and among the 11 neighborhoods they named were Cabrini-Green, North Bronzeville and West Haven – all communities where CHA and its partners have made a substantial investment.

Some current CHA investments include:

North Side: The rehab of Presbyterian Homes, with 111 units and the expansion of Parkside of Old Town, which will provide 36 public housing, 27 affordable, and 43 market rate units.

West Side: The complete rehab of the Fannie Emanuel Apartments in West Garfield Park and Sterling Park Apartments the adaptive re-use of a vacant, historic industrial office and research facility formerly owned by Sears Roebuck and Co. in the Homan Square community.

Far Southeast Side: The complete rehab of 218 units in 25 existing buildings at Altgeld Gardens as well as new landscaping at the development.

Bronzeville: Rosenwald Courts, the renovation of this historic building in partnership with the city into a mixed-income building that will provide 239 quality family and senior apartments.

South Side: St. Edmund's Oasis with 58 total units, 19 CHA units and 39 affordable.

CHA has made progress on redevelopment planning for several major sites this year:

Ickes: The master developer was selected and planning for Phase 1 has begun

Cabrini-Green: The city and CHA released the solicitation for Phase 1 of the development zone plan in December 2015

Roosevelt Square: The revised master plan for this redevelopment area was completed in December 2015.

Lathrop Homes: The Chicago Plan Commission approved the redevelopment plan in February 2015 and the closing is expected to take place by the end of 2016.

As this report shows, we have made substantial progress toward our goals of rebuilding housing and helping residents forge a path to self-sufficiency while working with our partners and the communities we serve to build stronger, better neighborhoods. There is more work ahead, and with new and innovative initiatives, the CHA will improve affordable housing opportunities in every neighborhood in our city.





CHA

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