



FY2019 MOVING TO WORK ANNUAL PLAN



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Message from CEO

On behalf of the Chicago Housing Authority, I am pleased to present CHA's FY2019 MTW Annual Plan.

CHA continues to serve as the leading provider of high-quality low-income housing in the City of Chicago, serving more than 63,000 households and more than 135,000 individuals through the public housing, project-based voucher and tenant-based voucher programs. In FY2019, CHA will continue its leadership role by identifying new opportunities to preserve and create housing for low-income families in diverse communities across Chicago; investing in capital improvements to ensure the continuing high-quality of CHA's existing housing stock; working with development, non-profit and government partners to leverage our investments to build strong communities; and providing a variety of programs for residents that encourage self-sufficiency and growth.

CHA has participated in the Department of Housing and Urban Development's Moving to Work (MTW) Program since 2000. As an MTW agency, CHA has regulatory and funding flexibility to develop locally-driven strategies to encourage resident self-sufficiency; achieve efficiencies and cost savings in programs and operations; and increase housing options for low-income residents. Without this flexibility, CHA would not be able to provide such a wide variety of programs for residents while continuing to invest in vital capital and development projects.

In FY2019, CHA expects to deliver an additional 812 housing units through a combination of project-based voucher units, new public housing units and real estate acquisitions. CHA will also continue with redevelopment plans at major public housing sites including Cabrini, Horner, Ickes, Lathrop, LeClaire and ABLA/Roosevelt Square. Other projected FY2019 development and capital construction activities include:

- Renovations at CHA's scattered site properties;
- Upgrades, life safety improvements and repairs at CHA senior properties;
- Conversion of the Pope Elementary School into CHA office space and housing;
- Construction of a new library, childcare facility and community space within the Altgeld Murray Homes community;
- Continuation of elevator modernization program throughout the portfolio;
- Installation of new trash enclosures and lifts, and sewer repairs at Dearborn Homes.

In FY2019, CHA will also continue to move forward with the RAD PBV conversions for the entire portfolio application. To date, CHA has closed multiple transactions with more than 4,000 units converted to PBV under the RAD program.

The Housing Choice Voucher (HCV) Program continues to serve as a significant tool for providing affordable housing to those in need, providing more than \$460 million in rental subsidies to more than 13,000 landlords across Chicago. In FY2019, CHA will continue to maintain a voucher utilization rate of 90% by providing rental subsidies to more than 47,000 households.

CHA currently has HUD approval for 26 MTW activities and programs. In FY2019, CHA has proposed one new MTW activity for implementation as well as changes to four existing activities that will increase the efficiency of the programs and/or provide benefits for residents. CHA will also continue to responsibly and effectively monitor and administer these activities, while looking for innovative new ways to meet the goals of the MTW program. CHA has also used the funding flexibility granted by the MTW program to implement a variety of resident services initiatives designed to increase economic independence; increase earning power; develop academic achievement; and increase the stability and quality of life for CHA residents.

Guided by our mission, our goal is to expand affordable housing opportunities in neighborhoods across the City of Chicago. We have made substantial progress in investing in communities across the city as we work with stakeholders to identify new opportunities to provide affordable housing for seniors, individuals and families.

Our investments are helping to transform lives as we provide better housing opportunities for Chicagoans. None of CHA's work would be possible without the support of our many partners and the leadership of Mayor Rahm Emanuel and our Board of Commissioners, led by Chairman John T. Hooker.

Thank you for your support as the agency targets its resources to support the needs of Chicago communities to make them better places to live.

Eugene E. Jones Jr.
Chief Executive Officer
Chicago Housing Authority

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Section One **INTRODUCTION**



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Section I: Introduction

Overview of CHA's MTW Goals and Objectives

Since 2000, CHA has been engaged in achieving the goals of the original Plan for Transformation: rehabilitate or redevelop 25,000 housing units in Chicago; reintegrate low-income families and housing into the larger physical, social and economic fabric of the city; provide opportunities and services to help residents improve their lives; and spur the revitalization of communities once dominated by CHA developments. CHA and HUD signed the original Moving To Work (MTW) Agreement on February 6, 2000 which allowed CHA to implement the original Plan for Transformation. CHA's Amended and Restated MTW Agreement with HUD was fully executed on June 26, 2008. All MTW Agreements were subsequently extended until 2028 pursuant to Congressional action.

CHA continues to pursue the three statutory objectives of the MTW Demonstration Program through a variety of innovative program initiatives:

- **MTW Statutory Objective I:** Increase housing choices for low-income families.
- **MTW Statutory Objective II:** Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- **MTW Statutory Objective III:** Reduce costs and achieve greater cost effectiveness in federal expenditures.

As part of the MTW Agreement, CHA must submit an annual plan to HUD no later than 75 days prior to the start of the fiscal year. In February 2018, HUD issued a revised Form 50900 (Attachment B to the MTW Agreement) which outlines requirements for the content of MTW annual plans/reports and for tracking the impact of MTW activities. CHA continues to work with HUD for technical guidance and feedback on MTW reporting processes and requirements to ensure compliance.

Key CHA Initiatives

CHA Unit Delivery Strategy and Progress toward Goal of 25,000 Housing Units

CHA continues to pursue a variety of unit delivery strategies to achieve the original Plan for Transformation goal of rehabilitating or replacing 25,000 units of affordable housing in Chicago and to fulfill the obligations of CHA's MTW Agreement with HUD.

- **Mixed-Income Redevelopment:** CHA will continue with new on- and off-site phases in mixed-income developments which have replaced many former CHA properties.
- **Real Estate Acquisition Program (REAP):** CHA will continue its strategy to acquire public housing units primarily in Opportunity Areas.
- **Property Rental Assistance (PRA) Program:** CHA will continue to expand the existing PRA program to provide new project-based voucher units through multi-year contracts with private owners and developers.
- **Conversion of Moderate Rehabilitation Properties:** CHA will continue to work with private owners of existing CHA Moderate Rehabilitation program properties to identify opportunities to transition these properties to the PRA Program through RAD2 conversion or the standard project-based voucher selection process.
- **Other Initiatives:** CHA continues to explore new unit delivery strategies to respond to local housing preferences and market opportunities.

During FY2019, CHA plans to achieve the 25,000 unit delivery goal of the original Plan by delivering an additional 812 housing units, for an overall total of 25,572 housing units delivered since the Plan for Transformation began. ¹ (Please refer to Section II and IV for more information.)

Projected FY2019 Unit Delivery

IL Number	Type	Program	Development	Projected FY2019 Unit Delivery
TBD	Mixed-Income Housing Redevelopment	Public Housing	Taylor Street Apts	37
TBD	Public Housing Acquisition	Real Estate Acquisition Program (REAP)	Real Estate Acquisition Program (REAP)	25
N/A	Project-Based Vouchers	Property Rental Assistance (PRA)	Multiple Properties	395
N/A	Project-Based Vouchers*	RAD 1 PBV	Multiple Properties	255
N/A	Mod Rehab Conversions	RAD 2 PBV	Lawson House	100
Total Housing Units				812

*This table does not include all RAD 1 units expected to be under HAP in FY2019; it only includes new units (not previously counted) that are expected to be completed and available for occupancy in FY2019.

Rental Assistance Demonstration (RAD) Program

In October 2013, CHA submitted a portfolio application to HUD to utilize RAD to provide a more consistent budgeting platform to support long-term operation and affordability of CHA public housing units. CHA elected to transition the proposed public housing units to the Project-Based Voucher (PBV) program. In anticipation of a potential future RAD award, CHA proceeded with required revisions to the annual plan through an amendment to the FY2014 MTW Annual Plan. In FY2014, CHA updated the HCV Administrative Plan to reflect RAD-specific policies, as well as created a RAD lease/lease addendum and RAD grievance policy. These RAD policies were released for public comment in November 2014 and approved by CHA's Board in January 2015. As reflected in these policies, CHA will adhere to the requirements of the RAD program and PBV regulations, including the incorporation of key public housing provisions that protect residents' interests and encourage resident participation and self-sufficiency. In June 2015, CHA received a RAD award for its portfolio application. Since then, CHA has closed multiple transactions with more than 4,000 units converted to PBV under the RAD program.

In FY2019, CHA will continue to move forward with RAD PBV conversions for the remaining portfolio award. (Please refer to Section II and the Appendix for more information about CHA's RAD program.)

¹ CHA's progress toward the 25,000 unit delivery goal is not the same as the total number of CHA public housing units, or the number of online public housing units. Public housing units renovated or redeveloped through the Plan ten to twelve years ago, though counted toward unit delivery progress, may now temporarily be offline for capital maintenance. Moreover, project-based vouchers (PBVs) administered through CHA's PRA Program are not CHA ACC/public housing units, but do provide needed affordable housing opportunities and are counted toward the overall goal of 25,000 revitalized housing units.

Proposed New MTW Activities in FY2019

In FY2019, CHA is requesting HUD approval for one new activity for the PBV program and significant changes to four previously approved activities.

Project-Based Voucher (PBV) Program—New Activity

- *Single HAP for Non-Contiguous PBV Properties with Same Owner (2019-01)*: CHA is proposing to implement a new activity that would allow CHA to use a single Housing Assistance Payment (HAP) contract for PBV units under the same ownership entity and located in buildings of 4 or more units that are not contiguous.

Public Housing and HCV Programs—Significant Changes to Previously Approved Activity:

- *Modified Family Self-Sufficiency (FSS) Program for HCV and Public Housing (2014-01)*: CHA is proposing the following modifications to the FSS program: (1) to allow household members other than the head of household to enroll in the program; and (2) remove interest earned from participant escrow to create a grant fund.

Housing Choice Voucher Program— Significant Change to Previously Approved Activities:

- *Modified Exception Payment Standards/Altering Mobility Area Map (2010-02)*: CHA is authorized to implement exception payment standards (EPS) that exceed the standard limit of 110% of HUD's published Fair Market Rents (FMRs) for the City of Chicago. In FY2018, CHA received approval to increase the current limit from 150% FMR to 250% in cases where it's needed as a reasonable accommodation and to change the areas eligible for EPS from Opportunity Areas to Mobility Areas. CHA is now proposing to amend the activity to add the location of the unit to criteria that can be considered to go up to 250% for a reasonable accommodation.
- *Elimination of Assets in Income Calculation after Initial Eligibility for HCV Program (2017- 01)*: CHA reinstated this activity in FY2017 and is now seeking to disregard all assets under \$50,000.
- *Income Calculation Hardship Exemption*: In FY2018, CHA received approval to implement a hardship exemption for heads of households who are making required child support payments that hinder their ability to pay their monthly rent portion. CHA is now seeking to expand this exemption to all working adult household members.

Approved MTW Activities in FY2019

In FY2019, CHA will continue or proceed with implementation of the following approved MTW activities to provide more housing options for families, assist residents in achieving self-sufficiency, and increase the cost-effectiveness of public housing and HCV program administration.

Housing/Development

- *Revitalization of 25,000 Housing Units (2000-01)*: CHA continues to make progress toward the goal of 25,000 housing units and providing additional housing opportunities for residents.
- *Alternative Reasonable Cost Formula for Redevelopment and Rehabilitation (2010-01)*: CHA is authorized to utilize an alternate reasonable cost formula for both redevelopment and rehabilitation projects.
- *Expedited Public Housing Acquisition Process (2015-01)*: CHA is authorized to use MTW flexibility to support CHA's Real Estate Acquisition Program and expedite the acquisition of units and/or buildings as public housing units.

Public Housing and Housing Choice Voucher Programs

- *\$75 Minimum Rent for Public Housing and HCV Programs (2009-01)*: CHA increased the minimum rent from \$50 to \$75 in FY2009 in public housing and HCV programs.
- *Choose to Own Homeownership Program for HCV and Public Housing (2011-01)*: CHA expanded the HCV Choose to Own Homeownership Program to eligible current public housing residents. In FY2014, CHA received approval to modify program eligibility requirements to promote participant success.
- *Triennial Re-examinations for Households with Only Elderly/Disabled Participants for HCV and Public Housing (2014-02)*: In FY2014, CHA received HUD approval to implement a streamlined triennial re-examination schedule for public housing and HCV fixed income households consisting of only disabled and/or elderly participants.
- *CHA Re-entry Pilot Program (2014-04)*: CHA has implemented a Re-entry Pilot Program for up to 50 eligible participants who are reuniting with a family member currently living in CHA public housing or CHA's HCV Program or for eligible participants currently on a CHA wait list.
- *Mobility Counseling Demonstration Program Work Requirement (2016-01)*: CHA has implemented a work requirement for applicants who consent to participation in the Mobility Counseling Demonstration Program and move to either a CHA Opportunity or Gautreaux-designated General Area utilizing a tenant-based HCV.
- *Biennial Re-examinations for Public Housing and HCV (2014-03) and (2006-01)*: CHA has implemented biennial re-examinations for public housing households in FY2017 and will continue to conduct biennial re-examinations for HCV households.

Public Housing

- *Public Housing Work Requirement (2009-02)*: Through the implementation of a work requirement across CHA's public housing portfolio, more residents are engaged in employment, education, job training, and community service in order to achieve goals for self-sufficiency. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement.
- *Office of the Ombudsman (2008-01)*: The Office of the Ombudsman provides designated staff to address the concerns of public housing residents living in mixed-income communities and serves as a liaison between residents and CHA leadership. The office assists residents in resolving issues and adapting to new communities.

Housing Choice Voucher Program

- *Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval (RTA) within 90 Days of Passed Date (2011-02)*: CHA is authorized to approve tenancy for a unit that passed inspection within the previous 90 calendar days without conducting a new inspection for each RTA received.
- *HCV Vacancy Payments (2011-03)*: As part of the HCV Inspection Excellence Program (formerly the Owner Excellence Program), CHA may provide a modest vacancy payment to eligible owners participating in the Inspection Excellence Program who re-lease an eligible unit currently in the HCV program to another HCV participant.

- Incentive Payments for Landlords in CHA Mobility Areas (2017- 02): In FY2017, CHA received approval to provide a one-time incentive payment in the amount of the contract rent to landlords in any instance where an HCV participant is entering into a new lease for a unit located in a Mobility Area.
- Increased Payment Standards at Interims (2018-01): CHA has implemented an activity to increase payment standards at Interims for elderly/disabled households and others who receive a rent increase.

Property Rental Assistance Program/Project-Based Vouchers

- Exceed the Limit of 25% Project-Based Voucher (PBV) Assistance in Family Properties (2008-02): CHA may increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building.
- PBV Contract Commitments with 21-30 Year Initial Terms with Extension Option (2011-05): CHA has received MTW authority to enter into initial PBV contracts of 21-30 years or an aggregate term not to exceed 40 years with an extension.
- Acceptance of City Certificates of Occupancy for Initial PRA Inspections (2011-06): CHA is authorized to accept the issuance of a Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards for initial PRA inspections.
- Payments during Initial Occupancy/Leasing – New Construction and Substantially Rehabilitated Properties (2011-08): CHA provides vacancy payments, as determined necessary on a project-by-project basis, during the initial operating lease-up period in order to provide an incentive for owner participation and to ensure the long-term viability of newly constructed and substantially-rehabilitated properties.
- Expansion of Public Housing Earned Income Disallowance Policy to CHA PBV Properties within the RAD Program (2016-03): CHA has retained the public housing EID policy for residents in properties transitioning to RAD PBV.
- Uniform Physical Conditions Standards (UPCS) Inspection Standards for PBV Properties within the RAD Program (2016-04): CHA has continued to utilize UPSC for inspections in properties transitioning to RAD PBV.
- Adjusting Fair Market Rent (FMR) Thresholds to Retain Existing Subsidy Levels for Select PBV Properties (2016-05): CHA may exceed the FMR cap of 110% for RAD PBV properties, as needed, to retain existing subsidy levels.

Local Programs

- Funding for City of Chicago Housing Assistance Programs (2017-04): CHA is implementing program-based assistance to help families access housing and remain stably housed. Social services will be linked to the housing assistance to ensure that families achieve stability.

Closed Out Activities

- Time Limit Demonstration Program for Housing Choice Voucher Participants (2017- 03): CHA was authorized to implement an eight-year time limit demonstration program for a total of 100 families. This activity was placed on hold in the FY2018 MTW Annual Plan and CHA plans to close it out in the FY2018 MTW Annual Report.

Finally, in FY2019, CHA will continue to utilize the single fund budget provided through MTW participation for expanded and flexible resources for overall administration of housing assistance, capital and redevelopment activities, and services and programs for residents. *(Please refer to Section V for more info.)*

2 Section Two

GENERAL HOUSING AUTHORITY OPERATING INFORMATION



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Section II: General Operating Information

This section contains General Housing Authority Operating Information for CHA's public housing portfolio and HCV program, including housing stock, leasing, and wait list information.

Section IIA: Housing Stock Information

i. Planned New Public Housing Units in FY2019

Planned New Public Housing Units to be Added During FY2019											
Amp Name and Number	Bedroom Size							Total Units	Population Type	# of Uniform Federal Accessibility Standards (UFAS) Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
Taylor Street Apartments	0	20	17	0	0	0	0	37	General	2	6
Real Estate Acquisition Program (REAP)	0	13	12	0	0	0	0	25	General	2	4

Total Public Housing Units to be Added 62

Overview of New Public Housing Units in FY2019

- Taylor Street Library and Apartments, 1340 W. Taylor Street (IL# to be assigned upon closing): As part of the Roosevelt Square mixed-income development, CHA and its development partner closed and started construction in FY2018 on a new mixed-use development at 1340 W. Taylor Street. The development plans include a first-floor public library with approximately 73 new housing units above for 37 public housing, 29 affordable and 7 market rate families. Of the 37 public housing units projected for delivery in FY2019, 2 will be fully accessible and 6 will be adaptable.
- Real Estate Acquisition Program Unit Delivery in FY2019: Under the Real Estate Acquisition Program (REAP), CHA seeks offsite acquisitions of public housing units using traditional real estate acquisition processes primarily in CHA-designated Opportunity Areas. Public housing units acquired through this program will be counted toward the overall unit delivery progress once they become available for occupancy. CHA projects 25 new public housing units through REAP in FY2019.

ii. Planned Public Housing Units to be Removed in FY2019

Dwelling Demolition

CHA is not considering any demolition activity for FY2019. Other demolition activity previously proposed in annual plans may be carried out in FY2019.

PLANNED PUBLIC HOUSING UNITS TO BE REMOVED		
AMP Name and Number	Number of Units to be Removed	Explanation for Removal
N/A: CHA is not planning any new demolition activity for FY2019.		

Total Number of Units to be Removed 0

Non-Dwelling Demolition

CHA is not planning any non-dwelling demolitions in FY2019.

IL Number	Development	Non-Dwelling Address	Justification for Non-Dwelling Demolition
N/A: CHA is not planning any new non-dwelling demolition in FY2019.			

iii. Planned New Project-Based Vouchers in FY2019

CHA has continued to expand the use of project-based vouchers (PBVs) to increase housing options for low-income families in the region. PBVs are issued directly to property owners unlike tenant-based vouchers. The following tables provide an overview of the 4,072 new PBVs planned to be under PRA/RAD1/RAD2 HAP in FY2019 and the 270 new units planned to be under a Housing Assistance Payments (AHAP) contract at the close of FY2019. The 4,072 new PBV units in FY2019 include 3,271 conversions of public housing (PH) units to RAD 1 PBVs and 801 new PBV units through RAD1, RAD2 and PRA.

Planned New Project-Based Vouchers				
Property Name	Number of Project Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
6145 North Broadway Apartments	21	Committed	No	New construction family units in the Edgewater community
Butler Lindon Apartments	18	Committed	No	Supportive housing units for homeless in the Woodlawn community
Casa Veracruz Apartments	60	Committed	No	Existing family housing in the New City, Lower West Side, and South Lawndale communities.
Clark Estes Apartments	15	Committed	No	New construction family housing in the Rogers Park community
Humboldt Park Residence	8	Committed	No	Existing housing for individuals in the Humboldt Park community
Lawrence & Broadway Apartments (1825 W. Lawrence)	17	Committed	No	New construction family units in the Uptown community
Lawson House	100	Committed	No	Mod Rehab conversion of SRO housing for homeless individuals in the Near North Side community.
Lincoln Park Community Shelter - PSH	20	Committed	No	New construction supportive housing for homeless in the Near North Side community
Mark Twain Apartments	148	Committed	No	Rehabilitation in the Near North Side community.
Pullman Artspace	6	Committed	No	New construction family housing in the Pullman community

Sarah's Circle	18	Committed	No	Supportive housing for homeless in the Uptown community
Oso Apartments	32	Committed	Yes	RAD1 family housing in the Albany Park community. Lathrop Homes transfer of assistance.
Ravenswood Senior Living Apartments, 4501 N Winchester	74	Committed	Yes	Senior housing in the Lincoln Square community. Lathrop Homes transfer of assistance.
Ickes Phase 1A	34	Committed	Yes	Family housing in the Near South community. Altgeld-Murray Homes transfer of assistance.
Ickes Phase 1B	34	Committed	Yes	Family housing in the Near South community. Altgeld-Murray Homes transfer of assistance.
Lathrop Phase 1B	77	Committed	Yes	Family housing in the Lincoln Park community.
Logan Square Transit Oriented Development	35	Committed	Yes	RAD1 family housing in the Logan Square community. Lathrop Homes transfer of assistance.
Parkside 4 Phase 2	54	Committed	Yes	RAD1 family housing in the Near North community. Lathrop Homes transfer of assistance.
4630 S. Ashland	30	Committed	Yes	RAD1 family housing in the Back of the Yards community. Altgeld-Murray transfer of assistance
<i>Albany Terrace Apartments**</i>	345	Committed	Yes	RAD1 located in community area, South Lawndale, for seniors 62+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery.
<i>Alfreda Barnett Duster Apartments**</i>	126	Committed	Yes	RAD1 located in the Near West Side community area for seniors 62+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery.

<i>Armour Square Apartments**</i>	379	Committed	Yes	RAD1 located in the Armour Square community area for seniors 62+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery.
<i>Castleman Apartments**</i>	198	Committed	Yes	RAD1 located in the Uptown community area for seniors 62+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery.
<i>Edith Spurlock Sampson Apartments**</i>	386	Committed	Yes	RAD1 located in the Lincoln Park community area for seniors 62+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery.
<i>Flannery Apartments**</i>	248	Committed	Yes	RAD1 located in the Near North Side community area for seniors 62+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery.
<i>Irene McCoy Gaines Apartments**</i>	149	Committed	Yes	RAD1 located in the East Garfield Park community area for seniors 62+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery.
<i>Langston**</i>	29	Committed	Yes	RAD1 located in the Grand Boulevard community area for families & individuals. These are former public housing units converted to RAD1 and will not contribute to new unit delivery.
<i>Lidia Pucinska Apartments**</i>	376	Committed	Yes	RAD1 located in the West Town community area for seniors 62+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery.

<i>Mary Hartwell Catherwood Apartments**</i>	355	Committed	Yes	RAD1 located in the Lakeview community area for seniors 62+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery.
<i>Mary Jane Richardson Apartments**</i>	169	Committed	Yes	RAD1 located in the Grand Boulevard community area for seniors 62+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery.
<i>Quincy**</i>	27	Committed	Yes	RAD1 located in the Grand Boulevard community area for families & individuals. These are former public housing units converted to RAD1 and will not contribute to unit delivery.
<i>Wicker Park Apartments & Annex**</i>	220	Committed	Yes	RAD1 located in the West Town community area for seniors 62+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery.
<i>Zelda Ormes Apartments**</i>	264	Committed	Yes	RAD1 located in the Near North Side community area for seniors 62+. These are former public housing units that will be converted to RAD1 and will not contribute to new unit delivery.

*Only new RAD 1 PBVs that are completed and available for occupancy are included in the unit delivery count in Section I.

**former PH units converted to RAD PBVs

Planned Total New Vouchers to be Newly Project-Based in FY2019

4,072

CHA will have 270 units of housing under an agreement to enter into AHAP contract by the close of FY2019, including 195 family and senior units and 75 supportive housing units utilizing VASH vouchers:

Planned New Project-Based Vouchers under AHAP				
Property Name	Number of Project Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
5150 Northwest Apartments	20	AHAP	No	PRA/PBV located in the Jefferson Park community area for families & individuals.

Cicero Senior Lofts	15	AHAP	No	PRA/PBV located in the Garfield Ridge community area for seniors.
Englewood Phase I	20	AHAP	No	PRA/PBV located in the Englewood community area for families & individuals.
Montclare Senior Residences of Calumet Heights	34	AHAP	No	PRA/PBV located in the Calumet Heights community area for seniors.
North Park Village Apartments	81	AHAP	No	PRA/PBV located in the North Park community area for seniors 62+.
Roosevelt Road Veterans Studios	75	AHAP	No	PRA/PBV located in the North Lawndale community area for veterans.
Warren Apartments	25	AHAP	No	PRA/PBV located in the West Side community area, Near West Side for families & individuals.

**Planned Total New Vouchers to be
Under AHAP as of December 31, 2019**

270

iv. Planned Existing Project Project-Based Vouchers

CHA will administer 11,721 PBVs, including 5,998 former PH units converted to RAD1 PBVs.

Planned Existing Project-Based Vouchers				
Property Name	Number of Project Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
3714-16 W Wrightwood Apartments	5	Leased	No	PRA/PBV located in the community area, Logan Square, for families & individuals.
5801 S. Michigan LLC (Sojourner Truth Apartments)	23	Leased	No	PRA/PBV located in the community area, Washington Park, for families.
5840 S Dr Martin Luther King Dr	4	Leased	No	PRA/PBV located in the community area, Washington Park, for homeless families & individuals.
600 S Wabash Apartments	77	Leased	No	PRA/PBV located in the community area, Loop, for homeless individuals.
65th Infantry Regiment Veterans Housing	48	Leased	No	PRA/PBV located in the community area, West Town, for Veterans--individuals.

90th Street Development	4	Leased	No	PRA/PBV located in the community area, Washington Heights, for families & individuals.
Access Housing	38	Leased	No	PRA/PBV in community areas, Hermosa, Humboldt Park, Logan Square, West Town, for disabled families & individuals.
Anchor House	108	Leased	No	PRA/PBV located in the community area, Auburn Gresham, for families & individuals.
Archer Avenue Senior Residences	12	Leased	No	PRA/PBV located in the community area, Bridgeport, for seniors 62+.
Bettendorf Place	18	Leased	No	PRA/PBV located in the community area, South Chicago, for homeless individuals with HIV/AIDS.
Boulevard Apartments	12	Leased	No	PRA/PBV located in the community area, Logan Square, for families & individuals.
Boxelder Court	6	Leased	No	PRA/PBV located in the community area, Woodlawn, for families.
Brainerd Apartments	9	Leased	No	PRA/PBV located in community area, Washington Heights, for families & individuals.
Branch of Hope	58	Leased	No	PRA/PBV located in the community area, Englewood, for families & individuals.
Bryn Mawr Apartments	10	Leased	No	PRA/PBV located in the community area, Edgewater, for families & individuals.
Buffett Place	51	Leased	No	PRA/PBV located in the community area, Lake View, for disabled individuals.
Carling LLC	39	Leased	No	PRA/PBV located in the community area, Near North Side, for individuals.
Casa Maravilla	15	Leased	No	PRA/PBV located in the community area, Lower West Side, for seniors 62+.
Crestwood Senior Apartments	57	Leased	No	PRA/PBV located in the community area, Austin, for seniors 55+.
Crowder Place Apartments	22	Leased	No	PRA/PBV in community area, Lakeview, for seniors 62+.

Deborah's Place II	39	Leased	No	PRA/PBV located in the community area, Near North Side, for homeless female individuals.
Deborah's Place III LP	90	Leased	Yes	PRA/PBV located in the community area, Near North Side, for homeless female individuals.
Devon Place	21	Leased	No	PRA/PBV in community area, West Ridge, for families & individuals; scheduled to convert to RAD1 in 2019.
Diversey Manor	50	Leased	No	PRA/PBV located in the community area, Logan Square, for families & individuals.
Dr King Legacy Apartments	10	Leased	No	PRA/PBV located in the community area, North Lawndale, for families.
East Park Apartments	150	Leased	No	PRA/PBV located in the community area, East Garfield Park, for individuals.
Eastwood Gardens	47	Leased	No	PRA/PBV located in community area, Englewood, for families & individuals.
Englewood Permanent Supportive Housing	50	Leased	No	PRA/PBV located in the community area, Englewood, for homeless individuals.
Evergreen Towers	10	Leased	No	PRA/PBV located in the community area, Near North Side, for seniors 62+.
G & A Residences at Spaulding Apartments	9	Leased	No	PRA/PBV located in the community area, Humboldt Park, for families.
G & A Senior Residences at Eastgate	35	Leased	No	PRA/PBV located in the community area, Near South Side, for seniors 62+.
G & A Senior Residences at Ravenswood	37	Leased	No	PRA/PBV located in the community area, West Ridge, for seniors 62+.
G & A Senior Residences at West Ridge	19	Leased	No	PRA/PBV located in the community area, West Ridge, for seniors 62+.
Garden View, L. L. C.	16	Leased	No	PRA/PBV located in community area, North Lawndale, for homeless individuals.
Greenwood Courts	9	Leased	No	PRA/PBV located in the community area, Kenwood, for families.

Hancock House	18	Leased	No	PRA/PBV located in the community area, West Pullman, for seniors 62+.
Harriet Tubman	11	Leased	No	PRA/PBV located in the community area, Washington Park, for families.
Harvest Commons Apartments	89	Leased	No	PRA/PBV located in the community area, Near West Side, for homeless individuals.
Hilliard Senior Apartments I & II	162	Leased	No	PRA/PBV in community area, Near South Side, for seniors 62+.
Hollywood House	51	Leased	No	PRA/PBV located in the community area, Edgewater, for seniors 62+.
Hope Manor Apartments	30	Leased	No	PRA/PBV located in the community area, Humboldt Park, for Veterans--Male individuals.
Hope Manor Apartments II	73	Leased	No	PRA/PBV located in the community area, Englewood, for Veterans--families & individuals.
Howard Apartments	12	Leased	No	PRA/PBV located in the community area, West Town, for individuals.
Humboldt House	34	Leased	No	PRA/PBV located in the community area, Logan Square, for families & individuals with a Diagnosed Mental Illness.
Humboldt Park Residence	20	Leased	No	PRA/PBV located in the community area, Humboldt Park, for individuals.
IFF Irving Park	5	Leased	No	PRA/PBV in the community area, Lakeview, for disabled individuals.
Illinois Accessible Housing Initiative	40	Leased	No	PRA/PBV in community areas, Bridgeport, Edgewater, Hyde Park, Lakeview, Near South Side and New City, for disabled families & individuals.
Independence Apartments (West Side Village Phase V LP)	9	Leased	No	PRA/PBV located in the community area, North Lawndale, for families & individuals.
Ironwood Courts	14	Leased	No	PRA/PBV located in the community area, Washington Park, for families.

Ivy Park Homes	39	Leased	No	PRA/PBV in community areas, Roseland, for families & individuals.
Jade Garden Apartments	35	Leased	No	PRA/PBV located in the community area, Armour Square, for families.
Jarvis Apartments	8	Leased	No	PRA/PBV located in the community area, Rogers Park, for families.
Karibuni Place	11	Leased	No	PRA/PBV in community area, Chatham, for homeless individuals.
Kenmore Plaza Apartments	105	Leased	No	PRA/PBV located in the community area, Edgewater, for seniors 62+.
Lake Street Studios	61	Leased	No	PRA/PBV located in the community area, Near West Side, for individuals.
Lake Village East	67	Leased	No	PRA/PBV located in the community area, Kenwood, for families & individuals.
Leigh Johnson Courts	19	Leased	No	PRA/PBV located in the community area, Greater Grand Crossing, for families.
Leland Apartments	20	Leased	No	PRA/PBV located in the community area, Uptown, for families & individuals.
Leontyne Apartments	14	Leased	No	PRA/PBV located in the community area, Grand Boulevard, for families & individuals.
Liberty Square	16	Leased	No	PRA/PBV located in the community area, East Garfield Park, for families & individuals.
Liberty Square	16	Leased	No	PRA/PBV located in the community area, East Garfield Park, for families & individuals.
Los Vecinos Apartments	11	Leased	No	PRA/PBV in community area, Humboldt Park, for homeless individuals.
Luxe Properties	6	Leased	No	PRA/PBV located in the community area, East Garfield Park, for families.
Lyndale Place	67	Leased	No	PRA/PBV located in the community area, Logan Square, for families & individuals.
Major Jenkins	80	Leased	No	PRA/PBV in community area, Humboldt Park, for homeless individuals.

Marshall 1232 LLC	90	Leased	No	PRA/PBV in the community area, Near North Side, for individuals.
Midwest Apartments LP	69	Leased	No	PRA/PBV in the community area, West Garfield Park, for individuals.
Milwaukee Avenue Apartments	11	Leased	No	PRA/PBV located in the community area, Avondale, for disabled families.
Montclare Senior Residences of Avalon Park Phase I	38	Leased	No	PRA/PBV located in the community area, Avalon Park, for seniors 55+.
Mt Greenwood Estates	5	Leased	No	PRA/PBV in community area, Uptown, for homeless individuals.
Mulvey Place Apartments	22	Leased	No	PRA/PBV in community area, Lakeview, for seniors 62+.
Nathalie Salmon House	8	Leased	No	PRA/PBV located in the community area, Belmont Cragin, for seniors 62+.
Near North Apartments	46	Leased	No	PRA/PBV located in the community area, Near North Side, for individuals.
North & Talman III	8	Leased	No	PRA/PBV located in the community area, West Town, for families & individuals.
North Avenue Apartments	16	Leased	No	PRA/PBV located in the community area, West Town, for families & individuals.
Nuestro Hogar	6	Leased	No	PRA/PBV located in the community area, Humboldt Park, for families.
Park Apartments	30	Leased	No	PRA/PBV located in the community area, Washington Park, for families & individuals.
Phoenix House LLC Heartland Housing	32	Leased	No	PRA/PBV in the community area, North Lawndale, for homeless individuals.
Reba Place Fellowship	16	Leased	No	PRA/PBV located in the community area, Rogers Park, for families & individuals.
Renaissance West Apartments	99	Leased	No	PRA/PBV located in the community area, Logan Square, for individuals.
Roosevelt Towers	128	Leased	No	PRA/PBV located in the community area, North Lawndale, for seniors 62+.

Rosa Parks Apartments	26	Leased	No	PRA/PBV located in the community area, Humboldt Park, for families.
Rosenwald Courts Apartments	60	Leased	No	PRA/PBV located in the community area, Grand Boulevard, for seniors 62+.
San Miguel	14	Leased	No	PRA/PBV located in the community area, Uptown, for families & individuals.
Sankofa House	36	Leased	No	PRA/PBV located in the community area, North Lawndale, for families & individuals.
Senior Suites at Auburn Gresham	17	Leased	No	PRA/PBV located in the community area, Auburn Gresham, for seniors 62+.
South Park Plaza	35	Leased	No	PRA/PBV located in the community area, Douglas, for families & individuals.
St Andrews Court Apartments	30	Leased	No	PRA/PBV in community area, Logan Square, for homeless individuals.
St Edmunds Courts	10	Leased	No	PRA/PBV located in the community area, Washington Park, for families.
St Leo Residence	50	Leased	No	PRA/PBV located in the community area, Auburn Gresham, for veterans and homeless, disabled individuals.
St Leo Residence (VASH)	40	Leased	No	PRA/PBV in community area, Auburn Gresham, for homeless, disabled veterans.
Strategic Belmont LLC	1	Leased	No	PRA/PBV in the Lakeview community area for homeless, disabled veterans
Sunnyside Kenmore Apartments	10	Leased	No	PRA/PBV located in the community area, Uptown, for families.
The Drex	12	Leased	No	PRA/PBV located in the community area, Chatham, for Veterans--families & individuals.
The Resurrection Home	5	Leased	No	PRA/PBV located in the community area, Lower West Side/North Lawndale, for families.

The Suites of Autumn Green at Wright Campus	8	Leased	No	PRA/PBV located in the community area, Dunning, for seniors 55+.
Thresholds at Casa De Troy	16	Leased	No	PRA/PBV located in the community area, Chicago Lawn, for families & individuals with a Diagnosed Mental Illness.
Thresholds at Edgewater Shores	8	Leased	No	PRA/PBV located in the community area, Edgewater, for individuals with a Diagnosed Mental Illness.
Tierra Linda Apartments (LUCHA)	14	Leased	No	PRA/PBV in the community area, Logan Square, for families & individuals.
Town Hall Apartments	79	Leased	No	PRA/PBV located in the community area, Lake View, for seniors 55+ / LGBT-Friendly.
Transformation Center	40	Leased	No	PRA/PBV located in the community area, Austin, for Single Mothers (age 18-24) with Children.
Trumbull Apartments	13	Leased	No	PRA/PBV located in the community area, North Lawndale, for homeless families.
Veterans New Beginnings	48	Leased	No	PRA/PBV located in the community area, Auburn Gresham, for Veterans--homeless individuals.
Victory Centre	18	Leased	No	PRA/PBV located in the community area, South Chicago, for seniors 62+.
Wabash Apartments	24	Leased	No	PRA/PBV located in the community area, Washington Park, for homeless families.
Washington Park Apartments	32	Leased	No	PRA/PBV in community area, Grand Boulevard, for homeless individuals.
West Humboldt Place	4	Leased	No	PRA/PBV located in the community area, Humboldt Park, for families with a child with HIV/AIDS.
Wilson Yard Family Apartments	16	Leased	No	PRA/PBV located in the community area, Uptown, for families & individuals.
Wilson Yard Senior Apartments	20	Leased	No	PRA/PBV located in the community area, Uptown, for seniors 62+.

Winterberry Place	6	Leased	No	PRA/PBV located in the community area, Grand Boulevard, for families & individuals.
Wrightwood Apartments	6	Leased	No	PRA/PBV located in the community area, Logan Square, for families.
Wrightwood Senior Apartments	17	Leased	No	PRA/PBV located in the community area, Ashburn, for seniors 62+.
Xavier Apartments (625 W Division LLC)	24	Leased	No	PRA/PBV located in the community area, Near North Side, for families & individuals.
Zapata Apartments	18	Leased	No	PRA/PBV located in the community area, Logan Square, for families.
<i>Ada S. Dennison McKinley Apartments*</i>	122	Committed	Yes	RAD1 located in community area, Woodlawn, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Caroline Hedger*</i>	450	Leased	Yes	RAD1 in community area, Rogers Park, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
Concord at Sheridan	65	Committed	Yes	RAD1 in the community area, Rogers Park, for families & individuals. Lathrop Homes transfer of assistance.
<i>Daniel H Burnham*</i>	178	Leased	Yes	RAD1 in community area, West Ridge, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
Devon Place	33	Committed	Yes	RAD1 located in community area, Uptown, for families & individuals. These are former public housing units converted to RAD1. They will not contribute toward new unit delivery.

Diversey Manor	45	Leased	Yes	RAD1 in the community area, Belmont Cragin, for families & individuals. Lathrop Homes transfer of assistance.
<i>Elizabeth Davis Apartments*</i>	148	Leased	Yes	RAD1 located in the community area, Humboldt Park, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Elizabeth Wood Apartments*</i>	81	Committed	Yes	RAD1 located in community area, Lincoln Park, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Ella Flagg Young Apartments*</i>	234	Committed	Yes	RAD1 located in community area, Uptown, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Fannie Emanuel*</i>	180	Leased	Yes	RAD1 in community area, West Garfield Park, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Hattie Callner Apartments*</i>	144	Committed	Yes	RAD1 located in community area, Lakeview, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Hilliard Family I*</i>	59	Committed	Yes	RAD1 located in community area, Near South Side, for families & individuals. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Hilliard Senior I*</i>	94	Committed	Yes	RAD1 located in community area, Near South Side, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.

Independence	30	Committed	Yes	RAD1 in the community area, Irving Park, for families & individuals. Lathrop Homes transfer of assistance.
John Pennycuff	47	Committed	Yes	RAD1 in the community area, Logan Square, for families & individuals. Lathrop Homes transfer of assistance.
<i>Judge Fisher Apartments*</i>	197	Leased	Yes	RAD1 in community area, Edgewater, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Judge Green*</i>	150	Committed	Yes	RAD1 located in community area, Oakland, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Judge Slater*</i>	402	Leased	Yes	RAD1 in community area, Grand Boulevard, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Kenneth Campbell Apartments*</i>	163	Committed	Yes	RAD1 located in community area, Woodlawn, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Las Americas Apartments*</i>	209	Committed	Yes	RAD1 located in community area, Lower West Side, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
Lathrop 1A	151	Committed	Yes	RAD1 in the community area, Lincoln Park, for families & individuals
<i>Lincoln Perry Apartments*</i>	442	Leased	Yes	RAD1 in community area, Douglas, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.

<i>Long Life Apartments*</i>	113	Leased	Yes	RAD1 in the community area, Armour Square, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Lorraine Hansberry*</i>	166	Leased	Yes	RAD1 in community area, Austin, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Mahalia Jackson Apartments*</i>	277	Committed	Yes	RAD1 located in community area, South Chicago, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Margaret Day Blake Apartments*</i>	131	Committed	Yes	RAD1 located in community area, Lincoln Park, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Maria Diaz Martinez Apartments*</i>	98	Committed	Yes	RAD1 located in community area, Lincoln Park, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Maudelle Brown Bousfield Apartments*</i>	92	Committed	Yes	RAD1 located in community area, Kenwood, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Minnie Riperton*</i>	336	Leased	Yes	RAD1 in community area, Fuller Park, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
Northtown Apartments	30	Committed	Yes	RAD1 in the community area, West Ridge, for families & individuals. Lathrop Homes transfer of assistance.

<i>Patrick Sullivan Apartments*</i>	478	Committed	Yes	RAD1 located in community area, Near West Side, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Robert Lawrence Apartments*</i>	191	Leased	Yes	RAD1 in community area, Englewood, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Schneider Apartments*</i>	173	Leased	Yes	RAD1 in community area, Edgewater, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Villages of Westhaven*</i>	201	Leased	Yes	RAD1 in community area, Near West Side, for families & individuals. These are former public housing units converted to RAD1. They will not contribute toward new unit delivery.
<i>Vivian Carter Apartments*</i>	221	Leased	Yes	RAD1 located in the community area, Englewood, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>Vivian Gordon Harsh*</i>	122	Committed	Yes	RAD1 located in community area, Oakland, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
<i>William Jones Apartments*</i>	113	Committed	Yes	RAD1 located in community area, Near West Side, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery.
Thresholds RAD LLC (Austin Apartments)	5	Leased	No	RAD2 in community area, Austin, for homeless, disabled individuals.

Thresholds RAD LLC (Austin Apartments)	52	Leased	Yes	RAD2 in community area, Austin, for homeless, disabled individuals.
Thresholds RAD LLC (Grais Apartments)	4	Leased	No	RAD2 in community area, Austin, for individuals with mental illness and substance abuse.
Thresholds RAD LLC (Grais Apartments)	40	Leased	Yes	RAD2 in community area, Austin, for individuals with mental illness and substance abuse.
Thresholds RAD LLC (Rowan Trees Apartments)	6	Leased	No	RAD2 in community area, Austin, for homeless, disabled individuals.
Thresholds RAD LLC (Rowan Trees Apartments)	39	Leased	Yes	RAD2 in community area, Austin, for homeless, disabled individuals.
Harrison Courts	122	Leased	No	City-State existing family housing units in the East Garfield Park community
Lathrop Elderly	91	Leased	No	City-State existing family housing in the Lincoln Park community
Loomis Courts	124	Leased	No	City-State existing family housing in the Near West Side community
16 N Lorel	23	Leased	No	Mod Rehab located in the community area, Austin, for families & individuals
4240-4248 S Michigan	42	Leased	No	Mod Rehab located in the community area, Washington Park, for families & individuals
4441-47 S Greenwood	32	Leased	No	Mod Rehab located in the community area, Kenwood, for families & individuals
Austin Village	29	Leased	No	Mod Rehab located in the community area, Austin, for families & individuals
Dickens Apartments	34	Leased	No	Mod Rehab located in the community area, Kenwood, for families & individuals
Pine Central	35	Leased	No	Mod Rehab located in the community area, Austin, for families & individuals
Belray Apartments	70	Leased	No	SRO located in the community area, Lake View, for homeless individuals

Butler Lindon Apartments	5	Leased	No	SRO located in the community area, Woodlawn, for homeless individuals; scheduled to convert to PRA/PBV in 2018
Carlton/Magnolia Apartments	70	Leased	No	SRO located in the community area, Uptown, for homeless individuals
Eddie Mae & Alex Johnson Apt	29	Leased	No	SRO located in the community area, Woodlawn, for homeless individuals; scheduled to convert to PRA/PBV in 2018
Holland/Roseland (Holland House)	70	Leased	No	SRO located in the community area, Roseland, for homeless individuals
Karibuni Place	70	Leased	No	SRO in community area, Chatham, for homeless individuals.
Los Vecinos Apartment	50	Leased	No	SRO in community area, Humboldt Park, for homeless individuals.
Mae Suites Apartments	39	Leased	No	SRO located in the community area, Austin, for homeless individuals
Major Jenkins	80	Leased	No	SRO in community area, Humboldt Park, for homeless individuals.
Miriam Apartments	66	Leased	No	SRO located in the community area, Uptown, for homeless female individuals
Rebecca Walker	22	Leased	No	SRO located in the community area, Austin, for homeless individuals
Renaissance Partners	100	Leased	No	SRO located in the community area, Douglas, for homeless individuals
Washington Park Apartments	31	Leased	No	SRO in community area, Grand Boulevard, for homeless individuals.
2215 Dempster, LLC	12	Leased	No	RHI-O located in Evanston for female individuals & families.
Casa Kirk	5	Leased	No	RHI-O located in the community area, South Chicago, for families.
Casa Morales	9	Leased	No	RHI-O located in the community area, Lower West Side, for families & individuals.

Colonial Park Apartments	60	Leased	No	RHI-O located in Park City for families
Congress Parkway Apartment Homes	6	Leased	No	RHI-O located in Crystal Lake for families & individuals
Hope Manor Joliet Veterans Apartments	42	Leased	No	RHI-O located in the Joliet for Veterans--families & individuals
Leland Apartments	14	Leased	No	RHI-O located in the community area, Uptown, for families & individuals.
New Mom's Oak Park	18	Leased	No	RHI-O located in Oak Park for female individuals & families
Nuestro Hogar	6	Leased	No	RHI-O located in the community area, Humboldt Park, for families.
Pearl Street	12	Leased	No	RHI-O located in McHenry for individuals who are veterans and disabled individuals
Wentworth Commons	10	Leased	No	RHI-O located in the community area, Roseland, for families.
Woodstock Commons	23	Leased	No	RHI-O located in Woodstock for families & individuals.

**former PH units converted to RAD PBV*

**Planned Total Existing Vouchers to be
Project-Based as of December 31, 2019**

11,721

Overview of Planned and Existing Project-Based Vouchers in FY2019

Through its Property Rental Assistance (PRA) Program, CHA invests in privately-owned rental housing throughout the city of Chicago to create affordable housing opportunities. CHA also utilizes the HUD-funded RAD program to preserve and create new housing opportunities in the city of Chicago. By the end of FY2019, it is anticipated that a total of 15,793 PBVs will be under agreement including 4,072 new PBVs.

The following is an overview of CHA's PBV initiatives through the PRA Program and the RAD program by category:

- **City/State PBVs**
CHA continues to administer 337 project-based units across three City-State sites under HAP contracts with HUD: Harrison Courts, Loomis Courts, and Lathrop Elderly.
- **PRA Supportive Housing**
By the end of FY2019 through the PRA Program, CHA will provide 2,290 supportive housing units through partnerships with developers/owners and service providers who provide affordable housing for families and individuals in need of comprehensive supportive services. Target populations include those who are homeless or at risk of becoming homeless, those facing serious persistent life challenges such as HIV/AIDS, mental illness, alcohol/substance abuse, veterans in

need of supportive services, young single parents and persons with physical and/or developmental disabilities.

Included in the 2,290 are 312 new supportive PBV units that will be under a HAP contract in FY2019, including 100 Mod Rehab units that will convert to PBV/RAD2, with an additional 75 units issued AHAP contracts.

- *Family & Senior (Non-supportive) PRA Housing*

By the end of FY2019, CHA will provide 3,484 high-quality affordable housing units to families, seniors and individuals on CHA's wait lists by providing PBV rental subsidies in non-supportive housing properties under the PRA program. Through this strategy, CHA reviews proposals received through the standard PRA selection process and, if selected, CHA ensures long-term affordability through the use of PBVs.

In FY2019, 645 family/senior PBV units are expected to be placed under HAP contracts with an additional 195 units issued AHAP contracts.

- *Regional Housing Initiative*

The Regional Housing Initiative (RHI), formed in 2002, is a consortium of regional housing authorities that have pooled PBVs to allocate to competitively selected developments in each housing authority's jurisdiction. Through RHI, property rental assistance is awarded to developers committed to preserving and/or increasing the supply of affordable rental housing and expanding affordable housing options located near employment centers and/or public transportation providing easy access to employment opportunities. RHI is staffed by the Metropolitan Planning Council (MPC) and works closely with the Illinois Housing Development Authority (IHDA) when reviewing applications that are being considered by IHDA for Low Income Housing Tax Credits. ^[1]

In FY2012, HUD provided \$1 million to fund a three-year pilot program to expand RHI's capacity to increase quality affordable housing options throughout the region near jobs, transit, schools, shopping and other key neighborhood amenities for eligible families on the participating PHAs' waiting lists. Under the Pilot, a central referral system was established that consists of applicants from each PHA's existing waiting lists who expressed interest in moving to other geographic areas throughout the region. To date, CHA has provided 350 Housing Choice Vouchers to RHI which are pooled for the overall initiative (540 vouchers are available in total through RHI). In FY2019, CHA will maintain its participation in the RHI Pilot Program in order to offer applicants on CHA's wait list broader housing alternatives in areas of opportunity throughout the Chicagoland region.

By the end of FY2019, a total of 217 units of CHA PBV units are expected to be under HAP contracts in the region through RHI. Of these, 173 units are located outside of the boundaries of Chicago and 44 units are located within the Chicago city limits.

- *Moderate Rehabilitation Transition to PRA/PBV*

Similar to PRA, Mod Rehab, provides property-based rental assistance to low-income households but is governed by separate regulations. CHA continues to work with the properties benefitting from the Mod Rehab program and will process applications to CHA's PRA/PBV portfolio either through RAD conversions or the standard PRA/PBV selection process.

^[1] For more information on RHI, see MPC's website at www.metroplanning.org.

CHA has been working with HUD to assist properties that currently benefit from the Mod Rehab program to apply for the RAD2 opportunity. During FY2019, Mod Rehab will assist 195 units.

- **Project-Based Vouchers / Rental Assistance Demonstration (RAD)**

By the end of FY2019, CHA projects that 9,270 former PH units will be converted to RAD PBVs utilizing Component 1 of HUD's RAD Program. Of that number, 3,271 are scheduled for delivery in FY2019.

Summary of PRA/PBV Units Counted Toward Overall Unit Delivery Progress

In FY2019, CHA projects a total of 801 new PBV units under HAP contracts to be counted towards unit delivery. By the end of FY2019, CHA expects to have a total of 4,297 PBV units counted towards unit delivery.

v. Planned Other Changes to the Housing Stock in FY2019

The following section describes other planned changes to CHA's housing stock during FY2019 by category, including Disposition Activity, Long-term Plan for Offline Units, Additional Capital Maintenance Activity and Additional Redevelopment Activity.

Other Changes to the Housing Stock Planned in FY2019	
Planned Disposition Activity	CHA plans to dispose of vacant property for market value and for future redevelopment at LeClaire Courts, Cabrini Green and Parkside of Old Town.
Long-Term Plan for Offline Units Status	As of Q3 2018, CHA has 960 public housing units offline and unavailable for occupancy pending redevelopment and other HUD-approved reasons. In coordination with HUD, CHA continues to prioritize reducing the number of offline units and making additional units available for occupancy as soon as possible.
Additional Planned Capital Maintenance Activity	CHA will continue or begin various capital maintenance projects in FY2019.
Additional Planned Redevelopment Activity	CHA will continue redevelopment planning at several sites and anticipates several financial transaction closings in FY2019.

Planned Disposition Activity for FY2019

PLANNED FY2019 DISPOSITIONS*							
IL Number	Development/ Site	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition (Ground Lease, Fee Simple, Land Swap etc.)	Description of FY2019 Activity This should include justification, detailed info on purpose, number of units (if applicable), indicate vacant land (if applicable).
N/A	N/A	1721 N TALMAN AVE				Fee Simple	Dispose of vacant land property for market value
N/A	N/A	1614 N ROCKWELL ST				Fee Simple	Dispose of vacant land property for market value
N/A	N/A	874 N MOZART ST				Fee Simple	Dispose of vacant land property for market value
N/A	N/A	876 N MOZART ST				Fee Simple	Dispose of vacant land property for market value
N/A	N/A	1340 N RIDGEWAY AVE				Fee Simple	Dispose of vacant land property for market value
N/A	N/A	1338 N RIDGEWAY AVE				Fee Simple	Dispose of vacant land property for market value
N/A	N/A	1010 N KEYSTONE AVE				Fee Simple	Dispose of vacant land property for market value

N/A	N/A	430 N HARDING AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	405 N AVERS AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	2904 W WALNUT ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	3126 W WASHINGTON BLVD	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
N/A	N/A	3120 W WASHINGTON BLVD	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
N/A	N/A	3118 W WASHINGTON BLVD	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
N/A	N/A	3137 W WASHINGTON BLVD	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
N/A	N/A	3017 W WASHINGTON BLVD	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
N/A	N/A	2663 W LAKE ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	2642 W MAYPOLE AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	2638 W MAYPOLE AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	2634 W MAYPOLE AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	2721 W WASHINGTON BLVD	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	2719 W WASHINGTON BLVD	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	2933 W MADISON ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	621 S INDEPENDENCE BLVD	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	4511 W ADAMS ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	4444 W JACKSON BLVD	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	4439 W CONGRESS PKY	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	4219 W ADAMS ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	4217 W ADAMS ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	4226 W VAN BUREN ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	5557 W CONGRESS PKY	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	1214 S KOLIN AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	1240 S TRIPP AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	1330 S KEELER AVE	Fee Simple	Dispose of vacant land property for market value

N/A	N/A	1524 S MILLARD AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	1532 S MILLARD AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	1501 S MILLARD AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	4416 W 28TH ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	659 S LANGLEY AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	5260 S EMERALD AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	5652 S PRAIRIE AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	6206 S INDIANA AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	Southwest Corner of Indiana and 63 rd Street	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	6202 S PRAIRIE AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	512 E 63RD ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	5548 S EMERALD AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	610 W 61ST ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	602 W 62ND ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	5519 S ELIZABETH ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	5624 S ADA ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	5732 S BISHOP ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	5818 S BISHOP ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	5719 S CARPENTER ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	5823 S DAMEN AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	10853 S HERMITAGE AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	6732 S ELIZABETH ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	7440 S GREEN ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	6241 S MAY ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	5600 S MARSHFIELD AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	5643 S MARSHFIELD AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	6803 S RACINE AVE	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	6938 S WALLACE ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	356 W 69TH ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	360 W 69TH ST	Fee Simple	Dispose of vacant land property for market value

N/A	N/A	6349 S ELLIS	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	1220 W 74TH PL	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	7438 S PEORIA ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	7423 S PEORIA ST	Fee Simple	Dispose of vacant land property for market value
N/A	N/A	415-23 E PERSHING RD	Fee Simple	Dispose of vacant land property for market value
IL002400000	LeClaire Courts	4213 S CICERO AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	4225 S CICERO AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	4235 S CICERO AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	4216 S KEATING AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	4230 S KEATING AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	4244 S KEATING AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	4258 S KEATING AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	4204 S KEATING AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	4212 S KEATING AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	4247 S CICERO AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	4343 S CICERO AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	4349 S CICERO AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	4351 S CICERO AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.

IL002400000	LeClaire Courts	4355 S CICERO AVE				Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	4359 S CICERO AVE				Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	STEVENSON EXPY	W 43RD ST	S CICERO AVE	S LA CROSSE AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	W 43RD ST	W 44TH ST	S LAMON AVE	S LAPORTE AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	W 44TH ST	W 45TH ST	S CICERO AVE	S LA CROSSE AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	W 44TH ST	W 45TH ST	S LAPORTE AVE	S LAVERGNE AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	W 43RD ST	W 44TH ST	S CICERO AVE	S LA CROSSE AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	STEVENSON EXPY	W 43RD ST	S LAMON AVE	S LAPORTE AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	W 43RD ST	W 44TH ST	S LA CROSSE AVE	S LAMON AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	W 44TH ST	W 45TH ST	S LA CROSSE AVE	S LAMON AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	STEVENSON EXPY	W 43RD ST	S LA CROSSE AVE	S LAMON AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002400000	LeClaire Courts	W 44TH ST	W 45TH ST	S LAMON AVE	S LAPORTE AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002111111	Cabrini-Green Homes	1121 N LARRABEE ST				Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
N/A	Cabrini-Green Homes	W ELM ST	W HOBBIE ST	N CLEVELAND AVE	N CAMBRIDGE AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
N/A	Cabrini-Green Homes	545 W HOBBIE ST				Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.

N/A	Cabrini-Green Homes	1030 N CLEVELAND AVE	Fee Simple and/or Ground Lease	CHA plans to ground lease or sell land for development of residential, mixed-use, commercial or other land uses.
IL002032000	SS North Central	1618 N ALBANY	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002032000	SS North Central	2517 W CORTLAND	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002032000	SS North Central	1718 N MAPLEWOOD	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002032000	SS North Central	3563 W MEDILL	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002032000	SS North Central	1823 W OHIO	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002032000	SS North Central	2119 N SPAULDING	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002032000	SS North Central	1620 N ST LOUIS	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002035000	SS West	1500 S CHRISTIANA	Fee Simple	CHA plans for the disposition of a vacant 6 unit building. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002035000	SS West	1312-1316 S HARDING	Fee Simple	CHA plans for the disposition of a vacant 18 unit building. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002035000	SS West	1404-1414 S HOMAN	Fee Simple	CHA plans for the disposition of a vacant 24 unit building. The building is not located in a CHA opportunity area and

				rehabilitation costs would exceed the current limit.
IL002035000	SS West	1309 S INDEPENDENCE	Fee Simple	CHA plans for the disposition of a vacant 6 unit building. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002035000	SS West	1323-1329 S KEDZIE	Fee Simple	CHA plans for the disposition of a vacant 18 unit building. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002035000	SS North Central	849 N ST LOUIS	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002035000	SS West	1254 S TROY	Fee Simple	CHA plans for the disposition of a vacant 6 unit building. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002035000	SS North Central	3019 S DRAKE	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002035000	SS North Central	1737 N KEDVALE	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002033000	SS South East	1220 E 46 TH ST	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002034000	SS South East	8546 S MACKINAW	Fee Simple	CHA plans for the disposition of a vacant 2 unit building. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002034000	SS South West	1247 W 96 TH ST	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002034000	SS South East	10050 S CALHOUN	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.

IL002034000	SS South East	7713 S COLES	Fee Simple	CHA plans for the disposition of a vacant 2 unit building. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002034000	SS South West	7836 S HERMITAGE	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002034000	SS South West	7322 S HONORE	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002034000	SS South West	4520 S LEAMINGTON	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002034000	SS South West	7619 S MARSHFIELD	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002034000	SS South West	12440 S PARNELL	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002034000	SS South West	12834 S PEORIA	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002034000	SS South West	1018 W VERMONT	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002034000	SS South East	2677-79 E 74 TH ST	Fee Simple	CHA plans for the disposition of a vacant 2 unit building. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002034000	SS South East	2920 E 91 ST ST	Fee Simple	CHA plans for the disposition of a vacant 3 unit building. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.

IL002034000	SS South East	9730 S AVENUE M	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002034000	SS South East	8446 S BUFFALO	Fee Simple	CHA plans for the disposition of a vacant 2 unit building. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002034000	SS South West	5801 S CAMPBELL	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002034000	SS South West	4401 S TALMAN	Fee Simple	CHA plans for the disposition of a vacant 2 unit building. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002034000	SS South West	5433 S CLAREMONT	Fee Simple	CHA plans for the disposition of a vacant 3 unit building. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.
IL002034000	SS South West	547 W 116 TH ST	Fee Simple	CHA plans for the disposition of a vacant single family home. The building is not located in a CHA opportunity area and rehabilitation costs would exceed the current limit.

*Other disposition activity previously included and approved in annual plans may also be carried out in FY2019.

Long-Term Plan for Offline Units Status

As of Q3 2018, CHA has 960 public housing units across several categories that are currently offline and unavailable for occupancy for HUD-approved reasons. In coordination with HUD, CHA continues to prioritize reducing the number of offline units and making additional units available for occupancy as soon as possible. CHA also provides quarterly status updates directly to HUD and publicly through CHA's website. The following is a summary and status of CHA's long-term strategies to address offline units by category as of Q3 2018.

Units pending redevelopment/planning

A significant number of units are offline due to pending redevelopment plans, primarily at Frances Cabrini Rowhouses and Lathrop Homes. CHA is moving forward to expedite the finalization of plans to the extent possible given community planning processes and key stakeholder input.

- *Frances Cabrini Rowhouses – 438 offline units (IL002089000):* In FY2015, CHA finalized a Development Zone Plan (DZP) for the remaining portions of Cabrini-Green with the assistance of the City of Chicago's Department of Planning and Development, Chicago Park District, Chicago Department of Transportation, Chicago Public Schools, and the Near North Working Group. The DZP excluded the Frances Cabrini Rowhouses from its target area.

Under the FY2017 CHA MTW Annual Plan, CHA proposed to demolish the Frances Cabrini Rowhouses and commenced the Environment Assessment (EA) and environmental studies of the site. CHA completed initial EA research that highlighted the Rowhouses' eligibility for designation as a historic property. Consequently, in FY2018 CHA will work with the Illinois Housing Preservation Agency (IHPA) and the Chicago Department of Facilities and Fleet Management (2FM) and other stakeholders to determine CHA's redevelopment activities at the property in compliance with an existing Memorandum of Agreement and Court Order regarding development of this site.

CHA has started discussion with the residents of adjacent properties about RAD conversions. In FY2019, CHA intends to choose a development partner for the site.

- *Lathrop Homes – 323 offline units (IL002022000):* CHA remains committed to deliver 400 family units on-site at Lathrop Homes through a combination of historically preserved housing, new housing, retail and other amenities in a mixed-income community. CHA and its development partner initiated construction on Lathrop Phase 1A in October 2017. A total of approximately 200 housing units will be completely rehabilitated in FY2018, including 91 for CHA residents. The remaining units, including 60 for CHA residents, are expected to be completed in FY2019. CHA is working to create off-site units in accordance with the Lathrop Homes Agreed Court Order.

Units undergoing capital maintenance

This category includes units held offline for ongoing and upcoming maintenance or extensive rehabilitation work across CHA's portfolio. As part of CHA's strategy to modernize, maintain and preserve its existing housing stock and ensure compliance with all regulatory and safety requirements, CHA is making strategic investments at several priority properties. These capital investments require that some units in occupied buildings be vacated for construction to occur; however, CHA has committed to holding only the minimum number of units offline for the duration of construction projects and resuming leasing as soon as feasible when units are completed. While CHA will hold only the minimum number of units offline for construction, major capital projects at larger sites consist of rolling rehabilitation of units and the number of offline units will fluctuate until all current residents in specific properties are housed in newly-rehabilitated units.

In FY2019, a total of seven major capital projects will continue or begin. The following is a summary of major capital projects for FY2019.

FY2019 Major Capital Projects				
IL Number	Project/Site	Construction Start	Units Back Online/Available for Leasing	Project Description
Various	General Renovation of Scattered Sites Units	Various	Various	Varies per site; generally complete renovation including upgrades, full replacements or repairs to plumbing and electrical infrastructure, exterior envelope restorations, windows, roofs and site work
IL002035000	Congress Parkway Apartments	July 2017	December 2019	Modernization to all interior finishes, mechanical, electrical and plumbing systems and enclosure of exterior corridors and vestibules
IL002059000	Schneider Apartments	October 2018	November 2019	Selective envelope and HVAC repairs, upgrades to common area amenities and finishes

IL002064000	Lorraine Hansberry	October 2018	December 2019	Selective envelope and HVAC repairs, upgrades to common area amenities and finishes
IL002063000	Las Americas Apartments	November 2018	November 2019	Selective envelope and HVAC repairs, upgrades to common area amenities and finishes
IL002041000	Mahalia Jackson Apartments	June 2019	September 2020	Selective envelope and HVAC repairs, upgrades to common area amenities and finishes
IL002066000	Long Life Apartments	June 2019	September 2020	Selective envelope and HVAC repairs, upgrades to common area amenities and finishes

Units pending demolition/disposition

Units in this category are pending demolition or disposition and will not come back online. As of Q3 FY2018, there are two units in the approved “demo/dispo” category in PIC.

Units used for non-dwelling purposes

As of Q3 FY2018, CHA currently uses only 199 units for non-dwelling purposes. CHA continues to evaluate non-dwelling use of units across its portfolio.

Additional Planned Redevelopment Activity in FY2019

- 4630 S. Ashland (IL# to be assigned upon closing): In FY2018, CHA entered into a purchase and sale agreement for the property subject to HUD approval. CHA plans to participate in the real estate transaction for a mixed-use development at 4630 S. Ashland in the New City community area. This development is expected to deliver approximately 60 new housing units, including approximately 30 for CHA families.
- Altgeld Gardens-Murray Homes Community Facility: In FY2018, CHA continued predevelopment work toward construction of a new community facility at the Altgeld Gardens and Murray Homes public housing developments. The new center will include a state licensed child care program, community and library spaces.
- Cabrini Green: In FY2017, CHA awarded development teams for two Phase I sites under the Cabrini Green DZP. CHA and its selected developer plan to obtain the necessary approvals to initiate construction on these parcels in FY2019.
- Concord at Sheridan (IL002022000MP1): The development team began construction in October 2017 on a new mixed-income, mixed-use development at 6418 N. Sheridan in Rogers Park, adjacent to the CHA senior property, Caroline Hedger Apartments. This RAD PBV subsidized development includes approximately 30,000 square feet of first-floor retail, including a Target department store and 111 new housing units – 65 for CHA and 46 market rate units. Of the 65 CHA units, 4 will be fully accessible and 10 will be adaptable. 22 of the CHA units will be completed in FY2018. The remaining 43 will be available in FY2019.
- Diversey Manor (IL002022000MP3): In October 2017, the development team commenced construction on Diversey Manor Apartments at 5525 W. Diversey Avenue in Belmont Cragin. This RAD PBV subsidized development will offer 98 new rental apartments – 45 CHA units and 53 affordable units. Of the 45 CHA units, 3 will be fully accessible and 7 will be adaptable. The units are expected to be delivered in FY2019.

- Harold Ickes Homes (IL002016000): CHA selected a development team to redevelop the former Ickes site as a mixed-income, mixed-use development, including CHA family units and other residential, commercial, institutional, and recreational components to provide a minimum of 200 units for CHA families. Phase I is expected to deliver approximately 200 total new rental apartments consisting of 68 CHA, 18 affordable and 114 market rate units. Of the 68 CHA units, 4 will be fully accessible and 10 will be adaptable.
- Henry Horner Superblock (IL002093000): Redevelopment of the Horner Superblock is transforming the existing public housing property into a mixed-income development with 200 total rental units, including 95 RAD PBV subsidies for public housing eligible families, 50 for affordable and 55 for market rate residents. Rehabilitation began in FY2016 and unit completion is expected in FY2018. The remaining 106 public housing units will be replaced through off-site acquisition or redevelopment. CHA continues its efforts to create off-site housing in accordance with the Horner Agreed Order and has identified all units needed.
- John Pennycuff Memorial Apartments (IL002022000MP4): In December 2017, the development team closed on financing for John Pennycuff Memorial Apartments at 2037 N. Milwaukee Avenue. This RAD PBV subsidized development will create 88 new rental apartments for 47 CHA and 41 affordable families in the Logan Square community. Of the 47 CHA units projected for delivery in FY2019, 3 will be fully accessible and 8 will be adaptable.
- Lakefront Properties Phase II For Sale Development: Lakefront's developer still plans to initiate construction on the Sullivan Station for sale development as part of the Lakefront Properties Phase II redevelopment activities. The new homeownership units will be dispersed among the 12 new Phase II rental three- and six-flat structures located on the Lakefront Properties Phase II site. (This was previously included as proposed disposition activity in CHA's FY2016 MTW Annual Plan.)
- Lathrop Homes Phase IB: Lathrop's developer plans to close and start construction in FY2019 on the second phase of Lathrop Homes redevelopment to provide approximately 217 total new housing units, including 77 CHA, 48 affordable and 92 market rate units.
- Lawndale Complex/Ogden Courts: In FY2017, CHA selected a development team for the remaining undeveloped land formerly known as Lawndale Complex and Ogden Courts. In FY2019, the development team plans to work together to advance plans for a new mixed-use, mixed-income development at the Lawndale Complex redevelopment site by commencing construction on a new commercial building.
- LeClaire Courts: In FY2018, CHA issued an RFP for the LeClaire Court site seeking one or more developers to advance plans for a new mixed-use, mixed-income development at the former LeClaire Courts site. CHA contemplates multiple closings in FY2019 – FY2021.
- Logan Square TOD Project (IL# to be assigned upon closing): In FY2019, CHA plans to participate with the development team to close and start construction on a new mixed-income development at 2630 N. Emmett Street in Logan Square. This RAD PBV subsidized development will provide approximately 100 total new housing units including 41 for CHA and 59 affordable families. Of the 41 CHA units projected for delivery in FY2019, 2 will be fully accessible and 6 will be adaptable.
- Oakwood Shores/Former Madden Wells – Phase IC For Sale: In FY2019, CHA plans to convey land for the Oakwood Shores Phase IC for sale development as part of the Madden Park, Ida B. Wells, Darrow Homes revitalization activities. The new homeownership units will be dispersed across the Oakwood Shores revitalization site.

- Oakwood Shores Phase 534 Pershing (IL# to be assigned upon closing): CHA continues to work with the rental developer to close and commence construction on a new rental phase as the residential component of the Quad Communities Arts & Recreation Center development. This phase of development is part of the CHA revitalization effort at the former Ida B. Wells Homes, Darrow Homes, Wells Extension and Madden Park Homes sites. This phase will create approximately 60 new mixed-income housing units, including approximately 20 CHA units. Of the 20 CHA units, 2 will be fully accessible and 4 will be adaptable.
- Oso Apartments (IL# to be assigned upon closing): In FY2018, the development team plans to close and start construction on Oso Apartments, 3441 W. Montrose, in the Albany Park community. This RAD PBV subsidized development is planned to create approximately 50 new rental apartments including 32 CHA units and 18 affordable units. Of the 32 CHA units, 2 will be fully accessible and 5 will be adaptable.
- Park Boulevard/Former Stateway Gardens: CHA plans to convey land for the next phase of Park Boulevard as part of the Stateway Gardens revitalization activities. CHA's development partner plans to commence construction on new for sale housing in FY2019. During the same time period, CHA plans to participate with the developer in a real estate transaction to create new rental housing units. Further, CHA is working with the City of Chicago on a plan to swap equal land in order to spur commercial and/or mixed-use development to further redevelopment goals for both the former Stateway Gardens and Robert Taylor sites.
- Parkside of Old Town Phase III/Former Cabrini (IL# to be assigned upon closing): In FY2018, CHA plans to participate in a real estate transaction for Phase III at Parkside of Old Town, which is expected to provide a total of 190 mixed-income housing units including 54 public housing rental units, 44 affordable units and 92 market rate homeownership units. Phase III is the final phase of Parkside of Old Town, which is part of Cabrini North Extension replacement housing. Of the 54 CHA units, 3 will be fully accessible and 8 will be adaptable.
- Pullman Community Center: CHA is partnering with the Chicago Park District and the Chicago Neighborhood Initiative in the creation of a new recreation facility. The new Pullman Community Center will provide recreational services to CHA families in the Roseland neighborhood and surrounding Southside area. The center is expected to be completed in FY2019.
- Robert Taylor Homes: In FY2019, CHA plans to dispose of land formerly part of the Robert Taylor Homes for a new development that may include mixed-use, commercial and/or other uses. Additionally, CHA plans to convey land for the Legends South for sale development as part of the Robert Taylor Homes revitalization activities. The new homeownership units will be dispersed across the Robert Taylor revitalization site.
- Roosevelt Square/Former ABLA Homes: CHA completed master planning activities in FY2015 and adopted the FY2015 Roosevelt Square Framework Plan for the remaining undeveloped land at the former ABLA Homes site. CHA and its development partner, Related Midwest, plan to create 50 new for sale units contemplated as part of the HOPE VI Revitalization Program. The developer commenced construction on the Taylor Street Apartments mixed-use building in Q4 2017. Furthermore, CHA conveyed property to the National Public Housing Museum to create a new museum to SOS Villages to develop a new community center.
- Ravenswood Senior Living Apartments (FKA The Winchester): In FY2019, CHA's developer plans to close and start construction on Ravenswood Senior Living Apartments at 4501 N. Winchester. This

RAD project-based voucher subsidized development will create approximately 74 new CHA senior housing units. All units are projected for delivery in FY2019. Of the 74 total CHA units, 4 will be fully accessible and 12 will be adaptable.

- Washington Park 45th & Cottage Grove – Phase I (IL# to be assigned upon closing): CHA's developer closed and started construction in FY2018 on the first phase at 45th & Cottage Grove (part of Washington Park). This development is expected to create approximately 84 new rental apartments for 21 public housing, 38 affordable and 25 market rate families. Of the 21 public housing units, 2 will be fully accessible and 4 will be adaptable.
- Westhaven Phase IID Rental/Former Henry Horner: CHA's developer was planning for the next Westhaven rental development to close and start construction in FY2018 but the development was not allocated Illinois Housing Development Authority (IHDA) low-income housing tax credits (LIHTCs). The developer will apply again for FY2019. This development plans to provide approximately 89 total new rental apartments including 35 for public housing residents in fulfillment of the Henry Horner HOPE VI CHA unit delivery requirements.

Funding for Redevelopment Activities

In response to Choice Neighborhoods or other Federal Notices of Funding Availability (NOFAs) released in FY2019, CHA may submit application(s) for grant funding for redevelopment and/or planning activities.

Additional Planned Capital Maintenance Activity in FY2019

- Conversion of existing Pope Elementary School into CHA office space and housing.
- Construction of a new library, childcare and community space within the Altgeld Murray Homes community.
- Continuation of elevator modernization program throughout portfolio.
- Installation of new trash enclosures and lifts, and sewer repairs at Dearborn Homes.

vi. General Description of Planned Capital Expenditures in FY2019

General Description of Planned Capital Fund Expenditures During FY2019
<p>CHA's anticipates a total of \$230.5M in planned capital expenditures for FY2019.</p> <ul style="list-style-type: none"> • \$20.6M in planned construction activities, upgrades and repairs at CHA family buildings including Altgeld Gardens, Dearborn Homes and elevator modernization. • \$3.0M in planned capital maintenance for renovation and comprehensive modernization of housing facilities. • \$19.0M in architectural and engineering fees and other planned construction activities, upgrades and renovation at Pope School for use as administrative offices and affordable housing. • \$101.0M in construction or planning/pre-development activities for mixed-income/mixed-finance properties, including 45th Cottage, Concord – 6418 N. Sheridan, Harold Ickes- Phase 1A and Phase 1B, Ravenswood Senior Living-4501 N. Winchester, Osco Apts., Sheffield, Wicker Park, Logan Square, Parkside III, Cabrini-Oak & Larrabee, Oakwood Shores IIB (TWO), 4630 S. Ashland, LeClaire and other master planning activities. • \$86.9M in planned construction activities, upgrades and repairs for senior buildings that will transition to the RAD Program.

Section II-B: Leasing Information

i. Planned Number of MTW Households Served at the End of FY2019

By the end of FY2019, CHA currently anticipates serving a total of 61,018 MTW households across HCV and public housing programs.

Planned Number of Households Served		
Planned Number of Households Served Through:	Planned Number of Unit Months Occupied/Leased*	Planned number of Households to be Served**
MTW Public Housing Units Leased	181,680	15,140
MTW Housing Choice Voucher (HCV) Utilized	550,536	45,878
Local, Non-Traditional: Tenant-Based***	0	0
Local, Non-Traditional: Property-Based***	0	0
Local, Non-Traditional: Homeownership***	0	0

Planned Total Households Served

61,018

*Unit months occupied/leased is the total number of months the PHA has leased/occupied units according to unit category during the fiscal year

**Calculated by dividing the planned number of unit months occupied/leased by 12

***In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the agency should estimate the number of households to be served.

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED
Tenant-Based	N/A	N/A	N/A
Property-Based	N/A	N/A	N/A
Homeownership	N/A	N/A	N/A

Planned Number of Non-MTW HCV Households Served at the End of FY2019

By the end of FY2019, CHA anticipates serving a total of 2,695 households through non-MTW HCV programs, including Veterans Affairs Supportive Housing (VASH), Moderate Rehab and Mainstream 5-Year programs.

Non-MTW Households to be Served Through:	Planned Number of Households Served	Planned Number of Unit Months Occupied/ Leased
VASH	1,368	16,416
Mod Rehab	1,277	15,324
Mainstream 5-Year	50	600
Total Non-MTW Households	2,695	32,340

ii. Description of Anticipated Issues Related to Leasing in FY2019

Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers or Local, Non-Traditional Units and Solutions in FY2019	
Housing Program	Description of Leasing Issues and Solutions
MTW Public Housing Program	<p>CHA will continue to prioritize the issue of offline units in FY2019 and make additional units available for occupancy as expeditiously as possible.</p> <p>CHA continuously works to match the needs of applicants on the wait list with available public housing units.</p> <p>Another barrier to public housing leasing continues to be identifying applicants who can meet all of CHA's screening criteria and successfully pass eligibility requirements.</p>
MTW Housing Choice Voucher Program	In FY2018, CHA will continue to increase housing opportunities to HCV participants by facilitating lease-up in mobility areas through increased use of its exception payment standard and newly implemented landlord incentive payments programs.

Section II-C: Wait List Information

Overview of Wait Lists

Public Housing Wait Lists

- Family Housing (Site-Based) Wait List: The Family Housing (Site-Based) Wait List contains adult applicants who are interested in units within CHA's city-wide traditional family portfolio and mixed-income housing properties. CHA will transition from a Community-Wide Wait List to Site-Based Wait Lists in FY2018. Site-Based Wait Lists will remain open.
- Scattered Site (Community Area) Wait Lists: The Scattered Site (Community Area) Wait Lists contain applicants interested in housing opportunities in CHA's scattered site portfolio. CHA has a wait list for each of the 77 community areas in the city of Chicago. In FY2019, Scattered Sites (Community Area) Wait Lists will remain open.
- Senior Site-Based Wait Lists: The Senior-Site Based Wait Lists are for applicants requesting studio and one-bedroom apartments in senior designated housing developments. CHA will continue to lease according to the current, approved Senior Designated Housing Plan. In FY2019, all Senior Site-Based Wait Lists will be open and accept applications.

PBV (PRA) Wait List: In FY2019, CHA will transition to site-based PRA wait lists which will allow applicants to select housing by specific property, supportive service need, and general location.

HCV Wait List: In FY2019, CHA plans to continue the screening of applicants on the HCV Wait List and, where eligible, offer an opportunity to be housed by becoming a participant in CHA's HCV Program. CHA's HCV Wait List was last opened in late FY2014, and will remain partially opened for demonstration programs and special initiatives in FY2019.

i. Wait List Information Anticipated

Wait List Information Projected for the Beginning of FY2019				
Wait List Name	Description	Number of Households on Wait List	Wait List Open, Partially Open or Closed	Are There Plans to Open the Wait List During FY2019
Federal MTW Public Housing Units	Site-Based (Family Housing)	37,400	Open	Yes
Federal MTW Public Housing Units	Program Specific (Scattered Site/Community Area)	7,700	Open	Yes
Federal MTW Public Housing Units	Site-Based (Senior)	18,300	Open	Yes
Federal MTW Project-Based Voucher Program	Program Specific (PRA Program)	15,686	Open	Yes
Federal MTW Housing Choice Voucher Program	Program Specific (Tenant-Based Vouchers Only)	42,000	Partially Open	No

Please describe any duplication of applicants across wait lists:

CHA Wait List applicants can be on a single PH Wait List, the PBV Wait List and the HCV Wait List at the same time.

Senior site based wait list includes applicants for PH properties slated for RAD conversion through FY2019. Those applicants may or may not have been captured in the HCV or PBV sections of the report.

Description of Partially Opened Wait Lists

HCV and PRA/PBV Wait Lists In FY2019, the CHA HCV Wait List will remain open for the following families: a) A family that meets the eligibility criteria for and is participating in a CHA demonstration program or special initiative b) A family that is a victim of a federally declared natural disaster affecting the city of Chicago c) A family that is an active participant in a Witness Protection Program or State Victim Assistance Program d) A family living in a CHA public housing unit which must be rehabilitated to meet ADA/504 requirements and for whom an alternate CHA public housing unit is not available e) An over-housed or under-housed family living in a Section 8 Moderate Rehabilitation project administered by CHA for which no appropriate size unit is available in the same project that is already under a HAP contract f) A family that qualifies for a targeted funding voucher (e.g. VASH, NED, FUP, etc.)

Description of Local, Non-Traditional Program

N/A

Description of Other Wait List Type

N/A

ii. Changes to CHA Wait Lists in FY2019

Planned Changes to Wait Lists in FY2019	
Wait List Name	Description of Planned Changes to Wait List
N/A: No changes are planned for CHA wait lists in FY2019.	

3

Section Three

PROPOSED

MTW ACTIVITIES



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Section III: Proposed MTW Activities: HUD Approval Requested

For FY2019, CHA is requesting approval for one new activity and significant changes to four previously approved activities.

New Activities that Require HUD Approval

Single HAP for Non-Contiguous PBV Properties with Same Owner (2019-01)

- **Description:** CHA proposes to implement an activity that would allow CHA to use a single HAP contract for PBV units under the same ownership entity and located in buildings of 4 or more units that are not contiguous. HUD regulations currently require a separate HAP for every “project” with “project” defined as “a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land.” Each site within the defined project will continue to meet all HUD requirements, including environmental clearance and subsidy layering review.
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures
- **Impact Analysis:** This activity would reduce the administrative burden on CHA to create and manage multiple HAPs for projects with the same owner in which the units are spread across separate properties. CHA currently has 7 developments of this type that require multiple HAPs.

For example, Tierra Linda (see below) has one owner and was financed as one development, but because the units are located in separate non-contiguous properties, 4 separate HAPs are required. Had this activity been in place, CHA would have been able to use a single HAP, reducing the administrative burden on CHA and the property owner.

Development	Address	Total Units	PBV Units	HAP
Tierra Linda Apartments	1649-51 N. Drake	6	2	1
Tierra Linda Apartments	1749-51 N. Drake	6	2	2
Tierra Linda Apartments	1834-38 N. Sawyer	6	2	3
Tierra Linda Apartments	1757 N. Drake	3	1	4
Tierra Linda Apartments	1808-10 N. Kedzie	3	2	
Tierra Linda Apartments	1810-12 N. Drake	3	1	
Tierra Linda Apartments	1858 N. Spaulding	3	2	
Tierra Linda Apartments	1929 N. Drake	3	2	

This activity will also enhance CHA’s ability to facilitate housing in communities that have traditionally been underserved, many of which are residential communities containing 2 - 4 unit buildings.

- **Implementation Schedule:** If the activity is approved, CHA plans to implement it in FY2019.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2019 Benchmark
CE-1	Total cost of task in dollars (decrease).	Prior to the implementation of this activity, it cost CHA \$57,000 to manage 57 HAPs at 7 developments (57 HAPs X \$1,000).	In FY2019, it will cost CHA \$7,000 to manage 7 HAPs at 7 developments (70 staff hours X \$100)
CE-2	Total time to complete the task in staff hours (decrease)	In FY2018, CHA spent 570 staff hours managing 57 HAPs at 7 developments (57 HAPs X 10 hours).	In FY2019, CHA will spend 70 staff hours managing 7 HAPs at 7 developments. (7 HAPs X 10 hours)

- **Data Collection:** CHA will collect data on an ongoing basis regarding PBVs under the same ownership entity with multiple units spread across different properties. CHA estimates that managing each HAP requires 10 staff hours at a cost of \$100 per hour (\$1,000 per HAP).
- **Cost Implications:** CHA estimates that this activity will save approximately \$50,000 and 500 hours of staff time annually.
- **Authorization:** Attachment C, Section D (1)(a) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(7) of the 1937 Housing Act and 24 C.F.R. 983.202; Attachment C, Section D (2)(b) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(7) and 8 (o)(13) of the 1937 Act and 24 C.F. R. 982.308, 982.451 and 983 Subpart E.

Significant Changes to Previously Approved Activities

Modified Family Self Sufficiency Program for HCV and Public Housing Participants (2014-01)

- **Plan Year Approved, Implemented, Amended:** FY2014, FY2017 updates; FY2018 for this updated activity
- **Description:** Over the past few years, CHA has modified the Family Self-Sufficiency (FSS) program. These include (from oldest to most recent):
 - In FY2014 a revision of the participation requirements included an opt-out of EID, the ability to terminate participants who were not engaged in the program, a 12-month employment requirement and annual requirement to participate in financial education and coaching.
 - In FY2017, CHA received authorization for an exemption from the requirement that FSS Program enrollments must take place within 120-days of an annual or interim recertification of income process. CHA public housing and HCV households engage in a biennial income recertification schedule, unless changes in income are reported. As a result, any household wanting to enroll in FSS outside of the 120-day annual/interim window must request an interim recertification of income, even if the household income is unchanged, or they must wait up to 20 months until the next recertification.
 - In FY2018, CHA received authorization to move to a modified escrow calculation based on goal achievement rather than escrow based on an increase in earned income. The pay points and associated goals are included in CHA's approved FSS Action Plan.

The goal of these revisions was to remedy several issues, including existing disincentives to participation due to not earning escrow while enrolled in EID; underutilization of the program by participants who are not fully interested in engaging; and lack of financial self-sufficiency of current graduates. Further, the calculation and rules surrounding FSS are often confusing and difficult to explain to participants, resulting in some participants being unable to reconcile their goal attainment with an escrow payout. The overall goal is to maximize engagement in the FSS program and maximize the benefits of participation for those enrolled in the program.

Proposed Change: To continue to meet the goals of the program, CHA is now proposing changes that would allow non-heads of household to enroll in the program; and remove the interest earned from escrow to create a grant fund for participants.

- *Allow household members other than the head of household to enroll in the FSS program:* CHA proposes to allow one additional adult member of the household to enroll in the FSS program, or in cases where there is a senior or adult member who is not enrolling, CHA would allow for up to two members to enroll. All of the pay point goals would be eligible except for the homeownership goals and payment (since only the head of household is eligible for the Choose to Own program, CHA will eliminate these goals from the program). However, CHA would implement a pay point goal of transitioning off the head of household lease for a lower payment amount.
- *Remove interest earned from escrow for participants to create a grant fund:* CHA proposes to discontinue providing interest earned from the escrow account and utilize the annually accumulated escrow to create a grant fund available to participants on a first come first served, need basis. Currently participants request interim escrow payouts which range from \$250-\$6,500 and establishing a grant fund for participant use would enable participants to access support funds throughout the program, leaving their escrow intact, and reduce interest calculation errors. All interest earned to date prior to authorization would remain with the participant.

No changes to data collection, metrics or authorizations are required to implement these changes.

- **Update:** Since the new escrow model went into effect in early FY2018, 51% of participants have completed the amendment to their COP and 84 new participants have enrolled under the new model.
- **Planned Non-Significant Changes:** N/A
- **Planned Significant Changes:** As outlined above, CHA is proposing two additional modifications to the FSS program that would allow for household members other than the head of household to enroll; and remove individual interest earnings on escrow to create a grant fund.
- **Planned Changes to Metrics/Data Collection:** CHA has updated the benchmarks for FY2019. There are no changes to the data collection or standard metrics.

Standard Metric	Unit of Measurement	Baseline	FY2019 Benchmark
SS-1: Increase in Household Income	Average earned income of households affected by this policy in dollars (increase).	In FY2013, the average income from wages among FSS participants was \$8,855 (742 participants).	The average income from wages among FSS participants will remain stable at \$8,800.

SS-2: Increase in Household Savings	Average amount of savings/escrow of households affected by this policy in dollars (increase).	In FY2013, FSS participants had an average escrow of \$2,819 (742 participants).	The average escrow per FSS participant will remain stable at \$4,000.
SS-3: Increase in Positive Outcomes in Employment Status*	Other category defined as:	In FY2013, 344 FSS participants had income from wages.	400 FSS participants will have income from wages.
	Having earned income.	In FY2013, 46% of FSS participants had income from wages.	The percent of FSS participants with income from wages will remain stable at 46%.
SS-4: Households Removed from TANF	Number of households receiving TANF assistance (decrease).	In FY2013, 133 FSS participants were receiving TANF.	The number of FSS participants receiving TANF will remain stable at 200.
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	Approximately 1,000 FSS participants as of 12/31/12.	1,150 total FSS participants (including 150 new FSS participants) will be enrolled.
SS-6: Reducing Per Unit Subsidy Costs for Participating Households	Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	<u>Public Housing:</u> In FY2013, the average subsidy per public housing household was \$6,519 (based on 21,417 eligible units).	<u>Public Housing</u> The average subsidy per public housing household will be \$8,279.40 (based on 14,379 units).
		<u>HCV:</u> In FY2013, the average subsidy per HCV household was \$8,922 (based on 36,679 eligible vouchers).	<u>HCV</u> The average subsidy per HCV household will be \$10,031 (based on 48,283 eligible vouchers).
SS-7: Increase in Agency Rental Revenue	Total Household contributions towards housing assistance	<u>Public Housing:</u> In FY2013, public housing FSS participants contributed a total of \$1,006,056 (237 households).	<u>Public Housing:</u> The total contribution of public housing FSS participants will remain stable at \$1,000,000 (230 households).
		<u>HCV:</u> In FY2013, HCV FSS participants contributed a total of \$1,831,476 (505 households).	<u>HCV</u> The total contribution of HCV FSS participants will remain stable at \$1,800,000 (500 households).
SS-8: Households Transitioned to Self-Sufficiency	Number of households transitioned to self-sufficiency (increase).	In FY2012, 109 participants graduated from the FSS program.	40 participants will graduate from the program.
<p>*For SS-3 tracking, CHA defines "employed" based on whether income from wages is recorded in Yardi, CHA's system of record.</p> <p>**For SS-8 tracking, CHA is establishing graduation from the FSS program as a definition of self-sufficiency.</p>			

- Data Collection: CHA will track the following for FSS program participants: average income from wages and employment status (defined as having income from wages), average escrow

accumulation, program enrollment, resident contribution toward rent and yearly graduation totals as a measure of self-sufficiency.

- Authorization: Attachment C, Section E of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 23 of the 1937 Housing Act and 24 CFR 984.

Elimination of Assets in Income Calculation after Initial Eligibility for HCV Program (2017- 01)

- Plan Year Approved, Implemented, Amended: Approved FY2017, Implemented FY2017
- Description: CHA has reinstated this activity, which was previously closed out in FY2014. This activity drastically improves program efficiency and limits the burden on program participants by decreasing the amount of documentation needed. Upon implementation, the calculation of assets will only be done at intake and is no longer necessary at re-examination. Currently, asset calculations have minimal impact on overall rent calculation and tenant portion. The impact of this activity is a reduction in staff resources and costs associated with verifying assets after initial admission.

As of June 2016, when CHA proposed reinstating this activity, approximately 29% of HCV households reported assets. Of these 10,380 households, only 6.1% (641) received income from assets that exceeded the threshold amount to impact their tenant portion. Of those, 73.6% (472) received less than \$100 annually from these assets. Since income from assets is small, eliminating asset calculations after initial eligibility will have a minimal impact on rent calculation for these households. CHA estimates that calculating assets takes roughly 20 minutes (.34 hours) during an examination for a cost of approximately \$15 per examination. In FY2015, CHA calculated assets 12,119 times and spent approximately 4,120 hours (.34 x 12,119) and \$181,785 (\$15 x 12,119). Overall, the elimination of assets after initial eligibility has minimal impact on households. In addition, CHA has reduced administrative costs by eliminating the asset calculation after the initial eligibility and participants will get the benefit of having income from assets omitted in future rent calculations. If a participant loses income from assets in between an initial examination and a re-examination, the participant may request an interim re-examination to adjust their rent calculation.

Proposed Change: CHA is now proposing to disregard any assets below \$50,000 at initial eligibility, and to only include those that exceed this amount. Moreover, when calculating income from assets, CHA will use the actual income received using the current interest rate. As of April 2018, there were 1,567 (37.5% of total participants whose most recent 50058 is a new admission) who had assets that ranged between \$1 and \$49,999. Of these, only 147 had income from assets, with an aggregate yearly total of approximately \$9,300. However, the amount saved in time and dollars from not reviewing assets under \$50,000 would be 534 hours (.34 hours x 1,567) and \$23,505 (\$15 x 1,567).

No changes to data collection, metrics or authorizations are required to implement these changes.

- Update: CHA continues to eliminate income from assets after eligibility and is now asking to disregard assets below \$50,000.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: As outlined above, CHA is proposing to modify this activity to also disregard any assets below \$50,000.

- Planned Changes to Metrics/Data Collection: The benchmarks have been updated for FY2019.

Standard Metric	Unit of Measurement	Baseline	FY2019 Benchmark
CE-1 Agency Cost Savings	Total cost of task (in dollars)	In FY2015, asset calculations for all examination types for HCV cost \$181,785 (\$15 x 12,119)	CHA will spend \$60,000 (4,000 x \$15) on calculating assets.
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease)	In FY2015, CHA spent 4,120 staff hours on asset calculations for all examination types for HCV (.34 hours x 12,119 asset calculations)	CHA will spend 1,370 staff hours on asset calculations for all re-examination types (.34 hours x 4,033).

- Data Collection: CHA will track staff time and cost savings for elimination of assets in income calculations after eligibility.
- Authorization: Attachment C, Section D (1)(c) and Attachment C, Section D, (3)(b) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of 24 C.F.R. 982.516 and 24 C.F.R. 982.518; and Attachment C, Section D (3)(a) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 16(b) and 8(o)(4) of the 1937 Act and 24 C.F.R. 5.603, 5.609, 5.611, 5.628 and 982.201.

Income Calculation Hardship Exemption (2018-02)

- Plan Year Approved, Implemented, Amended: Approved FY2018, Implemented FY2018
- Description: In FY2018, CHA implemented a hardship exemption for working heads of households making required child support payments that hinder their ability to pay their monthly rent portion. Prior to the implementation of this activity, these payments were not deducted from income calculations that determine the portion of rent paid by the participant, which put participants at risk of falling behind on their rent and eventually being evicted. This activity allows working heads of household who request this hardship exemption to receive a 100% deduction of their total child support payments.

Proposed Change: CHA is now proposing to expand this hardship exemption to all working adults in the household who are making required child support payments. Participants will be informed of this hardship exemption via language on the application completed at intake, and during re-examinations.

No changes to data collection, metrics or authorizations are required to implement these changes.

- Update: CHA implemented this activity on June 1, 2018 and is closely monitoring its impact.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: As noted above, CHA proposes to expand this activity from working heads of household to all working adult household members.
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2019.

Standard Metric	Unit of Measurement	Baseline	FY2019 Benchmark
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HC-4: Displacement Prevention	Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	In FY2016, 3 participants would have met the criteria to receive this income deduction.	CHA anticipates that 25 participants will receive this income deduction.
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- Data Collection: CHA will collect data on an ongoing basis on the number of participants who receive this income deduction.
- Authorization: For HCV, Attachment C, Section D (2)(a) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of 982.503 and 982.508.

Modified Exception Payment Standards (2010-02)

- Plan Year Approved, Implemented, Amended: Approved FY2010, Implemented FY2010, Amended FY2018
- Description: In FY2010, CHA received HUD approval to implement exception payment standards that exceed the standard limit of 110% of HUD's published Fair Market Rents (FMRs) for the City of Chicago. Currently, CHA has received approval to implement an exception payment standard in the following cases:

- (1) *Reasonable Accommodations:* If CHA has approved a reasonable accommodation for households who need specific unit features related to a disability, limited to 250% FMR; or
- (2) *Mobility Areas:* The family is residing in or moving into a CHA-designated Mobility Area, limited to 150%.

EPS for Reasonable Accommodations

In FY2018, CHA received approval for an amendment to this activity that increased the FMR limit to 250% in cases where it is needed as a Reasonable Accommodation for households who need specific accessibility features. Previously, CHA had requested waivers from HUD in these situations, however, this process was time consuming and burdensome for the family, and many times while approval was pending, the unit became unavailable. Research shows that units with accessibility features have significantly higher rents. Without the increase to 250% FMR, households with accessibility needs are severely limited in their housing options. The median rent for accessible units in Mobility Areas ranges from 192% of FMR (studios) to 295% (3 bedrooms). Moreover, the median minimum rents for accessible properties throughout the entire city of Chicago range from 178% to 240% of FY2017 FMR. Additionally, under the 150% FMR, households had access to less than 20% of the accessible units in these areas. The FY2018 amendment drastically expanded the housing options for these families.

Proposed Change: In FY2019, CHA is proposing to include the location of the unit as a factor in determining whether an EPS up to 250% is appropriate. In addition to specific accessibility features, residents also request approval for units with specific location features, such as proximity to a medical facility or accessible public transportation options. This amendment would allow CHA to consider this factor in unit cost when reviewing EPS requests related to reasonable accommodations. CHA projects that this change will benefit approximately 20 participants annually.

CHA will review all reasonable accommodation requests for the 250% EPS, whether for specific unit accessibility features or specific location features, by completing the following process: (1) Verify through a third-party knowledgeable professional that the participant is disabled and requires the unit features or location features; (2) Confirm that the unit or location has the features

needed by the disabled participant; (3) Substantiate that the participant was unable to locate a unit in a location that meets the needs of their disability within CHA's payment standard.

To complete the first step of the verification process, CHA utilizes a "certification of need" form that is completed by a knowledgeable professional. Step (2) is accomplished by contacting the property owner or manager and requesting a letter verifying the features of the unit or a layout of the unit that contains the structural features. Step (3) may be completed in various ways, including by reviewing a list of units viewed by the participant or a letter from a case manager attesting to the participant's unit search. All information received from the participant and third parties will be verified by the fair housing department.

No changes to data collection, metrics or authorizations are required to implement these changes.

EPS for Mobility Areas

Exception Payment Standards are part of CHA's strategy to expand housing choices for HCV participants through access to Mobility Areas throughout Chicago. In FY2018, CHA received approval to change the areas eligible for EPS from Opportunity Areas based on census tracts to Mobility Areas based on Community Areas, which significantly increased the number of areas where a voucher holder can receive an EPS, and gives them access to communities previously unavailable. Mobility Areas are defined as Community Areas with a poverty level at or below 20% and below median violent crime; or Community Areas with moderate poverty and crime plus other positive economic indicators.

All HCV rents, including rents for which an EPS might apply, are subject to a review for rent reasonableness.

- Update: CHA continues to evaluate the implementation of EPS.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: As outlined above, CHA is proposing to expand the criteria for a reasonable accommodation EPS to include the location of the unit as a factor. If approved, this change would allow CHA to approve an EPS when CHA has approved a reasonable accommodation for households who need specific unit features related to a disability, including accessibility and location. The EPS would continue to be limited to 250% FMR.
- Planned Changes to Metrics/Data Collection: The benchmark has been updated for FY2019.

Standard Metric	Unit of Measurement	Baseline	FY2019 Benchmark
HC-5: Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	In FY2012, 37 households were able to move to a better unit and/or neighborhood of opportunity with EPS.	2,306 households will lease in Mobility Areas with an exception payment, including new and existing leases.

- Data Collection: CHA tracks the number of HCV participants living in CHA-designated Mobility Areas with EPS.
- Authorization: Attachment C, Section D(2)(a-c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(1-3), 8(o)(7), and 8(o)(10) of the 1937 Act and 24 C.F.R. 982.308, 982.503, 982.507, 982.508, 982.518, and 982.451.

4

Section Four

APPROVED

MTW ACTIVITIES



CHICAGO HOUSING
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Section IV: Approved MTW Activities

This section contains information on CHA's approved MTW activities.

Section IVA: Implemented Activities

MTW Activities Related to Housing/Development

Revitalization of 25,000 Units (2000-01)

- Plan Year Approved, Implemented, Amended: Approved FY2000, Implemented FY2000.
- Description: CHA is committed to the goal of replacing 25,000 housing units as part of the original Plan for Transformation and MTW Agreement obligations. Each year CHA continues to make progress toward the goal by completing additional housing units and creating more housing options for CHA's residents. The impact of this activity is that more affordable housing opportunities are available to low-income residents in Chicago neighborhoods through rehabilitation, redevelopment, acquisition and the use of PBVs.
- Update: CHA continues to pursue a variety of unit delivery strategies to achieve the 25,000 unit goal. In FY2019, CHA plans to deliver an additional 812 public housing and PBV units to achieve the 25,000 unit goal.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the FY2019 benchmarks.

Standard Metric	FY2019 Benchmark
HC-1: Additional Units of Housing Made Available	CHA will deliver 398 new housing units toward the 25,000 unit goal.
HC-2: Units of Housing Preserved	CHA will preserve 414 units toward the 25,000 unit goal.

Alternate Reasonable Cost Formula for Redevelopment and Rehabilitation (2010-01)

- Plan Year Approved, Implemented, Amended: Approved FY2010, Implemented FY2010, Amended FY2014.
- Description: In FY2010, HUD approved an alternative reasonable cost formula for CHA redevelopment activities to replace HUD's current Total Development Cost (TDC) limits. Rising construction costs, reduced low-income housing tax credit equity prices, and reduced soft loan funds had combined to significantly reduce the number of new public housing units that CHA was able to deliver at mixed-income development sites. The increased reasonable cost limits cover the full cost of public housing units, as originally intended, and increase public housing opportunities on an annual basis. The current impact of the increased reasonable cost limits is that CHA is able to finance the full cost of public housing units in mixed-income developments which allows the tax equity and soft loan funds to be directed toward the construction of the accompanying affordable housing units at these mixed-income developments.

Through a FY2014 MTW Annual Plan Amendment, CHA received approval to utilize this alternative reasonable cost formula for both redevelopment and rehabilitation projects. Based on parameters for rehabilitation in the Capital Fund regulations, CHA had determined it no longer needed separate alternative reasonable cost limitations for rehabilitation and redevelopment. CHA instead utilizes one alternative reasonable cost formula for all projects moving forward, and, in accordance with Capital Fund regulations, rehabilitation project cost levels will be no more than 90% of the alternate cost formula.

- Update: In FY2018, CHA used the alternative cost formula to close and start construction on 1340 W. Taylor – Taylor Street Library and Apartments, which is planned to deliver a total of 37 public housing units in FY2019. In FY2019, CHA plans to use the alternative cost formula at two sites, which planned to deliver a total of 41 public housing units in FY2020. CHA will not use the alternative cost formula for rehabilitation of any units in FY2019.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the FY2019 benchmark.

Standard Metric	FY2019 Benchmark
HC-1: Additional Units of Housing Made Available	15 additional public housing units will be delivered through the use of the alternate TDC formula.
HC-2: Units of Housing Preserved	0 housing units will be preserved through use of the alternate TDC formula.
HC-3: Decrease in Wait List Time	40,975 applicants on Public Housing Family Wait Lists will have an average wait time of 39 months.
HC-4: Displacement Prevention	0 households will lose assistance or have to move due to use of the alternate TDC formula.
CE-1: Agency Cost Savings	CHA will use the alternate TDC formula to deliver 15 additional public housing units at a cost of \$6,381,081 and place 10 additional units under construction at a cost of \$3,284,095.

Units Planned for FY2019 Delivery that will use MTW TDC	Public housing units without MTW TDC	Additional public housing units with MTW TDC	Total Public Housing Units
1340 W. Taylor – Taylor Street Library & Apts	22	15	37
Total Units	22	15	37

Developments Planned to be Under Construction in FY2019 using MTW TDC	Public housing units without MTW TDC	Additional public housing units with MTW TDC	Total Public Housing Units
45 th and Cottage Grove Phase 1	17	4	21
Oakwood Shores 534 Pershing	14	6	20
Total Units	31	10	41

Expedited Public Housing Unit Acquisition Process (2015-01)

- Plan Year Approved, Implemented, Amended: Approved FY2015
- Description: CHA is authorized to use MTW flexibility to support CHA's Real Estate Acquisition Program and to expedite the acquisition of units and/or buildings as public housing units in CHA-designated Opportunity Areas as well as Gautreaux-designated General and Revitalizing Areas. Through this activity, CHA would acquire units and/or buildings without prior HUD approval, provided that CHA certifies that HUD site selection requirements have been met. CHA would also be able to provide a commitment to certain developers before they acquire properties that they intend to sell to CHA after rehabilitation or construction. The units acquired may be condominiums, single-family homes (four or less units), or multifamily buildings containing non-public housing units. Condominium properties with less than 10 dwelling units are excluded from this activity unless CHA acquires all of the dwelling units in the association.

While CHA would ensure that all applicable HUD and other federal requirements are met prior to acquisition, including environmental reviews, CHA would submit appropriate documentation to the local HUD Field Office for subsequent approval. Permitted costs for acquisition and rehabilitation would be within CHA's approved mixed-income TDC limits using the alternate cost formula previously approved by HUD. Environmental review would be completed by CHA's designated Responsible Entity. Further, CHA will not pay more for a property than its assessed value; if a property is purchased for more than the assessed value, CHA will make up the difference between the assessed value and purchase price with non-federal funds.

This initiative will increase the effectiveness of CHA's efforts to expand the number of available public housing units, including in mixed-income settings, by allowing CHA to take advantage of time-sensitive market opportunities for unit and/or building purchases and by expediting the acquisition process. CHA continues to look for opportunities to acquire units as they become available.

- Update: CHA continues to look for opportunities to acquire units as they become available.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the FY2019 benchmark.

Standard Metric	FY2019 Benchmark
HC-1: Additional Units of Housing Made Available	0 additional public housing units will be made available as a result of this activity.
HC-3: Decrease in Wait List Time	40,975 applicants on Public Housing Family Wait Lists will have an average wait time of 39 months.
HC-5: Increase in Resident Mobility	0 households will be able to move to a better unit and/or neighborhood as a result of this activity.

MTW Activities Related to Public Housing and HCV

\$75 Minimum Rent for Public Housing and HCV (2009-01)

- Plan Year Approved, Implemented, Amended: Approved FY2009, Implemented FY2009
- Description: Through the approval of the FY2007 ACOP for public housing and the approval of the FY2008 HCV Administrative Plan, CHA instituted an increase in the minimum rent from \$50 to \$75 for public housing and HCV programs. The \$75 minimum rent was approved in FY2009 and first implemented in FY2009 across both programs as resident re-examinations took place. The impact of the revised minimum rent level is an increase in household contributions from residents paying the minimum rent. CHA continues to allow public housing and HCV households to pay a minimum rent of \$75, or less if they request a hardship to minimum rent.
- Update:
 - HCV: As of July 2018, the minimum rent population (those paying \$75 per month) includes 7,701 households (approximately 17%) of the total HCV population. There are 706 additional HCV households (approximately 2% of the total HCV population) in the hardship population, meaning they are paying less than \$75 per month.
 - Public Housing: As of June 2018, the minimum rent population includes 2,031 public housing and 105 RAD households. 309 (15.2%) public housing households and 23 RAD households from the total minimum rent population have a hardship and are paying less than \$75
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the FY2019 benchmark.

Standard Metric	FY2019 Benchmark
CE-5: Increase in Agency Rental Revenue	<p><u>HCV:</u> 7,800 residents will be paying \$75 minimum rent for a total annual contribution of \$7,020,000</p> <p><u>Public Housing and RAD PBV</u> 2,100 households were expected to pay \$75 minimum rent for a total annual contribution of \$1,890,000.</p>

*CHA tracks Total Tenant Payment (TTP) data to determine the number of residents who contribute \$75 towards rent and those granted hardships.

Choose to Own (CTO) Homeownership Program for Public Housing and HCV (2011-01)

- Plan Year Approved, Implemented, Amended: Approved FY2011 (expansion to public housing), Implemented FY2011, Amended FY2014 (new income eligibility requirement)
- Description: Participants of this program receive a subsidy to be used toward the payment of their monthly mortgage obligation. Pre- and post-homeownership education and counseling requirements are an integral component to remaining an eligible participant. The overall impact of the CTO Program is to increase self-sufficiency and expand housing options through opportunities for homeownership.

In FY2011, CHA expanded the CTO program beyond HCV participants to include public housing residents. In FY2014, CHA received approval to institute a higher minimum income requirement for eligibility for the CTO Homeownership Program to 50% of the AMI to support the goal of

participants successfully transitioning to self-sufficiency once the program was over. This change does not apply to those who are elderly or disabled who enroll in the program. The overall impact of the CTO Program is to increase self-sufficiency and expand housing options through opportunities for homeownership.

- Update: Now in its 16th year, there have been 560 participants who have purchased their own home with 144 who have assumed their own mortgage.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2019.

Standard Metric	FY2019 Benchmark
SS-5: Households Assisted by Services that Increase Self-Sufficiency	30 families will enroll under new income requirements.
SS-8: Households Transitioned to Self-Sufficiency*	30 families (25 HCV and 5 public housing) will purchase homes.
HC-6: Increase in Homeownership Opportunities	30 families (25 HCV and 5 public housing will purchase homes)

*For the SS-8 standard metric tracking, CHA is establishing the purchase of a home through CTO as a definition of self-sufficiency.

Triennial Re-examinations for Households with Only Elderly/Disabled Participants and Fixed Income for HCV and Public Housing (2014-02)

- Plan Year Approved, Implemented, Amended: Approved FY2014, Implemented FY2015
- Description: CHA has implemented a streamlined triennial re-examination schedule for public housing and HCV fixed income households consisting of only elderly and/or disabled participants. Given the infrequency of income changes for these households, the impact of this activity is decreased staff time and resources currently utilized for conducting re-examinations for this population. In addition, this activity has decreased the re-examination burden for fixed income elderly/disabled households.
- Update:
 - HCV: In FY2018, CHA completed the transition to the triennial schedule for eligible households and now, all fixed-income households consisting of only elderly and/or disabled participants are on a triennial re-examination schedule.
 - Public Housing: As of June 2018, 6,800 households were placed on a triennial schedule, which will save the agency \$3,663,498 in FY2019.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2019.

Standard Metric	FY2019 Benchmark
CE-1: Agency Cost Savings	<p><u>HCV:</u> CHA will spend \$652,500 (4,500 re-exams x \$145) to administer reexams for fixed-income elderly/disabled households who are due for re-exams based on the triennial schedule.</p> <p><u>Public Housing:</u> CHA will spend \$217,500 (1,500 reexams x \$145) to administer reexams for fixed income elderly/disabled households who are due for reexams based on the triennial schedule.</p>
CE-2: Staff Time Savings	<p><u>HCV:</u> CHA will spend 29,250 CHA staff hours (4,500 re-exams x 6.5 hours) to administer re-exams for fixed income elderly/disabled households who are due for re-exams based on the triennial schedule.</p> <p><u>Public Housing:</u> CHA will spend 9,750 staff hours (1,500 reexams x 6.5 hours) to administer reexams for fixed income elderly/ disabled households who are due for reexams based on the triennial schedule.</p>
CE-5: Increase in Agency Rental Revenue	<p><u>HCV:</u> Fixed income elderly/disabled households eligible for the triennial re-exam schedule are expected to contribute a year-end total of \$14,070,000 (4,500 households).</p> <p><u>Public Housing:</u> Fixed income elderly/ disabled households eligible for the triennial reexam schedule are expected to contribute a year-end total of \$15,187,380 (5,600 households).</p>

Biennial Re-examinations for HCV and Public Housing (2014-03)

- Plan Year Approved, Implemented, Amended: Approved FY2014 (Public Housing), Implemented FY2016 (Public Housing), Implemented FY2006 (HCV)
- Description: CHA has implemented biennial re-examinations to review family circumstances, income, assets, expenses, and family composition to establish continued program eligibility for public housing and HCV residents. Biennial re-examinations are applicable for those public housing residents who are not on annual or triennial re-examination schedules.² The impact of this activity is a decrease in staff time and resources for conducting re-examinations for applicable families. In addition, this activity decreases the re-examination burden for participants who undergo re-examinations on a biennial basis instead of an annual basis.
- Update: All eligible public housing and HCV residents are currently on a biennial re-examination schedule.
- Planned Non-Significant Changes: N/A

² CHA conducts annual re-examinations for public housing and HCV households participating in the CTO program and households in Moderate Rehab properties. CHA conducts triennial re-examinations for fixed income households with only elderly and/or disabled participants.

- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2019.

Standard Metric	FY2019 Benchmark
CE-1: Agency Cost Savings	<p><u>HCV:</u> CHA will spend \$2,291,000 (15,800 re-exams x \$145) to administer re-exams to households who are due for re-exams based on the biennial schedule.</p> <p><u>Public Housing:</u> CHA will spend \$442,250 (3,050 reexams x \$145) to administer reexams to households who are due for reexams based on the biennial schedule.</p>
CE-2: Staff Time Savings	<p><u>HCV:</u> CHA will spend 102,700 staff hours (15,800 reexams x 6.5 hours) on reexams for households due for reexams based on the biennial schedule.</p> <p><u>Public Housing:</u> CHA will spend 19,825 staff hours (3,050 reexams x 6.5 hours) on reexams for households due for reexams based on the biennial schedule.</p>
CE-5: Increase in Agency Rental Revenue	<p><u>HCV:</u> HCV households who are eligible for biennial re-exams will contribute a year-end total of \$118,500,000 (30,000 households).</p> <p><u>Public Housing</u> Public housing households who are eligible for biennial reexams will contribute a year-end total of \$25,710,295 (5,600 households).</p>
SS-1: Increase in Household Income	<p><u>HCV:</u> The average income from wages for 30,000 HCV households eligible for biennial reexams is expected to be \$15,000 at year-end.</p> <p><u>Public Housing:</u> The average income from wages for public housing households eligible for biennial reexams is expected to be \$10,000 (5,600 households) at year-end.</p>
SS-3: Increase in Positive Outcomes in Employment Status*	<p><u>HCV:</u> 9,000 “work-able” HCV heads of household eligible for biennial reexams are expected to have income from wages.</p> <p>50% of “work-able” HCV heads of household eligible for biennial reexams are expected to have income from wages.</p> <p><u>Public Housing:</u> 2,075 “work-able” public housing heads of household eligible for biennial reexams are expected to have income from wages.</p> <p>68% of “work-able” public housing heads of household eligible for biennial reexams are expected to have income from wages.</p>

SS-4: Households Removed from Temporary Assistance for Needy Families (TANF)	<u>HCV:</u> The number of HCV households eligible for biennial re-exams who receive TANF will remain stable at 1,400 <u>Public Housing:</u> 1,425 public housing households (out of 5,600) eligible for biennial re-exams will receive TANF.
SS-8: Households Transitioned to Self- Sufficiency**	<u>HCV:</u> In FY2018, 1,500 HCV households (of 30,000 households eligible for biennial reexams) will move up at least one AMI category. <u>Public Housing:</u> 425 public housing households (out of 5,600 eligible for biennial reexams) will move up at least one AMI category.

*For SS-3 tracking, CHA defines "work-able households" as those age 18 to 54 who are not receiving SSI, SSDI or a pension. CHA defines "employed" based on whether income from wages is recorded in Yardi, CHA's system of record.

**For SS-8 tracking, CHA is establishing the movement up to a higher AMI category as a definition of self-sufficiency. CHA tracks the following AMI categories: Thriving (above 80% AMI), Stable (51-80% AMI), Safe (31-50% AMI with at least one employed household member), At Risk (0-30% AMI with at least one employed household member) and Crisis (0-50% AMI with zero employed "work-able" adults in household).

CHA Re-Entry Pilot Program (2014-04)

- Plan Year Approved, Implemented, Amended: Approved FY2014, Implemented FY2015
- Description: In FY2014, CHA proposed a Re-entry Pilot Program for up to 50 eligible participants who are:
 - 1) Reuniting with a qualifying family member currently living in CHA public housing (excluding mixed-income sites) or participating in CHA's HCV Program, or
 - 2) On a CHA wait list and meeting eligibility requirements for the program when they are called for screening (in the existing wait list order).
- Update: As of Q1 2018, there are 45 participants in the program and 3 who are in the housing search process. All of the participants referred for participation came from CHA's wait list. The program is anticipated to be at capacity at the end of FY2018, and no new participants will be enrolled.
- Planned Non-Significant Changes: Once at capacity, this activity will stop enrollment, while continuing to provide the services outlined in the activity description.
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2019.

Standard Metric	2019 Benchmark
CE-4: Increase in Resources Leveraged	\$75,000 in funds will be leveraged through the re-entry pilot program for services for 25 participants.
SS-1: Increase in Household Income	The average income from wages for households with program participants will be consistent with CHA's average.

SS-3: Increase in Positive Outcomes in Employment Status*	The percent of “work-able” heads of household with income from wages, with program participants, will be consistent with CHA’s average.
SS-5: Households Assisted by Services that Increase Self-Sufficiency	25 participants will receive services in FY2019.
SS-6: Reducing Per Unit Subsidy Costs for Participating Households	<u>Public Housing</u> The average subsidy per public housing household will be \$8,279.40 (based on 14,379 units). <u>HCV</u> The average subsidy per HCV household will be \$10,031 (based on 48,283 eligible vouchers).
SS-7: Increase in Agency Rental Revenue	<u>Public Housing:</u> The total contribution of public housing families with program participants will be consistent with CHA’s average in FY2019. <u>HCV:</u> The total contribution of HCV families with program participants will be consistent with CHA’s average in FY2019.
SS-8: Households Transitioned to Self-Sufficiency**	0 participants will transition from a conditional lease as there were none in this situation in the pilot
HC-5: Increase in Resident Mobility	No program participants are projected to move to CHA housing through the re-entry pilot program.

Mobility Counseling Demonstration Program Work Requirement (2016-01)

- Plan Year Approved, Implemented, Amended: Approved FY2016, Implemented FY2016
- Description: In FY2015, CHA designed a Mobility Counseling Demonstration Program for applicants on the public housing wait list as of December 16, 2014 who have at least one school-aged child under the age of 13. Applicants who consent to participate in the program can move to either a CHA Opportunity or Gautreaux-designated General Area using a tenant-based HCV. Participants also have to agree to participate in mobility counseling services, which include education and information on tenant rights and responsibilities, community tours, and housing search counseling. Further, participants who move with the voucher receive \$500 towards their move in fee or security deposit. These services are consistent with CHA’s existing mobility counseling program. In addition, participants receive 2 years of follow up services through CHA’s FamilyWorks program, including social service supports necessary for obtaining and retaining employment and/or enrollment in education or training programs.

CHA determines eligibility from applicants who indicated interest after receiving a letter notifying them of the program as explained in the FY2018 MTW Plan. Because the population target was CHA applicants on the Public Housing Wait List, CHA received HUD approval to carry over its work requirement to the participants.

CHA implemented the Mobility Counseling Demonstration Program in FY2015, prior to HUD approval of the work requirement component. Upon HUD approval, all new participants who consented to the program were subject to CHA’s existing work requirement, Public Housing Work Requirement (2009-02). Details of the full work requirement activity can be found under this

activity. Participants unable to meet CHA's work requirement, who are not exempt, can apply for Safe Harbor which provides relief in 180-day increments while engaging in activities to become compliant.

- Update: As of May 31, 2018, 122 residents were housed with 17 in the housing search process; 87% of participants are employed.
- Planned Non-Significant Changes: CHA has exhausted the applicant pool for this program, and CHA expects the remaining participants to be housed by the end of FY2018. Once everyone in the pipeline is housed, the activity will focus its efforts on delivering the services outlined in the activity description.
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2019.

Standard Metric	FY2019 Benchmark
SS-1: Increase in Household Income*	The average income from wages for households with program participants will be consistent with CHA's average for public housing households subject to the work requirement.
SS-3: Increase in Positive Outcomes in Employment Status*	The percent of program participant heads of household with income from wages will be slightly above CHA's average for public housing households subject to the work requirement.
SS-4: Households Removed from TANF	5 households will be removed from TANF.
SS-5: Households Assisted by Services that Increase Self Sufficiency	62 households participating in the program will receive services.
SS-6: Reducing Per Unit Subsidy Costs for Participating Households	The average subsidy per HCV household will be \$10,031 (based on 48,283 eligible vouchers).
SS-7: Increase in Agency Rental Revenue	The total contribution of HCV families with program participants will be consistent with CHA's average in FY2019.
SS-8: Households Transitioned to Self-Sufficiency**	The number of program participant households subject to the work requirement with all adults in compliance will be consistent with CHA's average for public housing households subject to the work requirement.
HC-5: Increase in Resident Mobility	There will be no new families housed under this activity.

*For SS-1 and SS-3 tracking, CHA defines "work-able residents" as those age 18 to 54 who are not receiving SSI, SSDI or a pension. CHA defines "employed" based on whether income from wages is recorded in Yardi, CHA's system of record.

**For SS-8, CHA is establishing households in which all adults are compliant with the work requirement as a definition of self-sufficiency.

MTW Activities Related to Public Housing

Public Housing Work Requirement (2009-02)

- Plan Year Approved, Implemented, Amended: Approved FY2009, Implemented FY2009, Amended FY2016
- Description: CHA implemented a work requirement in FY2009 as a condition of occupancy across its public housing portfolio. Applicable adult members of public housing households are required to be engaged in employment or employment related activities for, at least, 20 hours per week, unless the resident is eligible for an exemption or granted Safe Harbor. With Board approval of the FY2011 ACOP, CHA changed the age range of the work requirement to apply to adult members of public housing households age 18 to age 54, or age 17 and not attending school full time.³ CHA provides resources to aid residents in fulfilling the work requirement through case management services and workforce development programs. The impact of the public housing work requirement is a greater number of residents engaged in employment, education, job training, and community service in order to achieve self-sufficiency.

Currently, upon a third request for Safe Harbor and subsequent requests, CHA requires residents who seek Safe Harbor for reason of failure to obtain employment to work with their service provider to obtain a workforce assessment and to develop an action plan prior to returning to a property manager. If a resident is seeking Safe Harbor for any other reason (e.g. waiting on SSI determination); this process does not apply. Residents who are approved for Safe Harbor are re-examined every 180 days to determine their compliance. If a resident is denied Safe Harbor, the resident has the right to grieve CHA's decision through the grievance process outlined in CHA's Resident's Grievance Procedure.

CHA has implemented the following updates to the public housing work requirement.

- CHA updated this activity to reflect that existing work requirements in public housing and mixed-income properties transitioning to PBVs and/or added through transfer of assistance under the RAD program, as outlined in CHA's ACOP and Tenant Selection Plans, will carry over for any individual who was previously subject to a work requirement as well as for new residents after RAD PBV conversions. The work requirement policy for RAD PBV sites is also outlined in Chapter 18 of the HCV Administrative Plan, which was released for public comment in November 2014 and approved by CHA's Board in January 2015.
- CHA increased the time for each Safe Harbor period from 90 days to 180 days. CHA determined that 90 days was an insufficient amount of time for residents to establish an action plan to meet the requirement, which has often resulted in multiple Safe Harbor requests. Increasing the time period to 180 days enables residents to work with a service provider to create and implement an action and engagement plan.
- CHA requires participation in services for all residents who receive Safe Harbor and for those who are non-compliant with the work requirement. Mandatory services are provided by CHA's FamilyWorks program. This requirement ensures that FamilyWorks service providers intervene in a timely manner to assist residents and provide them with the necessary support to become compliant with the work requirement. CHA implemented the following procedures to enforce this requirement:

³ The original work requirement applied to every adult member of a public housing household, age 18 to age 61 (or age 17 and not attending school full time).

- The resident and service provider develop and sign a resident-driven action plan upon the initial request for Safe Harbor, which outlines what is needed to become compliant with the work requirement.
 - At the end of the 180-day Safe Harbor period (or upon the resident obtaining employment), the FamilyWorks service provider will confirm that the resident is engaged with the work requirement, as defined in the agreed-upon individual action plan.
 - Residents who are engaged, as defined by the action plan, but who need additional time will be approved to receive Safe Harbor or additional Safe Harbors, as applicable.
 - Residents who are not engaged, as defined by the action plan, and are not meeting the work requirement will not be approved to receive additional Safe Harbors.
 - Non-compliant residents are subject to lease termination.
- Update: CHA will continue to implement the work requirement in public housing.
 - Planned Non-Significant Change: N/A
 - Planned Significant Changes: N/A
 - Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2019.

Standard Metric	FY2019 Benchmark
SS-1: Increase in Household Income*	The average income from wages for households with a “work-able” adult subject to the work requirement will be \$10,000 (6,175 households).
SS-3: Increase in Positive Outcomes in Employment Status*	3,250 “work-able” public housing heads of household subject to the work requirement are expected to have income from wages. 63.1% of “work-able” public housing heads of household subject to the work requirement are expected to have income from wages.
SS-4: Households Removed from TANF	“Work-able” households with a “work-able” adult subject to the work requirement receiving TANF will decrease to 1,500.
SS-5: Households Assisted by Services that Increase Self Sufficiency	The number of public housing households with a “work-able” adult subject to the work requirement engaged with service providers through FamilyWorks will decrease slightly to 4,000.
SS-6: Reducing Per Unit Subsidy Costs for Participating Households	The average subsidy per public housing household will be \$8,279 (based on 14,379 eligible units).
SS-7: Increase in Agency Rental Revenue	The total contribution of households with a “work-able” adult subject to the work requirement will increase slightly to \$28,000,000 (6,175 households.)
SS-8: Households Transitioned to Self-Sufficiency**	The percent and number of households subject to the work requirement that have all adults in compliance will remain stable at 45% (3,195 of 7,100 households).
HC-3: Decrease in Wait List Time	40,975 applicants on Public Housing Family Wait Lists will have an average wait time of 39 months.

*For SS-1 and SS-3 tracking, CHA defines “work-able residents” as those age 18 to 54 who are not receiving SSI, SSDI or a pension. CHA defines “employed” based on whether income from wages is recorded in Yardi, CHA’s system of record.

**For SS-8, CHA is establishing households in which all adults are compliant with the work requirement as a definition of self-sufficiency.

- **Additional Metrics:**

Additional Metric	FY2019 Benchmark
Work Requirement Compliance Status	51.5% (2,399) compliant 14.2% (661) exempt 28.2% (1,312) Safe Harbor 3.6% (170) non-compliant 2.5% (116) under legal

Compliant: Residents who are meeting the work requirement through authorized activities, including employment or other work experience opportunities, school/training participation or volunteer/community service opportunities.

Exempt: Residents age 55 or older or those who meet disability/caretaker or other requirements for an exemption.

Safe Harbor: Residents who are unable to comply with the work requirement may be eligible for Safe Harbor under certain circumstances, including but not limited to reasonable accommodation, temporary medical conditions, recent employment separation, and other circumstances that present barriers to finding/maintaining employment.

Non-Compliant: Non-exempt residents who are not meeting the requirement and are not approved for Safe Harbor.

Under Legal: Non-exempt residents who are undergoing eviction proceedings, whether for non-compliance with the work requirement or for any other reason.

* See Chapter 8 of CHA's *Admissions and Continued Occupancy Policy* (ACOP) for more detail.

Office of the Ombudsman (2008-01)

- **Plan Year Approved, Implemented, Amended:** Approved FY2008, Implemented FY2008
- **Description:** CHA established the Office of the Ombudsman in FY2008 to address the concerns of public housing residents in mixed-income communities. The Ombudsman serves as a liaison between residents and CHA leadership, while providing a forum for residents to learn about the benefits and offerings in the mixed-income communities. The Ombudsman holds meetings for public housing residents renting in mixed-income developments by region. Residents and other community members are provided an opportunity to share comments and concerns at these meetings, and comments are collected, responded to, and posted on CHA's website. The impact of this activity is that, by providing designated CHA staff to assist public housing residents in mixed-income communities in resolving any public housing-related issues that may arise, residents are able to adapt to their new communities.

The Office of the Ombudsman continues to address resident concerns and engage in community building activities. In FY2017, CHA rolled out support for community activities that benefited all residents living in mixed-income properties by recognizing community groups who requested assistance. We anticipate this program to further promote community activities.

- Update: The Office of the Ombudsman continues to work with families living at mixed-income properties. The focus over the years has shifted to community-building rather than solely serving as liaison between resident and property manager.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2019.

Standard Metric	FY2019 Benchmark
SS-5: Households Assisted by Services that Increase Self-Sufficiency	600 residents will engage through the Office of the Ombudsman.

- Additional Metrics:

Additional Metric	FY2019 Benchmark
Regional meetings to engage residents	A minimum of four meetings for mixed-income residents will be held.

MTW Activities Related to HCV Program

Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval within 90 Days of Passed Date (2011-02)

- Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2012
- Description: As part of the HCV Inspection Excellence Program (formerly the Owner Excellence Program), and for units with an IEP (formerly UEP) designation only, CHA is authorized to approve tenancy for a unit that passed inspection within the previous 90 calendar days without conducting a new inspection for each Request for Tenancy Approval (RTA) received. The purpose of this activity is to provide incentives to retain high quality owners and units, to continue to provide viable housing options for HCV participants and achieve cost and time savings.

In response to the small number of units which utilized this benefit, CHA decided to place this activity on hold in FY2016. Since then, CHA has modified IEP and drastically increased the number of units that can potentially qualify for this benefit, among other benefits offered by the new program. CHA's new IEP provides benefits to units that pass two consecutive, regularly scheduled inspections. Such benefits include biennial inspections for certain units and a landlord's ability to self-certify minor fail items. The response to this program has been overwhelmingly positive and the number of units that qualify for benefits continues to grow. Previously, the number of units that had the ability to receive benefits under this MTW Activity was fewer than 2,000.

- Update: This activity was reinstated in the FY2018 Plan and CHA plans to implement it in FY2019.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A

- Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2019.

Standard Metric	2019 Benchmark
HC-5 Increase in Resident Mobility	CHA anticipates 15 units will benefit from passed initial and regular inspections within 90 days of RTA receipt.
CE-1: Agency Cost Savings	CHA anticipates cost savings of \$1,440 (15 IEP inspections x \$96 per inspection) from passed regular or initial inspections.
CE-2: Staff Time Savings	CHA anticipates time savings of 13.8 staff hours (15 IEP inspections x .92 hours per inspection) from passed regular or initial inspections.

HCV Vacancy Payments (2011-03)

- Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2012
- Description: As part of CHA's IEP (formerly OEP and UEP), CHA is authorized to provide a modest vacancy payment to participating owners who re-lease a unit in the IEP program to another HCV participant. CHA will provide vacancy payments to eligible owners upon the execution of a new HAP contract for a re-leased IEP unit. One-hundred percent of the previous family's HAP amount will be paid to participating owners for the vacant period not to exceed 60 days. The unit shall be deemed vacant (A) commencing on the first day for which HAP is not paid for the unit following completion of a move out or termination of the lease, and (B) ending on the day preceding the first day for which HAP is paid for such unit based on the execution of a new HAP with CHA. The purpose of this activity is to provide incentives to retain high quality owners and units in the program, and to continue to provide viable housing options for families. In FY2016, CHA altered the IEP program and expanded the number of units eligible for this payment to approximately 6,000.
- Update: As of June 2018, there were 13 vacancy payments at a total cost of \$38,000. The evaluation of this activity is ongoing and CHA will continue to review vacancy payment data to ensure the financial sustainability of this activity.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2019.

Standard Metric	FY2019 Benchmark
HC-2: Units of Housing Preserved	26 units will be preserved through a vacancy payment.

Incentive Payments for Landlords in CHA Mobility Areas (2017- 02)

- Plan Year Approved, Implemented, Amended: Approved FY2017, Implemented FY2017
- Description: CHA received approval to provide a one-time incentive payment in the amount of the contract rent to landlords when an HCV participant enters into a new lease for a unit located in a Mobility Area. The tight rental market in Chicago, especially in Mobility Areas, coupled with the additional processing time to lease-up an HCV tenant compared to a market rate tenant, may provide a disincentive for Mobility Area landlords to participate in the HCV Program. CHA believes this payment incentivizes more landlords in Mobility Areas to participate in the HCV Program.

On average, it takes 51 days from the time an RTA is submitted until execution of the final HAP contract. Many landlords in tighter rental markets (such as Mobility Areas) forego participating in the HCV Program because of this additional processing time, which results in a prolonged vacancy and amounts to at least one month of lost rent for the unit. This incentive partially off-sets any losses the landlord may incur as a result of holding the unit for a tenant with a voucher. This payment is made simultaneously with the initial HAP payment.

A potential impact of this activity is increased costs to CHA for such payments. On average, per-unit rental price in Mobility Areas is approximately \$1,300 per month. If the activity had been implemented during FY2015, it would have cost the CHA roughly \$760,000. If this incentive is successful, the associated costs would increase. In FY2017, when initially implementing this activity, CHA placed a cap at 750 on such payments, with the maximum total amount of approximately \$975,000 (based on the average \$1,300 monthly rental amount). In FY2018, CHA anticipates spending approximately \$1,855,000 (1,325 households x \$1400 average rent) based on the increased number of units eligible for such payments after the switch to the Mobility Area map and increasing FMRs.

In conjunction with this activity, the CHA also commits to study ways to streamline its lease-up process to decrease the need for these types of payments in the future. If CHA is able to reduce the time from when an RTA is submitted to when a HAP contract is executed, HCV participants will be at less of a disadvantage in the rental market. CHA proposed that these incentive payments are funded using HCV HAP funds, rather than HCV administrative funds.

- Update: From FY2017 through early FY2018, CHA used the Opportunity Area map to determine where incentive payments would be made. In March FY2018, CHA began using the new Mobility Area map to issue Landlord Incentive Payments (LIPs), which resulted in an increase in the amount of funds spent on this program. In FY2018, CHA anticipates spending \$1,885,000 on landlord incentive payments due to the increased number of units eligible for these payments after the change to the Mobility Area map and increasing FMRs.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: The benchmark has been updated for FY2019.

Standard Metric	FY2019 Benchmark
HC-5: Increase in Resident Mobility	CHA anticipates that 1,350 households will move into Mobility Areas as a result of this activity.

Increased Payment Standards at Interims (2018-01)

- Plan Year Approved, Implemented, Amended: Approved FY2018, Implemented FY2018
- Description: CHA has implemented an activity that applies to CHA's entire jurisdiction that allows CHA to increase payment standards at interims for elderly/disabled households and any household that receives a rent increase. Because elderly and disabled households are on a triennial reexamination schedule and other households are on a biennial reexamination schedule, the FMR used to determine their subsidy amount is outdated and does not reflect the current costs of housing in Chicago. Because there is no affordability constraint to the amount an owner can charge after the initial lease term, when an owner requests a rent increase between scheduled

reexaminations, the participant is forced to make a decision between increasing their monthly rent burden or incurring expensive moving costs. This activity has enabled CHA to use the current payment standard in effect for a given unit at an interim examination, rather than the payment standard that was in effect at the time of the participant's last regular examination. The goal of this activity is to decrease the financial burden on these households by allowing the CHA subsidy to keep pace with the market, which will decrease the number of voucher holders whose rent burden exceeds 30% of their adjusted monthly income.

- Update: CHA implemented this activity in April of 2018 and is closely monitoring its impact.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2019.

Standard Metric	FY2019 Benchmark
SS-2 Increase in Household Savings	CHA anticipates that 944 participants will receive an increase in their payment standard at their interim.

MTW Activities Related to Property Rental Assistance Program/Project-Based Vouchers

Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties (2008-02)

- Plan Year Approved, Implemented, Amended: Approved FY2008, Implemented FY2008
- Description: CHA is authorized to increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building. CHA uses this flexibility to create innovative funding structures for PBV developments and enhance its Property Rental Assistance (PRA) Program. The impact of making PBVs available in excess of the 25% limit is that more developers are enticed to preserve or create affordable housing, increasing the availability of quality housing options throughout Chicago's communities for low-income individuals and families.
- Update: CHA will continue to identify opportunities to increase the number of PBV units in family properties with new contracts and existing contract renewals in FY2019.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2019.

Standard Metric	FY2019 Benchmark
HC-1: Additional Units of Housing Made Available	0 additional PBV units will be made available by exceeding 25% in family PBV properties.
HC-2: Units of Housing Preserved	148 housing units for low-income households were preserved by exceeding 25% in family PBV properties.

PBV Contract Commitments with 21-30 Year Initial Terms (2011-05)

- Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2011, Amended FY2018
- Description: To facilitate the expansion of affordable housing opportunities through the use of PBVs, when originally proposed, this activity allowed CHA to enter into PBV HAP contracts for an initial term between 16 and 30 years. In light of regulatory changes, CHA was granted MTW authority to enter into contracts that have an initial term of 21-30 years. CHA's relevant contracts include a clause stating that the duration period is pursuant to CHA's MTW authorizations. The impact of this activity is that it will assist developers to obtain better financial terms and help to ensure the long-term availability of quality affordable housing.
- Update: CHA will continue to identify opportunities to increase the initial term of PBV HAP contracts to 21-30 years in FY2019.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2019.

Standard Metric	FY2019 Benchmark
HC-1: Additional Units of Housing Made Available	53 PBV units will be made available with 21-30 year contracts
HC-2: Units of Housing Preserved	148 PBV units will be made available with 21-30 year contracts

Acceptance of City Certificates of Occupancy for Initial PRA Inspections (2011-06)

- Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2011
- Description: For the PRA Program, CHA reduces the number of inspections required prior to lease-up of PBV developments that are new construction or substantial rehabilitation. In cases involving such properties, CHA considers Certificates of Occupancy issued by the City of Chicago as evidence of the property's compliance with Housing Quality Standards (HQS). CHA will not perform initial inspections on such units prior to entering into the PRA HAP contracts. The impact of this activity is to reduce costs by reducing the number of inspections conducted by staff, as well as the associated tenant inconvenience in developments that have additional governmental funding such as tax credits and state-financed loans.
- Update: In FY2019, CHA plans to save approximately \$1,900 and 89 staff hours on initial PRA inspections for units that are new construction or require substantial rehab by using the City of Chicago Certificate of Occupancy as evidence of HQS compliance.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection:

Standard Metric	FY2019 Benchmark
CE-1: Agency Cost Savings	CHA will spend \$3,196.15 on initial PRA inspections. (97 units x \$32.95 per inspection)
CE-2: Staff Time Savings	90 hours of staff time will be dedicated to initial PRA inspections for new construction and substantial rehab units. (97 units x .92 hours)

Payments during Initial Occupancy/Leasing for New Construction and Substantially Rehabilitated Properties (2011-08)

- Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2012
- Description: To provide an incentive for participation in CHA's PRA Program and to ensure the long-term viability of newly-constructed and substantially-rehabilitated properties, CHA provides vacancy payments, as determined necessary on a project-by-project basis, during the initial operating lease-up period. Such an approach is consistent with practices in the affordable housing industry (e.g., initial operating reserve for tax-credit properties, provision of operating subsidy for mixed-finance and public housing properties, and allowable vacancy payments from execution of contract to initial occupancy in the Moderate Rehabilitation Program). These payments allow new developments to maintain a positive cash position in meeting operating expenses when all of the PBV units are not leased.

CHA is authorized to make payments for a period not to exceed 90 days from the execution of the HAP contract. These vacancy payments are equal to 50% of the contract rent for the initial 60 days of the vacancy. CHA may determine that there is a reasonable opportunity to refer an applicant from its waiting list and may elect to pay an additional vacancy payment of 100% of the contract rent for the additional 30 days. Under no circumstances will the vacancy payments exceed the 90-day period. Payments are contingent on the owner demonstrating compliance with program rules, including taking all feasible actions to fill the vacancies and not rejecting eligible applicants except for good cause acceptable to CHA. Further, CHA does not compensate landlords for units that receive funding from another source.

- Update: In FY2019, CHA plans to spend approximately \$59,000 in payments during initial occupancy/leasing for new construction and substantially rehabilitated properties. These vacancy payments are equal to 50% of the contract rent for up to the initial 60 days of the contract.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2019.

Standard Metric	FY2019 Benchmark
HC-1: Additional Units of Housing Made Available	59 PBV units will be made available through vacancy payments during initial leasing periods.

Expansion of Public Housing Earned Income Disallowance Policy to CHA RAD Properties (2016-03)

- Plan Year Approved, Implemented, Amended: Approved FY2016, Implemented FY2017
- Description: CHA is participating in the Rental Assistance Demonstration (RAD) Program and is working to transition more than 10,000 public housing units to PBVs through RAD. As part of the RAD program, regulations state that the Earned Income Disregard (EID) policy is only available to residents with disabilities, in accordance with regulations for the HCV Program. For public housing sites transitioning to RAD, CHA will retain the EID policy for residents in RAD PBV units, which will allow any eligible resident, including non-disabled persons, to have the opportunity to utilize EID.
- Update: CHA implemented this activity in FY2017 and implementation will be ongoing through FY2019.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2019.

Standard Metric	FY2019 Benchmark
SS-1: Increase in Household Income*	The number of and average income from wages for households in RAD PBV sites is expected to remain stable at approximately \$16,000 (assuming an annual compounding adjustment for inflation).
SS-3: Increase in Positive Outcomes in Employment Status*	The number of “work-able” heads of households in RAD PBV sites, as well as the percentage of said households with income from wages is expected to be 40 and 60%, respectively based on metrics from FY2017 and conversion activity expected in FY2019.

*For SS-1 and SS-3 tracking, CHA defines “work-able residents” as those age 18 to 54 who are not receiving SSI, SSDI or a pension. CHA defines “employed” based on whether income from wages is recorded in Yardi, CHA’s system of record.

**RAD conversions are currently take place at primarily senior properties.

Uniform Physical Condition Standards (UPCS) Inspection Standards for PBV Properties within the RAD Program (2016-04)

- Plan Year Approved, Implemented, Amended: Approved FY2016, Implemented FY2017
- Description: As a participant in the RAD program, CHA is evaluating administrative processes to better streamline the agency’s role as Contract Administrator for the program. One primary responsibility of the Contract Administrator is to conduct inspections to ensure RAD PBV units and buildings meet HUD standards. For RAD and the HCV Program, HUD requires HQS inspections. CHA requested authorization to continue utilizing public housing Uniform Physical Condition Standards (UPCS) for inspections in CHA public housing properties/units transitioning to PBV properties under the RAD program, including RAD PBV transfer of assistance sites. CHA proposed to retain the UPCS inspection criterion because it is considered a more stringent set of standards for inspections when compared to HQS, therefore ensuring a better housing product. In addition, CHA anticipates this activity will be cost effective.

- Update: CHA implemented this activity in FY2017 and implementation will be ongoing through FY2019.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2019.

Standard Metric	FY2019 Benchmark
CE-1: Agency Cost Savings	CHA anticipates spending approximately \$100,000 on inspections in sites transitioning to RAD PBV.

Adjusting Fair Market Rent (FMR) Thresholds to Retain Existing Subsidy Levels for Converting to PBV Properties within the RAD Program (2016-06)

- Plan Year Approved, Implemented, Amended: Approved FY2016, Implemented FY2017
- Description: In an effort to retain consistent housing quality and services across the PBV RAD portfolio of RAD properties, CHA requested authorization to exceed the FMR cap of 110% for RAD PBV properties (under current standard PBV rules), as needed to retain the subsidy level CHA currently receives for properties. FMR is one of three criteria used to set initial contract rents under the RAD program – the other two criteria are current subsidy levels and reasonable (market) rents; the lower of the three applies. In FY2018, CHA conducted an initial contract rent analysis using the aforementioned criteria. Of the 38 senior properties analyzed, all 38 were negatively impacted by the 110% of FMR cap imposed by current PBV rules. Further, 9 properties are also negatively impacted by a 120% of FMR cap.

CHA has made a commitment to, at minimum, retain existing services and property maintenance at the level residents experience today. Accordingly, CHA received approval to increase the cap from 110% to 150% of FMR to better safeguard the impacted CHA communities against a reduction in funds that could impact operations, service levels, and appropriate capital investments. As RAD was designed by HUD to be a budget-neutral program to preserve subsidized housing, this flexibility allows CHA to retain current subsidy levels and maintain current standards for operating RAD PBV sites. Further, the requested increase to up to 150% of FMR is consistent with the exception payment standard for the HCV Program.

CHA prepared an updated initial contract rent analysis for FY2018 that demonstrated that 38 senior properties would be negatively impacted by a RAD Conversion subject to the FMR cap of 110% for RAD PBV properties, and thus unable to retain current subsidy levels. The changes in the benchmark reflects the combination of annual contract rent increase associated with the Operating Cost Adjustment Factor (OCAF) and anticipated changes to the unit count and contract rent at Covered Projects that would retain the Per-Unit Monthly (PUM) funding associated with non-dwelling/special purpose units.

- Update: CHA implemented this activity in FY2017 and implementation is ongoing throughout FY2019.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A

- Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2019.

Standard Metric	FY2019 Benchmark
HC-2: Units of Housing Preserved	8,642 dwelling units at 38 impacted properties transitioning to RAD required an increased FMR threshold to maintain current standards for property operations.

MTW Activities Related to Local Programs

Funding for City of Chicago Housing Assistance Programs (2017-04)

- Plan Year Approved, Implemented, Amended: Approved FY2017, Implemented FY2018
- Description: To further coordinate with the City of Chicago, Chicago's Continuum of Care and Coordinated Entry System, CHA is participating in what has been named the Flexible Housing Subsidy program, which will provide collective impact to individuals and families who experience homelessness and are in critical need of immediate housing. CHA is utilizing its single fund flexibility to contribute to the fund in order to increase housing options for those in need to access and remain stably-housed.

This program will be coordinated with the City of Chicago where CHA would contribute a specified amount of money to be pooled with other sources (e.g. hospitals, ESG, etc) to create a collective solution to housing persons experiencing homelessness. Examples of target populations would include families who experience homelessness or who are at risk of becoming homeless, transitional-aged youth, survivors of domestic violence, homeless veterans and other vulnerable populations that are a priority for the City of Chicago. Funds would be used for bridge rental assistance, rent arrearages with a current landlord, move-in fees and deposits, and subsidized housing. CHA anticipates allocating approximately \$800,000 towards this program.

- Update: Through its Department of Family and Support Services, the City of Chicago has prepared a third-party administrator Request for Proposals (RFP) to select an entity responsible for implementing the Flexible Housing Subsidy Pool. The plan is to provide housing and services to at least 50 participants in FY2018 and FY2019.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2019.

Standard Metric	FY2019 Benchmark
CE-4: Increase in Resources Leveraged	\$1 million in funds will be leveraged by DFSS and DPD.
SS-5: Households Assisted by Services that Increase Self Sufficiency	50 households will receive services.
SS-8: Households Transitioned to Self Sufficiency	50 participants will transition to self-sufficiency by becoming housed.
HC-1: Increasing housing choice	50 units of housing will be made available through CHA funding assistance for this program.
HC-7: Households Assisted by Services that Increase Housing Choice	50 participants will receive social services that increase housing choice.

Housing and Development

MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2000-01	Revitalization of 25,000 Units	CHA continues to make progress toward the goal of 25,000 housing units and providing additional housing opportunities for residents.	Increase Housing Options	Attachment D, Paragraph 1 and MTW Agreement, Amendment 3
2010-01	Alternative Reasonable Cost Formula for Redevelopment and Rehabilitation	HUD approved the reasonable cost formula for redevelopment in FY2010. CHA utilizes the reasonable cost formula for both redevelopment and rehabilitation projects.	Increase Housing Options	Attachment C, Section C (16)
2015-01	Expedited Public Housing Unit Acquisition	CHA is authorized to use MTW flexibility to support CHA's Real Estate Acquisition Program and to expedite the acquisition of units and/or buildings as public housing units in CHA- designated Opportunity Areas as well as Gautreaux-designated General and Revitalizing Areas.	Increase Housing Options	Attachment C, Section C (13); Attachment C, Section B2

Public Housing and HCV

MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2009-01	\$75 Minimum Rent for Public Housing and HCV Programs	CHA increased the minimum rent from \$50 to \$75 in FY2009.	Reduce Costs and Cost Effectiveness	Attachment C, Section C (11) and Attachment C, Section D(2)
2011-01	Choose to Own Homeownership Program for Public Housing and HCV	CHA expanded the Choose to Own (CTO) Home Ownership Program beyond HCV participants to current CHA public housing residents.	Increase Housing Options Self- Sufficiency	Attachment C, Section B, Paragraph 1(b)(iii), and Attachment C, Section D, Paragraph 8 (a-b)
2014-01	Modified Family Self-Sufficiency Program for HCV and Public Housing Participants	The modified program encourages participants to remain engaged, obtain escrow, and achieve consistent employment so they are better prepared for economic self-sufficiency upon graduation	Self Sufficiency	Attachment C, Section E
2014-02	Triennial Re-examinations for Households with only Elderly/Disabled Participants and Fixed Income for HCV and Public Housing	CHA implemented a streamlined triennial re-examination schedule for public housing and HCV fixed income households consisting of only elderly and/or disabled participants.	Reduce Costs and Cost Effectiveness	Attachment C, Section C (4) and Attachment C, Section D (1)(c)
2014-04	CHA Re-Entry Pilot Program	CHA received HUD approval to implement a Re-entry Pilot Program for up to 50 eligible participants in CHA traditional public housing or CHA's HCV Program.	Increase Housing Options	Attachment C, Section B(4)

2006-01, 2014-03	Biennial Re-examinations for Public Housing and HCV	CHA plans to implement biennial re-examinations for public housing residents and will continue to implement biennial re-examinations for HCV program participants	Reduce Costs and Cost Effectiveness	Attachment C, Section D (1) (c), and Section C (4)
2016-02	Mobility Counseling Demonstration Program Work Requirement	CHA has implemented a work requirement for applicants who consent to participation in the Mobility Counseling Demonstration Program and move to either a CHA Opportunity or Gautreaux-designated General Area utilizing a tenant-based HCV.	Self-Sufficiency	Attachment C, Section D(3)(b)
Public Housing				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2009-02	Public Housing Work Requirement	CHA implemented a work requirement across CHA's public housing portfolio. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement.	Self-Sufficiency	Attachment D, Paragraph 21
2008-01	Office of the Ombudsman	The Office of Ombudsman provides designated staff to address the concerns of public housing residents living in mixed-income communities and serves as a liaison between residents and CHA leadership.	Self-Sufficiency	Attachment D, Paragraph 20
HCV				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2010-02	Exception Payment Standards	CHA is authorized to apply EPS that may be up to 150% of HUD's published FMRs for the City of Chicago in order to increase housing options in mobility areas throughout Chicago.	Increase Housing Options	Attachment C, Section D(2)
2011-02	Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval within 90 Days of Passed Date	CHA is authorized to approve tenancy for a unit that passed inspection within the previous 90 calendar days without conducting a new inspection for each RTA received.	Increase housing choices for low income families	Attachment C, Section D(5)
2011-03	HCV Vacancy Payments	As part of the HCV Owner Excellence Program, CHA may provide a modest vacancy payment to eligible owners participating in the Owner Excellence Program who re-lease a unit currently in the HCV program to another HCV participant.	Increase Housing Options	Attachment C, Section D(1)(d)

2017-01	Elimination of Assets in Income Calculation after Initial Eligibility for HCV Program	The calculation of assets will only be done at intake and is no longer necessary at re-examination.	Reduce Costs and Cost Effectiveness	Attachment C, Section D(1)(c) and Attachment C, Section D (3)(b)
2017-02	Incentive Payments for Landlords	CHA will provide a one-time incentive payment in the amount of the contract rent to landlords in any instance where an HCV participant is entering into a new lease for a unit located in a mobility area.	Increase Housing Options	Amendment 6
2018-01	Increased Payment Standards at Interims	CHA has implemented an activity to increase payment standards at interims for elderly/disabled households and others who receive a rent increase.	Increase Housing Options	Attachment C, Section D (2)(a)
PRA				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2008-02	Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties	CHA may increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building.	Increase Housing Options	Attachment D, Paragraph 6
2011-05	PBV Contract Commitments with 21-30 Year Initial Terms	To facilitate the expansion of affordable housing opportunities through the use of PBVs, CHA uses MTW authority to enter into HAP contracts for initial terms between 21-30 years.	Increase Housing Options	Attachment C, Section D (1)(a)
2011-06	Acceptance of City Certificates of Occupancy for Initial PRA Inspections	CHA is authorized to accept the issuance of Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with HQS for initial PRA inspections.	Reduce Costs and Cost Effectiveness	Attachment C, Section D(7)(d)
2011-08	Payments During Initial Occupancy/Leasing - New Construction and Substantially Rehabilitated Properties	CHA provides vacancy payments, as determined necessary on a project by project basis, during the initial operating lease-up period in order to provide an incentive for owner participation and to ensure the long-term viability of newly constructed and substantially rehabilitated properties.	Increase Housing Options	MTW Agreement, Amendment 6
2016-03	Expansion of Public Housing Earned Income Disallowance Policy to CHA PBV Programs within the RAD Program	CHA will retain the public housing EID policy for residents in properties transitioning to RAD PBV.	Self-Sufficiency	Attachment C, Section D(2)(a)
2016-04	UPCS Inspection Standards for PBV Properties within the RAD Program	CHA will continue utilizing UPCS for inspections in properties transitioning to RAD PBV.	Reduce Costs and Cost Effectiveness	Attachment C, Section D(7)(d)

2016-06	Adjusting FMR Thresholds to Retain Existing Subsidy Levels for Converting to PBV Properties within the RAD Program	CHA may exceed the FMR cap of 110% for RAD PBV properties, as needed, to retain existing subsidy levels.	Increase Housing Options	Attachment C, Section D(2)(a)
Local Programs				
2017-04	Funding for City of Chicago Housing Assistance Programs	CHA will implement program-based assistance using its single fund flexibility to help families access and remain stably housed.	Increase Housing Options	Amendment 6

Section IVB. Not Yet Implemented Activities

All previously-approved MTW activities will be implemented in FY2019.

Section IVC. Activities on Hold

No activities will be on hold for FY2019.

Section IVD. Closed Out Activities

Time Limit Demonstration Program for Housing Choice Voucher Participants (2017- 03)

- **Description:** CHA proposed to implement an eight-year time limit demonstration program for a total of 100 families. After eight years, participants who have not reached a zero HAP may be eligible for a two-year extension for a total of 10 years. Elderly and disabled are excluded from this demonstration program. In reviewing existing population data, CHA has determined that there is sufficient evidence that the wait list population is a representative sample to test this demonstration program. A review of the current HCV population found that most HCV households remain on the subsidy for an average of ten years. Furthermore, a review of FY2013 CHA Family Self Sufficiency Program (FSS) graduates has found that 67% of graduates have higher incomes than non-FSS households, with an average income increase of \$16,495 post enrollment in the FSS program.

Through the demonstration program, CHA proposed that 50 families are to be selected from the HCV wait list, with an AMI between 0% - 50% for participation (Group 1). As a condition of receiving the voucher, these 50 families will be required to participate in the CHA FSS program, and will be required to receive case management services from the FSS service provider. All HCV FSS rules and regulations apply, including the requirement of participants to be continuously employed for at least 12 months, all household members must be free of welfare assistance prior to program completion, mandatory attendance at financial literacy sessions, and engagement with the FSS service provider in a face-to-face meeting at least once per year. Noncompliance with the FSS program will be reviewed by the HCV department and the participant's FSS coordinator, and may result in a capped HAP payment. The participant will not be required to give up the subsidy.

The remaining 50 families would have been selected from the HCV wait list, with an AMI between 51% - 80% for participation (Group 2). As a condition of receiving the voucher, these 50 families will be required to participate in case management services from CHA FamilyWorks providers. Services will be aimed at increasing self-sufficiency so that families can successfully transition off the subsidy. These services include, but are not limited to, workforce development training and placement, education, financial literacy, and mental health case management resources. Group 2 will be subject to CHA's work requirement. CHA will utilize the same work requirement policies in effect for public housing, including Safe Harbor. CHA's work requirement applies to adult

members age 18 to age 54, or age 17 and not attending school full time. Applicable adult members are required to be engaged in employment or employment-related activities for, at least, 20 hours per week, unless the resident is eligible for an exemption or granted Safe Harbor. Noncompliance with the work requirement will be reviewed by the HCV department and the participant's FamilyWorks provider, and may result in a capped HAP payment. The participant will not be required to give up the subsidy.

The 100 families (Group 1 and 2) will be allowed to access a voucher through a priority preference as demonstration program participants, thereby accessing a voucher more quickly than if the wait list applicants were not selected for the demonstration program. While the final details will be determined in coordination with the HCV Participant Council, this will be achieved by sending out a letter notifying wait list participants about the demonstration program and an invitation to apply should they fit into the requirement of either group 1 or 2. The letters will be sent to the lower 50% of the wait list to create an additional incentive for participation, but may be sent in application order pending agreement with the Participant Council. Letters that are sent will detail the demonstration program and wait list holders will be invited to submit interest via telephone or email. There will be no adverse impact to wait list holders who are non-responsive. Interest in the demonstration program will be taken in response order for each of the two groups (prospective participants would be required to supply income information) and placed on a Demonstration Wait list, with sub lists for Groups 1 and 2. It is anticipated that CHA will over recruit and wait list holders who ultimately are not selected for enrollment will return to the HCV wait list in their previous order. CHA will require that all Participants in the program meet all of the regular HCV admissions requirements. Those not meeting the HCV Admission criteria will be removed from the demonstration and HCV wait lists. To the extent possible, each group will receive orientation and briefings with their respective group all at once and go through the demonstration as two cohorts. Demonstration participants would be subject to portability restrictions and will be required to remain in Chicago. Participants may, however, dual enroll in CHA's Mobility Counseling Program should they choose to move to a Mobility Area. Participants will also be allowed to enroll in CHA's CTO Program and purchase a home within the 10-year time period. Doing so would be treated as a positive exit from the program. Participants in Group 2 would be allowed to enroll in CHA's FSS program, although unlikely.

In order to evaluate the impacts of this demonstration program, CHA will issue an RFP to conduct research to determine the outcomes of the 10-year time limit.

Overall, the time limit demonstration program will increase housing choice through time limits, allowing the CHA to offer housing assistance to additional families on the wait list and reduce wait list times. The goal of the demonstration program is to increase family self-sufficiency through an assessment of family needs, development of service plans, assistance with self-sufficiency activities and an incentivized escrow savings plan that will allow families to fully transition off the housing subsidy after eight or 10 years.

- Implementation Year: approved in FY2017
- Statutory Objective: MTW Statutory Objective I: Increase housing choices for low-income families. MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.

- Hardship Policy: A participant may request that their case be reviewed by a Hardship Panel if they have extenuating circumstances supporting a continuation of housing assistance beyond the eight-year period for an additional two years, for a total of 10 years. The three-person Hardship Panel is comprised of (1) A Representative from the HCV Participant Council (2) A Representative from the HCV Program (3) A non-CHA Representative, either the assigned FamilyWorks Provider or FSS Provider. Requests to have cases reviewed by the Hardship Panel must be made at least six months prior to the end of participation in the demonstration program during the eighth year. All recommendations made by the Hardship Panel will be forwarded to the HCV Administrator for review. Extenuating circumstances that may be considered include:
 - Health and/or medical issues;
 - Employment/unemployment/or under-employment issues;
 - Past performance of participant and adherence to Demonstration program requirements;
 - Previous participation in CHA-sponsored or referred services and/or programs; and
 - Other extenuating circumstances.

After the 10-year period, demonstration program participants who have not successfully reached a zero HAP payment to transition off the subsidy will have their HAP payment capped. The CHA will not increase the HAP at any time after the 10 years, however the participant will not be required to give up the subsidy. This policy will allow participants to continue on the path towards self-sufficiency by freezing HAP payments until the participant reaches a zero HAP. Past program participants, who receive a capped HAP, may also request a hardship due to loss of employment for a 6-month period, approved by the panel.

- Update: After consideration of this activity and local housing needs, CHA has determined that this activity should be closed out in FY2018 MTW Annual Report, and will explore other activities in the future if warranted by data. Currently the average time in the HCV Program is eight years, which is aligned with the proposed program, thus making the case to close this activity.

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Section Five **MTW SOURCES AND USES OF FUNDS**



CHICAGO HOUSING
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Section V: MTW Sources and Uses of Funds

This section contains information on CHA's anticipated sources and uses of funding in FY2019.

Section VA: Sources and Uses of MTW Funds

Estimated Sources of MTW Funding for FY2019

The following table shows projected sources of MTW funding in FY2019.

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$60,477,544
70600	HUD PHA Operating Grants	\$770,877,625
70610	Capital Grants	\$0
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$9,738,088
71100+72000	Interest Income	\$1,750,000
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$7,142,014
70000	Total Revenue	\$849,985,271

Explanations of CHA FY2018 MTW Sources:

- FY2019 estimates for operating subsidies are based on units in PIC at projected per unit rates and HCV Program sources are based on projected FY2019 voucher counts. CHA continues to finalize MTW HCV leasing projections for FY2019.

Estimated Uses of MTW Funding for FY2019

The following table shows projected uses of MTW funding in FY2019.

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$61,364,955
91300+91310+92000	Management Fee Expense	\$0
91810	Allocated Overhead	\$52,396,272
92500 (92100+92200+92300+92400)	Total Tenant Services	\$40,593,499
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$19,257,753
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$139,158,535

95000 (95100+95200+95300+95500)	Total Protective Services	\$25,340,732
96100 (96110+96120+96130+96140)	Total insurance Premiums	\$5,062,000
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$7,662,145
96700 (96710+96720+96730)*	Total Interest Expense and Amortization Cost	\$18,090,250
97100+97200	Total Extraordinary Maintenance	\$10,300,000
97300+97350	Housing Assistance Payments + HAP Portability-In	\$494,696,060
97400	Depreciation Expense	\$110,346,082
97500+97600+97700+97800	All Other Expenses	\$1,181,179
90000	Total Expenses	\$985,449,462

*This includes estimated interest expense on general obligation bonds issued by CHA in FY2018.

Explanations of CHA FY2019 MTW Uses

- The estimated Housing Assistance Payments expense is based on 90% voucher utilization in FY2019. CHA continues to finalize MTW HCV leasing projections for FY2019.
- Interest income is derived from the Cash and Cash Equivalents and the Investments at Fair Value as presented on the Statement of Net Position in CHA's Comprehensive Annual Financial Report.
- Uses do not reflect planned capital expenditures described in Section II. These are not reported as FDS line items.
- Depreciation is included in Uses based on the FDS line item. CHA reports depreciation as an expense (rather than a use), per standard accounting practices.
- In FY2018, CHA issued general obligation bonds in the amount of \$325 million. A portion of those proceeds, \$110 million, is budgeted to fund capital projects in FY2019.
 - Bond proceeds will be used to pay for the costs of projects that are subject to the Authority's MTW Agreement, so long as the use is included in an approved Annual MTW Plan.
 - Anticipated uses include public housing modernization, public housing construction and project-based voucher development.
 - A portion of the bond proceeds has been escrowed to make initial debt service payments.
 - CHA will repay the bonds using HCV administrative fees based on a 20-year amortization schedule.
 - CHA will continue to provide HUD with information regarding bond uses and repayment in MTW Annual Reports and Plans.
- CHA plans to fill the projected gap between Estimated Total Revenue and Estimated Total Expenses by using third-party financing.

Reconciliation to CHA's 2019 Preliminary Budget

Total Expenses	\$985,449,462
Add back: Depreciation	(\$110,346,082)
Deduct: Capital Expenditures	\$226,131,000
Principal	\$2,442,678
Total Expenses	<u>\$1,103,677,058</u>
Use of Third-Party Financing	\$241,158,021

Activities that Used Only MTW Single-Fund Flexibility

The following section describes CHA's use of MTW single-fund flexibility.

Describe the Activities that Used Only MTW Single Fund Flexibility

The table below outlines CHA's use of the MTW single fund for FY2019, with projected expenditures by category based on CHA's FY2019 budget.

CHA continues to use single fund flexibility by designing and/or continuing to implement local activities, including new initiatives described in Section I.

CHA uses capital dollars as well as Section 8 MTW Block Vouchers from the single fund to support ongoing revitalization activities, in an effort to further advance the progress of the original Plan and implement applicable new initiatives. Section II describes capital expenditures and specific development and capital activities planned for FY2019.

Through the use of MTW funds, CHA also continues to implement numerous resident services initiatives including Support to Families Being Relocated, Self-Sufficiency Services, Youth Empowerment Services and Quality of Life Services. (More detail on resident services initiatives is provided in the section below.)

**THE CHICAGO HOUSING AUTHORITY
USE of MTW SINGLE FUND
FY2019 ANNUAL PLAN**

	<u>FY2019 Single Fund</u>
CENTRAL OFFICE	\$ 57,287,027
 <u>HOUSING</u>	
Housing Choice Voucher	511,434,752
Property Office	207,135,095
Resident Services	<u>43,434,833</u>
TOTAL HOUSING	762,004,680
 <u>CAPITAL</u>	
Capital Repairs and Improvements	7,600,000
Capital Development	2,954,482
Capital Construction	<u>11,447,572</u>
TOTAL CAPITAL	22,002,054
 DEBT SERVICE	 -
 TOTAL USES	 <u>\$ 841,293,761</u>

Current Support to Families in the Process of Being Relocated

CHA provides a variety of support options to families in the process of being relocated from buildings undergoing rehabilitation or redevelopment. In accordance with the Relocation Rights Contract (RRC), CHA provides relocation notices to families impacted by building closures or consolidation and makes move-related payments. Additionally, as applicable, residents are offered pre-move counseling, HCV mobility counseling, post-move counseling, unit tours, assistance in accessing other necessary services and support for residents in managing their households and adjusting to new communities. CHA also provides packing materials and moving assistance to families who are relocating.

Projected FY2019 Outcomes: CHA will continue to provide relocation assistance to all residents requesting it under the RRC.

Support Services for Families

CHA currently offers public housing families living in CHA properties or temporarily utilizing an HCV a variety of case management and workforce development services, as well as select services to other HCV residents. These services focus on four main goals, each with measurable outcomes, including permanent housing choices, lease compliance, and employment preparation, placement and retention. A summary of the services planned for 2019 is below.

Economic Independence:

- *Transition counseling.* Assistance for families to overcome social and emotional barriers to leaving subsidized housing.
- *Housing locator assistance.* Help finding appropriate, affordable housing in the private or affordable market for families transitioning off subsidy or moving to a Mobility Area.
- *Choose to Own Homeownership Program.* Financial assistance toward the mortgage payment, pre- and post-purchase homebuyer education, credit counseling and other services to help families navigate the home-buying process.
- *Family Self-Sufficiency program.* Focused assistance in reaching self-sufficiency goals, including escrow accumulation.

Projected FY2019 Outcomes:

- 30 families will purchase a home through the CHA CTO Homeownership Program.
- 80% of participants in the Family Self-Sufficiency program will accumulate escrow.

Earning Power:

- *Employment placements.* Job readiness training to prepare residents for work; assistance finding a job; follow-up to foster, promote, and enhance job retention.
- *Transitional Jobs.* Time-limited, subsidized jobs with a training component to help residents transition to permanent employment.
- *Employment readiness and placement for youth.* Starting in elementary school, career exploration programming. For older youth, job readiness training and summer placements with ongoing support.

Projected FY2019 Outcomes:

- 1,500 residents will be connected with new and better jobs.
- At least 2,000 youth will be engaged in paid summer opportunities.

Academic Achievement:

- *Connections to education.* Coaching and support in accessing post-secondary education, including at the City Colleges of Chicago, where residents can attend at no cost after financial aid.
- *Scholarships.* CHA offers scholarships in amounts of \$1,000 and \$2,500 for youth and adults attending college.
- *Academic enrichment for youth.* Programs for middle school- and high school- aged youth to expand academic skills and prevent summer learning loss with the goal of preparing youth for college or other post-secondary education.

Projected FY2019 Outcomes:

- More than 600 residents will attend the City Colleges of Chicago.
- At least 220 youth and adults will receive CHA college scholarships.

Stability and Quality of Life:

- *Recreational programming for youth.* Sports, wellness and arts programs for youth starting at age six, including through the Chicago Park District, as well as special events throughout the year.
- *Lease violation referrals.* Assistance for families referred by their property manager to help them address lease violation issues.

- *Right of Return outreach.* Outreach and assistance for 10/1/99 families who still need to satisfy their Right of Return under the RRC.
- *Clinical mental health services.* Individual and group counseling for any resident who needs these services.
- *Victim Assistance.* Referral to counseling services and, if appropriate, relocation for residents who have been victims of violent crimes or trauma and who need to move for safety reasons.
- *Health initiatives.* Opportunities with CHA partners to address specific health issues such as asthma and cardiovascular health. For seniors, exercise and dance classes, health seminars, frail and emergency well-being checks, and crisis intervention.
- *Social events for seniors.* On-site, regional and city-wide activities such as clubs, classes, field trips and music events.
- *Assessments and outreach for seniors.* Ongoing one-on-one contact with seniors to identify and address issues and engage them in activities.
- *Senior referrals.* Connections to outside resources, such as assistance getting benefits, housekeeping services and transportation assistance. Many services are provided by the City of Chicago's Department of Family and Support Services (DFSS).

Projected FY2019 Outcomes:

- 7,000 youth will be engaged in out-of-school-time programming.
- 80% of lease compliance referrals will be resolved.
- 190,000 Golden Diner and 70,000 Summer Food meals will be served to seniors and youth.
- Percent of families with Right of Return outstanding will decrease to 2.0%.
- Regional senior music fests and the Senior Holiday Luncheon will engage more than 2,000 seniors.

CHA Reserves

The CHA has \$135M (estimated) in operating reserves as recommended by HUD (4 months of operating expenses + 6% of vouchers). CHA does not have any additional reserves above this amount and no reserve fund usage is budgeted for 2019.

Section VB: Local Asset Management Plan

Local Asset Management Plan	
Has the PHA allocated costs within statute during the plan year?	No
Has the PHA implemented a local asset management plan (LAMP)?	Yes
<p>If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. It shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.</p>	
Has the PHA provided a LAMP in the appendix?	Yes
<div style="border: 1px solid black; padding: 10px;"> <p>CHA implemented a Local Asset Management Plan (LAMP) in FY2008 and, though the basic components of the plan have not changed materially, CHA continually looks to ensure that the activities, accounting, and financial reporting are in keeping with the LAMP. Examples of CHA activities taken to ensure our LAMP is operating as designed include:</p> <ul style="list-style-type: none"> • The CHA property portfolio continues to be managed by professional private management companies with performance metrics and standards identified in their contracts; </div>	

- Budgeting and accounting activities are managed at the property level with a robust budgeting program in place that requires substantial internal CHA review be performed prior to approval;
- Detailed accounting activities and financial analysis efforts are performed monthly to ensure that property expenditures are within budget guidelines and appropriately reported.

CHA makes every effort to ensure that program costs are reasonable and consistently applied in accordance with the Moving to Work Agreement by recording accounting activity at the grant and property levels. As identified in the LAMP, CHA utilizes property level management, accounting, and budgeting and has established a Central Office Cost Center (COCC). Internal control considerations are a priority for the CHA and are evident in the manner in which expenditures are budgeted, authorized and reported on. Reviews are routinely performed to make certain that the appropriate segregation of duties and approval authority are in place for CHA staff and management.

Further, CHA makes certain that Generally Accepted Accounting Principles are followed by having external firms perform the required annual financial and A-133 audits. These annual audits, in addition to the quarterly reviews performed by the external firm, require significant consideration be given to program reporting as well as up-to-date accounting treatment of Governmental Accounting Standards Board (GASB) pronouncements.

Section VC: Rental Assistance Demonstration (RAD) Participation

Rental Assistance Demonstration (RAD) Participation

CHA is a participating PHA in the RAD program. In June of 2015, CHA received a portfolio award for 10,937 units under Component 1 of the RAD program. All of CHA's units included in the June 2015 award will be converted as PBV units. As of June 30, 2018, more than 3,600 units have been converted to PBV funding under the RAD program. The remaining 7,300 units are currently scheduled to be converted by FY2020.

A significant amendment of the Annual Plan to participate in RAD was submitted in 2014 and approved in March of 2015.

Has the agency submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version of that requires HUD approval.

No

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Section Six **ADMINISTRATIVE**



CHICAGO HOUSING
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Section VI: Administrative

This section contains administrative requirements and certifications that are to be submitted in CHA's MTW Annual Plan.

Board Resolution



September 18, 2018

Item No. 1

Proposed FY2019 MTW Annual Plan

Presenter: Jennifer Hoyle, Director, Strategic Management and Partnerships

Recommendation

The Chief Executive Officer recommends that the Board of Commissioners of the Chicago Housing Authority approve the FY2019 Moving to Work (MTW) Annual Plan and authorize CHA to submit the FY2019 MTW Annual Plan to HUD.

The requested action in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) regulations.

Background

As part of the MTW Agreement, CHA is required to submit an Annual Plan to HUD, due 75 days prior to the start of CHA's fiscal year. The MTW Annual Plan provides required information on planned operations and activities for the fiscal year, including proposed new MTW activities that require HUD approval.

A 30-day public comment period was conducted from July 26 – August 24, 2018. CHA held three public comment hearings during the public comment period: August 3rd, August 9th and August 16th. Announcements for the public comment process appeared on CHA's website and in the Chicago Defender on August 1 and 8; Chicago Sun Times on July 26-27, July 30-31 & August 1; and Hoy Newspapers on July 27 and August 3. CHA also distributed resident notices across public housing properties and sent an email notification to HCV residents.

During the public comment period, residents and the general public were able to submit comments orally and in writing regarding the proposed FY2019 MTW Annual Plan. Prior to finalizing the proposed FY2019 MTW Annual Plan, CHA gave consideration to comments received during the public comment period. Public comments and CHA responses will be provided to the Board prior to approval and will be available to the public in the final plan amendment posted on CHA's website after Board approval and submission to HUD.

CHA has complied with the requirements of the Amended and Restated MTW Agreement and HUD regulations regarding annual plans and amendments.

Respectfully Submitted:


 Jennifer Hoyle,
 Director, Strategic Management and Partnerships

RESOLUTION NO. 2018-CHA-64

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated September 18, 2018 requesting approval of the Proposed FY2019 MTW Annual Plan and authorization to submit the Proposed FY2019 MTW Annual Plan to HUD attached hereto;

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, The Board of Commissioners hereby approves the Proposed FY2019 Moving to Work Annual Plan and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final updates as deemed necessary;

THAT, This approval of the Proposed FY2019 MTW Annual Plan supersedes any and all conflicting language found in prior CHA MTW Annual Plans;

THAT, The Board of Commissioners grants authorization to submit the Proposed FY2019 MTW Annual Plan to the U.S. Department of Housing and Urban Development upon Board approval. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.




 Eugene E. Jones, Jr.
 Chief Executive Officer
 Chicago Housing Authority

Certifications of Compliance

OMB Control Number: 2577-0216
Expiration Date: 5/31/2016

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report	
Attachment B	
Certifications of Compliance	
Annual Moving to Work Plan Certifications of Compliance	U.S. Department of Housing and Urban Development Office of Public and Indian Housing
Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan*	
<p>Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning FY2019, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:</p> <ol style="list-style-type: none"> 1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment. 2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan. 3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1. 4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990. 5. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located. 6. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan. 7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions. 8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975. 9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped. 10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135. 11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F. 12. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24. 	

Attachment B

1

OMB Control Number: 2577-0216
Expiration Date: 5/31/2016

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

CHICAGO HOUSING AUTHORITY

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

John T. Hooker

Name of Authorized Official

Chairman

Title

John T. Hooker

Signature

9-28-18

Date

*Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

Attachment B

2

Documentation of Public Process

Prior to submission of the Proposed FY2019 MTW Annual Plan for CHA Board approval, a 30-day public comment period was conducted from July 26-August 24, 2018. CHA held three public hearings during the comment period: (1) August 3rd at CHA Corporate Offices, 60 E. Van Buren; (2) August 9th at Jane Addams Center, 1254 W. Loomis; and (3) August 16th at the Family Investment Center, 4859 S. Wabash. A total of 15 people attended the hearings. The comments received during the comment period and CHA's responses are listed in the table below.

Proposed FY2019 MTW Annual Plan Public Comment Period: July 26 - August 24, 2018 Public Comment Hearings: Aug 3, 11:00a, CHA Headquarters, 60 E Van Buren; Aug 9, 2:00p, Jane Addams Center, 1254 S Loomis; Aug 16, 6:00p FIC; 4859 S Wabash			
#	Individual/ Organization	Comment	CHA Response/Transcript
1	JULIE ELENA BROWN Senior Staff Counsel Director, Public Housing BPI	CHA is proposing (p. 47) a new lease to own program that is generally described in the Plan. The description is not clear as to whether CHA is planning to sell existing public housing units or which units CHA is intending to make available for the program. Please provide more information on this topic. If CHA plans to use units currently in its portfolio, will CHA replace any units that are lost to the portfolio through sales to successful participants?	CHA currently owns 19 townhomes located near Jackson and Western that would be the only units that would qualify under the proposed lease-to-own program should we receive approval. There will be specific criteria around income, credit and other eligibility to take part in the program.
2	JULIE ELENA BROWN Senior Staff Counsel Director, Public Housing BPI	In its proposed dispositions CHA lists a number of planned sales or long term leases on land that is within the purview of existing CHA Working Groups. In some cases, these proposed dispositions have not been discussed in those Working Groups. For example, proposed dispositions of land adjacent to Park Boulevard and LeClaire Courts have not been discussed in those respective Working Groups prior to publication of the draft Plan. CHA's handling of such matters is inconsistent across its Working Groups, with full information being provided and discussed in some groups, and little to none in others. In fact, some of CHA's established groups do not even meet on a regular basis. BPI is concerned that important land use issues are being proposed in this draft Plan that have not been presented in established Working Groups. Please provide more information about CHA's intentions regarding the Park Boulevard land	Working Groups meet when planning is underway to inform the planning process. Work at some sites is more active than at others. Park Boulevard: CHA is working with the City of Chicago with any eye toward swapping equal property along State Street if that will stimulate commercial development that complements residential housing. There will not be a net loss of land available for housing. LeClaire land: CHA issued a request for proposals for the LeClaire site that calls for a variety of uses while returning residential units to the property.

		swap and the land sales in the LeClaire Courts neighborhood.	
3	JULIE ELENA BROWN Senior Staff Counsel Director, Public Housing BPI	CHA is seeking HUD approval to count Choose to Own units toward its 25,000 unit commitment to HUD. Because these units are not in the CHA portfolio – they are private units being purchased by CTO participants – and they will not be in the portfolio after purchase, BPI does not believe they should be counted toward CHA's 25,000 unit commitment.	Thank you for your comment.
4	JULIE ELENA BROWN Senior Staff Counsel Director, Public Housing BPI	On p. 11 CHA lists 17 units in the Lawrence & Broadway Apartments as planned PRA units. The CHA board has approved 17 units at 1825 W. Lawrence. Which is the correct site, or sites, for these units?	This is the same project. CHA has revised the annual plan to reference "1825 W. Lawrence." PRA is planned for 17 units at 1825 W. Lawrence Avenue, which represents 10% of the total units in the building.
5	JULIE ELENA BROWN Senior Staff Counsel Director, Public Housing BPI	CHA proposes to sell or lease land on the 3000 and 3100 blocks of West Washington, in the East Garfield Park neighborhood, for “development of residential, mixed-use, commercial or other land uses.” What is CHA's intention with respect to these parcels? This land is in a Limited Area under the Gautreaux court orders and its use for public housing may be prohibited under those orders.	CHA specifically used a broad description to encompass a variety of development options. CHA understands the Gautreaux limitations and was not planning to develop public housing.
6	JULIE ELENA BROWN Senior Staff Counsel Director, Public Housing BPI	BPI supports CHA's stated intention to use the results of fair housing testing to shape its fair housing goals and to address, in part, its duty to affirmatively further fair housing, including with respect to source of income discrimination. Racial and economic discrimination continue to be serious barriers to mobility for HCV participants.	Thank you for your comment.
7	KIMBERLY BAGGET	My mom, she lives in public housing. But how do you get the lease-to-own, and then say like if you're a nonresident, will you be able to apply to lease-to-own in the public housing.	CHA currently owns 19 townhomes located near Jackson and Western that would be the only units that would qualify under the proposed lease-to-own program should we receive approval. There will be specific criteria around income, credit and other eligibility to take part in the program. As CHA has indicated in the Plan, the priority would be for anyone living in public housing or our HCV population, or anyone on

			our wait lists. And finally, then we will open it up to eligible persons from the community. It would be a five-year program that would lease with the rent payments, a portion of those getting escrowed to serve as the down payment for the townhome
8	KIMBERLY BAGGET	Okay. So right now is it like – can people go apply at the Jackson and Western to be on the wait list?	At this time, CHA is seeking approval from HUD for this activity. If CHA receives permission from HUD, we will inform people how to apply.
9	KIMBERLY BAGGET	Okay. I got one more question. Because I was reading – I was just skimming through it, actually. Is it possible that you guys can explain more into the EPS, the exception payment standards.	Katie Ludwig: In the Housing Choice Voucher program, the limit that we place on how much rent we can pay in a given month is called a payment standard. Through our MTW authority, CHA offers exception payment standards, which means we can pay a slightly higher rent under certain circumstances. We have two different kinds of exception payment standards. One is for mobility areas (areas with lower poverty and lower crime rates). We can go up to 150 percent of the HUD fair market rent as a payment standard. And, we can go up to 250 percent of the HUD fair market rent in cases of a reasonable accommodation. So if for instance a person is in a wheelchair, something like that, and they need a unit that has wider doorways, and we could pay a slightly higher rent, up to 250 percent of the fair market rent, for that unit. What we're requesting in this from HUD is to make that reasonable accommodation exception payment standard, the circumstances under which we can offer that, a little bit broader. And not just for the accessibility features of

the unit, but also for the location of the unit. So for instance, we get requests a lot of the time that folks would like to live in a certain unit because it's close to their doctor's office, or it's close to where they go for therapy, or their kids are enrolled in a certain school because their kids have a -- oh, my gosh, why can't I think of the acronym for -- IEP. Thank you. Their kids have an IEP, and this -- this school that their kids go to supports all their social, emotional learning needs and whatnot. And they need to be attending that school; and they would like to live close to that school. We can approve - you know, if we have documentation from the doctor or medical professional that supports that, we can approve a reasonable accommodation. And if this gets approved, we'd be able to use that higher rent level, if it's needed. It's not -- I should say in all of these cases this is only if it's needed. It doesn't mean that automatically the landlord gets that higher rent. But it means that if the market in that area supports that higher rent, then we would offer that. I should have said that off the bat. None of this is automatic. It's not that landlords go, oh, now I can get this higher rent. It is -- if that's what the going rate is in that area, then we could pay up to that higher amount. Does that help?

10	BARBARA BURNS	As a someone who grew up at Lathrop Homes in the 50's and 60's, I have actively advocated for the current residents and public housing units at Lathrop during this redevelopment. While disappointed that only 400 of the 925 Lathrop units will remain on site in the redevelopment, I am pleased that many stakeholders were able to influence the CHA to replace those lost units off site on the North side of Chicago. To reinforce this replacement promise, Business and Professional People for the Public Interest (BPI) and the CHA entered into an agreement in the Gautreaux case in federal court to replace the 525 family units. CHA was also permitted to develop 105 senior units as part of this agreement. To be honest, I don't understand why the senior units are included in this agreement except to use Lathrop money for these senior units. I hope we do not see toward the end of the replacement process the complaint from CHA that there is no money left for the remaining family units.	Thank you for your comment. CHA is committed to providing housing for families as well as seniors.
11	BARBARA BURNS	To date, CHA has classified 134 senior units as "proposed transfer from Lathrop Homes" according to the proposed 2019 MTW Annual Plan, page 107. They are Ravenswood Senior Living, 4501 N. Winchester - 74 units, Independence Apartments, 4022 N. Elston - 30 units; and, Northtown Apartments, 6800 N. Western - 30 units. This is 29 units over the 105 agreed upon in the Gautreaux court.	CHA has long wait lists for senior housing across the city which demonstrates the need for such housing. Not all of the senior units will be counted as Lathrop RAD transfer of assistance units.
12	BARBARA BURNS	The proposed 2019 MTW Annual Plan has very little information on the number of bedrooms in the family units. Whereas Lathrop always had a significant number of 3 and 4-bedroom units, the information I can find shows a predominance of 1 and 2-bedroom replacement units. For example, on page 107 Concord at Sheridan, 6438 N. Sheridan has 65 family units consisting of 47 1-bedroom units, 18 2-bedroom units, and no 3 or 4-bedroom units. Another example on page 107, John Pennycuff, 2031-37 N. Milwaukee has 47 family units consisting of 35 1-bedroom	The units that will return to the Lathrop site include a number of three- and four-bedroom units that may surpass the number of three- and four-bedroom units that were historically on the site.

		units, 12 2-bedroom units, and no 3 or 4-bedroom units. Neither of these developments have 3 or 4-bedroom units.	
13	BARBARA BURNS	The lack of 3 and 4-bedroom family units is a problem for many low-income families in the city of Chicago. I also thought that the replacement units as well as the units on site were required to reflect the number of bedrooms that existed at Lathrop as of 10/1/1999 based on an Act of Congress authorizing the Moving to Work (MTW) program. CHA does not appear to be taking this requirement into consideration with regard to the Lathrop replacement units	See the response above.
14	BARBARA BURNS	As to the Lathrop on site CHA units, the various reports that have information regarding the number of public housing units in Phase 1A do not all agree with each other. For example, while both this proposed 2019 MTW Annual Plan, p 25 and the document from the Lathrop Community Partners' Working Group agree on 151 CHA units on site, the City of Chicago Department of Planning and Development, Third Quarter 2017 Project Summary Appendices 18 and 19, show something else. Appendix 18 of the third quarter 2017 report has a unit breakdown of 161 CHA replacement units (which appears to include 18 units at 80%AMI - 3 of which are 0-bedrooms) while the very next page Appendix 19 has 143 CHA units and the 18 units at 80%AMI are not listed as CHA units. Perhaps these 18 units are Affordable Requirement Ordinance (ARO) units.	Thank you for pointing out the discrepancy between the City's Third Quarter report and CHA's Plan. The actual number of units under construction for CHA families on-site is 151.
15	BARBARA BURNS	In conclusion, it is my hope that the CHA and the City of Chicago will be conscientious in moving forward with Lathrop replacement units on the North side	Thank you for these suggestions.

		<p>1) by not counting 0-bedroom units as family units;</p> <p>2) by not counting units that are at 80%AMI or ARO as CHA units;</p> <p>3) by looking beyond the wait list to determine the need for additional 3 and 4-bedroom units by low-income families citywide searching for a roof over their heads at a rent they can afford;</p> <p>4) by actively seeking out, beyond sending out letters to their last known addresses, the former residents who have the right of return or who are eligible to reinstate their right of return; and,</p> <p>5) by actually replacing all 525 Lathrop family units as required by court order in a timely and efficient manner.</p>	
16	CLAUDICE WARE	<p>I heard you say that there's nothing in the works for demolition at this point, for</p> <p>2019. Well, my question is 420 and 430 West North Avenue, those residents are being told they have to leave because of that reason.</p>	<p>JENNIFER HOYLE: Right. Just to be clear, there are demolitions that were submitted as part of previous plans that may be carried out in 2019, but the 2019 plan doesn't list any new demolitions that we're asking for approval for. So there may have been demolition that got approved in 2017 that we're now just getting around to demolishing, but there's nothing that is new for 2019 that we would be demolishing in the future as of yet.</p>
17	FRANCINE WASHINGTON	<p>Yes. I know we asked before, and you're talking about the hardship. We were talking about the FamilyWorks program. I never did see any black and white for mandatory folks to participate.</p>	<p>MARY HOWARD: So that -- this is in the plan. We are waiting for the property office to roll out that with the property management.</p>
18	CLAUDICE WARE	<p>Make it mandatory --</p>	<p>MARY HOWARD: So it is in the plan, it's in the new -- or version of the ACOP. That safe harbor was extended -- right? So last year's plan, safe harbor was extended from 90 days to 180 days, and that services were mandatory for anyone in safe harbor or not compliant; but that hasn't been implemented yet.</p>
19	FRANCINE WASHINGTON	<p>They need to be completed.</p>	<p>MARY HOWARD: I agree.</p>

20	CLAUDICE WARE	I'm hearing you say safe harbor. Our residents – and again, my name is Claudice Ware. I'm hearing you say safe harbor, but residents, if we want to become self-sufficient, remain lease compliant, whatever, we have to make the program across the board their way. Not just for State Parkway.	MARY HOWARD: Okay. So noted. And let's talk about that. Because that part is not in the plan. Okay? Let's talk about that and –
21	FRANCINE WASHINGTON	I want to talk about the disposition of land swap. I don't care about nobody else, I'm talking about – Park Boulevard, because I have a right to return, and I'm mortified. We worked, we sweated, and got cursed out, spit on, and stepped on to redevelop the State Parkway. Now the – it was about bringing a big box. We live in a community. We got all the names across the street, of 39 – they can build on. We got the – by the CHA with 3919 South Federal. That's CHA land. That's for CHA high rise. With the Robert Taylor buildings.	Thank you for your comment. CHA is committed to bringing housing back to the site as well as complementary retail development.
22	FRANCINE WASHINGTON	They can build over there. Big box, 33 and – we live in the community. We're – all the mixed-income properties, we're close to the community than anyone. We all get along. We laugh and cry together. We fellowship and break bread together. Homeowners, and residents. And market. We bring all the-the community. Not supposed to– they can–they knock you over the head. They talking trash all of this community. And all the big boxes bring all kind of rules to this community. We don't ask for one, and we don't want one.	Thank you for your comment. CHA is committed to bringing housing back to the site as well as complementary retail development.
23	FRANCINE WASHINGTON	All through – no one else say, or CHA staff – we try to redevelop the land. Yet still bring big boxes. CHA complain and – to get the tax credit and Tax Increment Financing? Why can't you get the developer to just build one building, one project? We don't like it. It ain't happening. And we're bringing petitions. I have several, but I was write – and I did stop to pick up – I'm going to come to each page. But we – not what you all talk about, we can't – talking about when going to press. We can't talk about this stuff that's wrong. And I don't like it. It needs to really change. You come here and comment on that.	Thank you for your comment. CHA is committed to bringing housing back to the site as well as complementary retail development.

		They change. It's been over a year and a half I been talking about it. Especially that big box. No way.	
24	TAMIKO HOLT	Hi, I'm trying to understand the -- so I have a question about the asset elimination, so --asset elimination proposal. So I see it says 50,000 or less is totally eliminated. So I thought it was 100k. So what -- what changed? What's the new language? I don't understand. Because if it was already 100k -- so are you asking for it to be 50k?	STEVE FIELD: What we -- the previous activity just eliminated all assets after par-- a participant came onto the program. And this program, this amendment essentially modifying the activity, will eliminate anything under 50,000. Before we couldn't -- we did take those into account. So it was never 100,000, it was never part of the policy.
25	TAMIKO HOLT	I recall some paperwork that said \$100k. But I will look back on it and double-check. So you don't know when that will be? But you will put out a notice concerning that.	STEVE FIELD: I believe you might be referring to some of the language in the past, because it was not issued as specific guidance. It was something along the lines of that. But that -- we're waiting for HUD to take a look at that. That's correct. Yes.
26	TAMIKO HOLT	So concerning the payment standards versus -- so the CHA saying that they're going to not just take the -- take into account to areas that is only identified as mobility areas, so they're going to go on a block-by-block basis on, I guess, the family needs? So like say if my grandmother is near her medical, you know, the medical institution that she goes to frequently -- because I see the language says that it's taking account other things besides mobility areas. So is that what the language is saying?	STEVE FIELD: So the additional language essentially is -- let me take a step back. Beforehand we can go up to 200 percent -- 250 percent mark for the standard, if there's a need for specific accessibility feature in the unit. What the modification does is gives us a little bit more flexibility to also take into account location of the unit. So for example, if that participant needed to be in a certain location, near the doctor's office, and the market required to go up to 200 for -- 50 percent of the fair market rent, this modification will allow us to do that.

27	TAMIKO HOLT	<p>Okay. That's good, then. So let me put on the record, it's nice to see that -- things that we previously advocated for being implemented. The-the exceptional -- what do you call it -- the hardship for fathers -- maybe fathers and mothers that may be paying child support that pretty much takes away from -- the child support are so high that it takes away from them being able to pay rent or just pay utilities. So I see you guys made changes to accommodate that. So that's good. I commend CHA. So what I want to know, is there a time frame for that, or as long as the child support payments are inactive? How does that go?</p>	<p>STEVE FIELD: As long as the household member is providing the documentation that they're paying child support, that is indefinite.</p>
28	TAMIKO HOLT	<p>That's good. Okay. That's great. So that was about it. Oh, the exceptions. 90 days prior to -- so CHA does not have to inspect the unit 90 days prior to another inspection that has already taken place. From my understanding, this is from the rent control -- so you moved out. The section that says CHA is authorized to approve tenancy for a unit that pass inspections within the previous 90 calendar days without conducting a new inspection for each request. Or each RTA --</p>	<p>STEVE FIELD: Yeah. Just for the record, this is an existing activity that, however, we have not implemented it. So the proposal -- or I'm sorry, what the activity does in cases where participants submits an RTA, they do the inspection, for whatever reason -- or they don't move into the unit. And then another participant within 90 days of the inspection submits an RTA for the exact same unit, would allow us to use that previous inspection. But again, just want to make clear that we have -- that is not implemented as of this moment.</p>
29	TAMIKO HOLT	<p>Okay. That's a gray area. I think that would come in -- that keeps it offline. This is what I'm saying, one respect -- so two of you guys come for the uniform inspection policy where there is no room for -- what do you call it, for -- for inspectors to pretty much use their own judgment and -- and -- so it's a lot of language to your inspection policies that calls -- causes for them to use their own judgment. Until you move away from that, then I can see this happening. Because what one inspector -- I seen when one inspector passes, and the other one won't.</p>	<p>STEVE FIELD: Yeah. I mean, unfortunately, try and eliminate as much subjectivity to that. And the -- but unfortunately, just the nature of the inspection, some want - - one inspector interprets something one way, and another can -- will interpret the other way. We try and get -- eliminate the inconsistencies as much as possible. But again, there's no way to completely eliminate. So we understand that that is something that we need to work on and that is -- happens with our inspections.</p>

30	FRANCINE WASHINGTON	<p>We done the rent conversion or vouchers out on the street. RAD has been in existence for almost three years now, and it -- rents totaled after the first year that you're not for Section 8 vouchers but traditional housing. We are several -- in the whole city -- RAD one or two years ago is now asking for a Section 8 voucher to move out, and they're not getting the opportunity. I mean, they call, and walking in -- talking about RAD for vouchers. What if we got -- the RAD, and now wants to move? What is being done?</p>	<p>After living in a RAD unit for one year, tenants have the opportunity to request to be placed on a transfer list to receive a tenant-based HCV. Households on this list receive a tenant-based HCV before households on the general tenant-based HCV wait list. CHA is not currently pulling from either wait list--RAD transfer or HCV--as additional tenant-based vouchers are not available at this time. CHA will issue vouchers in the appropriate order when they become available.</p>
31	HAROLD LUCAS	<p>I'm a native Chicagoan. Born in public housing project, and have been working on -- my name is Harold Lucas. I'm president/CEO of Black Metropolis Convention and Tourism Council. We are destination marketing organization, not for profit, for the historic Bronzeville community. We seek to empower public housing and low income residents to be able to stay in Bronzeville as emerging internationally significant African-American heritage tourism destination, and to be empowered by entrepreneurial enterprise and wealth creation of visitors, hopefully under the banner of Section 2, which we know about over the years, but it has not been implemented.</p>	<p>Thank you for this information.</p>

32	HAROLD LUCAS	<p>I would like to draw your attention -- I have given everybody a copy of this document, the centerfold of the document is a -- a statement about the potential of the South Side of Chicago, State of Illinois, based on our relationship with two presidents: Abraham Lincoln and Mr. Obama; to really turn this unit of the city into a major tourism trail. What I'm proposing is development projects for the west side of State Street between 18th Street and 67th Street, and from 43rd Street on the lakefront to Stewart Avenue. And both of those boundaries are boundaries that are in the actual Black Metropolis Heritage Area designation. So we are -- we have a municipal boundary, we have people who have been displaced from public housing, we have had buildings built on public housing properties that had the owners of those ventures, specifically mayor -- have cashed out on their post. Some people got some jobs; but we're not talking about equity ownership for low income people and breaking the cycle of poverty, which is what the Plan for Transformation should be also about. So we're inquiring that we're ready, willing, and able to provide that technical assistance to deserving low income people who want to create the economic empowerment to move away from profits, welfare, social service programs.</p>	Thank you for your comment and the handouts that you submitted.
33	LEAH LEVINGER SARAH DELGADO	<p>I'm writing on behalf of the Chicago Housing Initiative to express concerns about the CHA's plans to significantly reduce the number of family-sized and family-designated public housing units in the Lathrop Homes redevelopment, looking at both on-site and off-site replacement housing options provided in the redevelopment.</p> <p>I'm writing on behalf of the Chicago Area Fair Housing Alliance to express concerns about the CHA's plans to significantly reduce the number of family-sized and family-designated public housing units in the Lathrop Homes redevelopment, looking at both on-site and off-site replacement</p>	Thank you for your comment. Please note that the units that will return to the Lathrop site include a number of three- and four-bedroom units that may surpass the number of three- and four-bedroom units that were historically on-site.

		housing options provided in the redevelopment.	
34	LEAH LEVINGER SARAH DELGADO	CHA's significant reduction of family-sized housing conflicts with the CHA's statutory obligation under the Moving to Work Demonstration Program to "maintain a comparable mix of families (by family size) as would have been provided" and "continue to assist substantially the same total number of eligible low-income families as would have been served"[1] as if the CHA had not been deregulated under the MTW demonstration program.	Thank you for your comment.
35	LEAH LEVINGER SARAH DELGADO	Lathrop Homes has been a public housing development that, since its origin, has offered a significant number of larger family-sized apartments, including meaningful numbers of 3-bedroom and 4-bedroom apartments. Unfortunately, from information available in the draft 2019 MTW Plan and other city documents and reports, it appears that the CHA will be replacing these large family-sized units off-site with what are mostly 1-bedroom apartments: In total, at least 127 of the 157 apartments that can be accounted for by bedroom sizes are reported to be one-bedroom units. That is 81% of the replacement units we can account for being one-bedrooms compared with the original Lathrop Homes development, which was 46% 3-bedroom and 42% 4-bedroom apartments.	Please provide the source of your information regarding the historic bedroom mix at Lathrop Homes so that it can be corrected. Our records show Lathrop Homes was 49% 1-BRs; 44% 2-BRs; 7% 3-BRs with no 4 BRs.
36	LEAH LEVINGER SARAH DELGADO	We are also concerned that the replacement housing units we can account for seem to include 135 soon-to-be-designated senior housing units when the Consent Decree only allows for the designation of up to 105 units as senior housing.	CHA is committed to providing housing for seniors as well as families. CHA has long wait lists for senior housing across the city which demonstrates a need for such housing.
37	LEAH LEVINGER SARAH DELGADO	All told, this loss of family-sized housing will have a disparate impact, obviously, on protected classes the CHA has a special duty to house, including larger Latino and black families, and larger families in general.	Thank you for your comment. Please note that the units that will return to the Lathrop site include a number of three- and four-bedroom units that may surpass the number of three- and four-bedroom units that were historically on-site.

38	LEAH LEVINGER SARAH DELGADO	Larger families are most likely to experience severe rent burden and the CHA is profoundly under-serving families across its physical public housing stock. According to ACS data, there are at least 97,291 families with children with incomes below \$35,000. Given Chicago's intensifying rental market, it is likely that an overwhelming majority of these 97,000 families are rent-burdened. Housing instability has devastating effects on children's educational outcomes as well as mental and emotional well-being.	See the response above.
39	LEAH LEVINGER SARAH DELGADO	We urge the CHA and HUD to ensure that CHA takes action to meet the CHA's obligation to "maintain a comparable mix of families" by bedroom size as it served pre-deregulation and prior to the Plan for Transformation.	Thank you for your comment.
40	LEAH LEVINGER SARAH DELGADO	<p>The connection between the lack of affordable family sized, family-designated housing, displacement and rampant school closings in developing areas where low-income and working families are being pushed out is deeply troubling. The CHA can be part of the solution by producing affordable, large family-sized, family-designated housing in the Lathrop Homes redevelopment and across its portfolio.</p> <p>It's time for a paradigm shift back to the production of family-sized units on the CHA's part.</p>	CHA continues to work with development partners, aldermen and community stakeholders to identify housing opportunities for the replacement units across the North Side of the city as we collaborate on meeting the goal for this commitment.

Description of Planned or Ongoing PHA-Directed Evaluations of the Demonstration

CHA is not currently engaged in any agency-directed evaluations of its MTW Demonstration Program.

Lobbying Disclosures

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

Applicant Name

Chicago Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing/Housing Choice Voucher

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Eugene E. Jones, Jr.

Title

Chief Executive Officer

Signature



Date (mm/dd/yyyy)

10/9/18

Previous edition is obsolete

form HUD 50071 (01/14)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

A APPENDICES

Appendices

CHA Local Asset Management Plan

CHA's Amended and Restated MTW Agreement authorizes the Authority to design and implement a local asset management program for its Public Housing Program. As identified in the amended MTW agreement, the term "Public Housing Program" means the operation of properties owned or subsidized by the Authority that are required by the U.S. Housing Act of 1937 to be subject to a public housing declaration of trust in favor of HUD.

CHA has developed this program to ensure that accounting and financial reporting methods comply with OMB Circular A-87 regarding cost allocations, OMB Circular A-133 regarding audit requirements, and generally accepted accounting practices (GAAP).

The local asset management program incorporates the following key components:

- Implementation of project-based management – CHA has decentralized property operations to each property by contracting with professional private management companies. These private management companies manage the day-to-day operations in accordance with HUD public housing requirements and are overseen by CHA's Asset Management staff.
- Budgeting and accounting – Public housing operating budgets at the property level are completed annually and the related accounting activities are maintained at that level as well. This model allows the Authority to operate and monitor its asset portfolio as Asset Management Projects (AMPS).
- Financial management – Financial analysis is performed on a monthly basis, at the property level, to ensure operating budgets are properly managed. Financial reporting requirements are in accordance with the amended Moving to Work Agreement as well as OMB Circular A-87.

Program Principles

CHA's Public Housing Program's local asset management plan applies the following principles related to program costs:

- Costs incurred are deemed reasonable and consistent with the amended Moving to Work Agreement.
- Costs shall be accorded consistent treatment.
- Costs shall be determined in accordance with GAAP.
- Costs are adequately documented.
- CHA will report results according to HUD MTW guidelines.

Cost Allocation Approach

CHA's Amended and Restated Moving to Work Agreement identifies either a "fee-for-service" option or an "indirect cost" option to be utilized to distribute direct and indirect costs under local asset management plan under Circular A-87. CHA utilizes an indirect cost allocation. CHA is in keeping with 24 CFR 990 and uses property level management, accounting, and budgeting and has established a Central Office Cost Center (COCC). As stated in Circular A-87, there is no universal rule for classifying costs as either direct or indirect. A cost may be direct with respect to some specific service or function, but indirect with respect to the final cost objective. Direct costs associated with project activities are allocated to the specific properties receiving the benefit of the expenditure. Direct and indirect costs

associated with the COCC are allocated on a reasonable basis and, if allocated to public housing properties, are substantially done using a project unit distribution basis.

The following Central Office Cost Center business units are in place at CHA:

- Executive Office
- Legal Services
- Finance
- Administration
- Property Division
- Housing Choice Voucher
- Resident Services
- Capital Construction and Development Management

CHA Cost Objectives under MTW

As a Moving to Work Demonstration program agency, the CHA utilizes single fund flexibility which allows the combination of the Public Housing Operating Fund, Public Housing Capital Fund, and Section 8 Housing Choice Voucher Program funding sources. Cost objectives for each program are taken into consideration as program level budgets are developed, accounting activities implemented, and financial reporting designed. Direct and indirect costs associated with the COCC are allocated on a reasonable basis and use a cost benefit approach. The following tables include, but are not limited to, the direct and indirect costs associated with CHA's Moving to Work Demonstration program:

Program Direct Costs	
Operating costs	Operating costs directly attributable to properties
Asset Management Department costs	Housing assistance payments
Capital improvement costs for properties	Property development costs
Resident Services Department costs	Legal costs
Insurance Costs	Housing Assistance Payments
Housing Choice Voucher department costs	Portability fees and expenses
Homeownership program costs	Any other cost readily identifiable to a property

Program COCC Indirect Costs	
Executive management costs	Procurement-related costs
Personnel administration costs	Information technology services
General finance and accounting costs	Grant management costs
Shared services costs	Any other administrative or indirect cost

Financial Reporting

CHA utilizes a project-level accounting system to track costs at the asset management property level and submits information to HUD through the following reporting systems:

- PIH Information Center (PIC);
- Voucher Management System (VMS);
- HUD Financial Data Schedule (FDS) on an annual basis; and
- The Annual Audit, with necessary supplemental schedules (Comprehensive Annual Financial Report)

Affirmatively Furthering Fair Housing

Physical Housing Stock—Public Housing

The CHA incorporates Uniform Federal Accessibility Standards (UFAS) into new construction and rehabilitation, ensuring that housing is provided for people with disabilities currently residing in CHA housing as well as those on its waiting lists. Whereas most housing authorities provide 5.0% and 2.0% of its units to people with mobility and sensory impairments, CHA provides 5.3% and 2.1% respectively. To ensure compliance with the exacting UFAS standards, the CHA contracts with a third-party architecture firm to certify all UFAS units. To date, the CHA has 1,568 UFAS-504 Mobility units, 386 UFAS-504 Sensory units and has certified 103 common areas as UFAS accessible.

CHA also works extensively with the City of Chicago to comply with the City of Chicago's Building Code - specifically Chapter 18-11 that addresses issues of accessibility. In CHA's newly redeveloped properties, four stories or more and containing 10 or more dwelling units, 20% of the units are mandated to be made adaptable for people with disabilities and the CHA works with its developers to build the required units.

Non-Housing Programs

Public Housing

CHA has expanded its capacity to affirmatively further fair housing and comply with all disability laws and regulations with the addition of two Accessibility Specialists in the Capitol Construction Department (CCD). The Accessibility Specialists oversee the review and implementation of all Requests for Reasonable Accommodation in CHA's Public Housing Program. This process includes the review of all paperwork from residents, as well as their knowledgeable professionals, to ensure that it conforms to the regulations set forth by HUD as well as CHA policies regarding reasonable accommodations. Some examples of reasonable accommodations are: transfers, the addition of a live-in aide to the lease, companion and service animals, and extra bedrooms due to medical equipment.

CCD also conducts assessments when there is a reasonable accommodation request for a structural modification. Some examples of these requests include grab bar installation, installation of a walk-in or roll-in shower, or a ramp. When a structural modification is requested, an Accessibility Specialist conducts an in-person interview with the tenant as well as takes pictures of the unit's current condition. The specialist then writes a report detailing the findings and makes recommendations for accommodating the resident's disability-related needs.

The third-party certifier is working with the Accessibility Specialists in CCD to conduct a review of the Transition Plan for Section 504 compliance. The third-party certifier has contracted with a local attorney to review all documentation (paper and electronic) that is available to public housing residents, HCV participants, and applicants, to insure compliance with all disability laws and regulations. Also, as part of the review LCM's consultant will interview staff members from various departments about accessibility and reasonable accommodations.

Housing Choice Voucher

The Housing Rights and Nondiscrimination Department (HRND) has moved to the HCV department and is responsible for compliance with all applicable fair housing and disability-related regulations. HRND monitors and addresses fair housing discrimination as well as issues decisions on reasonable accommodations for HCV participants. In the 2018, HRND delivered 1,396 decisions for reasonable accommodation requests submitted by HCV participants.

HRND organizes and facilitates trainings on fair housing and disability. For the past several years, CHA staff, including all Private Property Managers of CHA's public housing portfolios and all HCV contract vendors, have been mandated to attend fair housing and disability trainings. In the past year, HRND has provided five trainings to HCV participants on fair housing, reasonable accommodations and VAWA. HRND also participated on a panel at CHA's annual HCV Owners Symposium to discuss housing rights for people with disabilities.

The CHA plans to conduct Fair Housing and Disabilities trainings in the Q3 2018 at the beginning of the new HCV contracts. Trainings will be a combination of on-site presentations and webinars and will include CHA's updated reasonable accommodation procedure which will process and track reasonable accommodations through an on-line portal. This automated process will allow HCV participants and public housing residents to submit their reasonable accommodation requests online. This system will streamline requests by allowing the CHA to transmit forms directly to knowledgeable professionals on-line through both email and fax and will notify CHA staff when forms have not been returned in a timely manner. The system will also be used to communicate directly with both property management staff and HCV housing specialists to ensure requests that involve multiple departments are completed in a reasonable timeframe.

In the HCV Program, CHA created the first of its kind Modification Fund, which consists of a pool of money set aside for the construction and installation of accessibility features for HCV participants. CHA entered into an Intergovernmental Agreement (IGA) with the Mayor's Office for People with Disabilities (MOPD) in April 2016 to provide customized accessibility modifications that meet the needs of people with disabilities. Currently the CHA and MOPD are finalizing a new IGA which will allow for a continued partnership. The IGA has value for both CHA and MOPD because it expands the number of accessible housing units in the city while giving HCV participants the features they need to remain in their homes. CHA pays only the hard costs for the modifications without an added administration fee. CHA refers participants to MOPD for an assessment and after it is determined that the modifications can be completed, the work is performed. Modifications can include: ramps, porch and stair lifts, roll-in showers, widened doorways, accessible sinks and cabinets. All services will be performed in accordance with federal, state and municipal accessibility legal requirements.

As part of an MTW demonstration program, CHA issues tenant-based vouchers to expand affordable housing choices within housing Mobility Areas in the city of Chicago. In order to access housing in these areas, the CHA may approve special EPS on a unit-by-unit basis up to 150% of the HUD published FMRs for the City of Chicago. This program gives HCV participants access to amenities in designated economic Mobility Areas, such as better education and healthier food. The program also encourages integration throughout the city. In 2017 The Chicago Area Fair Housing Alliance (CAFHA) conducted a study that determined accessible properties are generally more expensive than properties not listed

as wheelchair-accessible. The median minimum rent per month for accessible properties is \$576 to \$1,466 higher than for properties not listed as accessible. Median minimum rents exceed the maximum subsidy available under the current exception payment standards for all unit sizes. Observed median minimum rents for accessible properties range from 178 percent to 240 percent of FY2017 FMR. The CHA then requested, and was approved for, an MTW activity that allows disabled individuals to request a reasonable accommodation for an EPS on a unit-by-unit basis up to 250% of the FMR. Participants with disabilities must verify the accessibility features of the unit and the disability-related need for the features as well as provide documentation that they were unable to locate a less expensive unit with similar features.

The CHA will conduct Fair Housing Testing in Q3 2018. A Fair Housing Testing Request for Proposals was issued on April 20, 2018. Currently the RFP is being scored and the CHA anticipates that a vendor will be secured in August 2018. The testing will include source of income tests in Mobility Areas to determine barriers to mobility for HCV participants. The CHA will contract with an outside fair housing agency with extensive knowledge of local, state and federal fair housing laws. The testing results will be used to analyze fair housing issues and shape CHA's fair housing goals as part of its duty to affirmatively further fair housing.

The CHA also participates in a Fair Housing Task force that is organized by CAFHA. The task force specifically address fair housing issues related to CHA HCV participants. The CHA participates on the accessibility and policy committees and provides training and information on CHA programs so that outside agencies better understand the voucher program and the obstacles participants face when searching for housing in the private market. One project initiated by the taskforce was a study on an apartment search site regarding discriminatory source of income language. The task force is currently documenting postings and reaching out to landlords and property managers who advertise with discriminatory language in order to educate them on the local fair housing ordinance.

CHA is currently working with several partners to address fair housing impediments, including Access Living, The Chicago Lawyers' Committee for Civil Rights Under Law, the John Marshall Fair Housing Clinic, CAFHA and the Chicago Commission on Human Relations (CCHR). The CHA works closely with CCHR regarding cases that involve source of income discrimination. The CHA provides training and information to CCHR regarding public housing authority policies and procedures as well as CHA's specific MTW activities that may not apply to other agencies within their jurisdiction.

The CHA is currently working with the City of Chicago, the Housing Authority of Cook County and Cook County to determine how to proceed with the Assessment of Fair Housing. Enterprise Community Partners is overseeing the collaboration between the participating agencies and jurisdictions.

Rental Assistance Demonstration Program

The CHA amended the FY2016 and FY2017 Moving to Work Annual Plan to reflect adjustments to the public housing developments anticipated for the RAD Program. CHA previously amended the FY2014 and FY2015 MTW Annual Plans with required RAD elements.

Through RAD, CHA is converting select properties to PBV under the guidelines of PIH Notice 2012-32, REV-2 and any successor notices.

Upon conversion to PBV, CHA will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6.C & 1.6.D of PIH Notice 2012-32, REV-2 as amended by applicable HUD permissions and CHA's MTW authority. These resident rights, participation, waiting list and grievance procedures are appended to this Amendment. Additionally, CHA is currently and will remain compliant under RAD with all fair housing and civil rights requirements, Gautreaux and other court orders, if applicable, and the requirements of its existing Section 3 Voluntary Compliance Agreement with HUD.

RAD was designed by HUD to assist in preserving affordable housing assets and addressing capital needs of public housing by providing CHA with access to private sources of capital. Upon conversion, CHA's Capital Fund Budget will be reduced by the pro rata share of public housing units converted to PBV as part of the Demonstration, and CHA may also borrow funds to address capital needs in the future. CHA has and will continue to conduct physical capital needs assessments to determine the need for appropriate contributions to replacement reserves and to determine the immediate capital needs to address during the conversion of properties.

Regardless of any funding changes that may occur as a result of conversion under RAD, CHA will maintain its continued service level as calculated using HUD's MTW Baseline methodology.

Specific information related to the additional public housing developments anticipated for RAD follows.

119 NAME AND STATUS	PIC AMP	RAD Type	Total Units	Unit Mix (Pre-Conversion / Post-Conversion)	Property Type	Transfer of Assistance Proposed	Capital Fund Allocation
Fannie Emanuel (Parkview) – converted 2016	IL002065000	PBV	181	1BR - 181	Senior	No	\$24,000,000
Daniel Burnham Apts – converted 2016	IL002075000	PBV	181	1BR - 181	Traditional Senior	No	\$7,400,000
Schneider – converted 2017	IL002059000	PBV	174	1BR – 174	Traditional Senior	No	\$5,222,933
Las Americas – converted 2017	IL002063000	PBV	212	1BR – 211 2BR – 1	Traditional Senior	No	\$7,110,040
Lorraine Hansberry – converted 2017	IL002064000	PBV	169	1 BR – 169	Traditional Senior	No	\$8,900,000
Mary Hartwell Catherwood	IL002055000	PBV	357	0BR – 11 1BR – 343 2BR – 3	Traditional Senior	No	TBD
Margaret Day Blake (incl. Maria Diaz Martinez and Elizabeth Woods)	IL002072000	PBV	317	1BR – 313 2BR – 4	Traditional Senior	No	TBD
Zelda Ormes	IL002049000	PBV	269	0BR – 82 1BR – 186 2BR – 1	Traditional Senior	No	\$8,408,400
Kenneth Campbell	IL002082000	PBV	165	0BR – 24 1BR – 140 2BR – 1	Traditional Senior	No	\$5,100,000
Mahalia Jackson	IL002041000	PBV	282	1BR – 280 2BR – 2	Traditional Senior	No	TBD
Hilliard 1 Senior	IL002135000	PBV	94	1BR – 94	Mixed- Income	No	\$900,000
Hilliard 2 Senior	IL002100000	PBV	94	1BR – 94	Mixed- Income	No	\$900,000
Caroline Hedger – converted 2016	IL002076000	PBV	450	0BR – 303 1BR – 145 2BR - 2	Traditional Senior	No	\$1,200,000
Minnie Riperton – converted 2016	IL002078000	PBV	339	0BR - 13 1BR - 325 2BR - 1	Traditional Senior	No	\$4,0500,000

Robert Lawrence – converted 2017	IL002086000	PBV	193	1BR – 192 2BR – 1	Traditional Senior	No	\$8,996,010
Ada S. Dennison McKinley	IL002081000	PBV	125	1BR – 124 2 BR – 1	Traditional Senior	No	TBD
Ella Flagg Young (incl. Castleman)	IL002060000	PBV	436	0BR – 40 1BR – 396	Traditional Senior	No	TBD
William Jones	IL002070000	PBV	116	1BR – 115 2BR – 1	Traditional Senior	No	TBD
Irene McCoy Gaines	IL002062000	PBV	151	0BR – 32 1BR – 118 2BR – 1	Traditional Senior	No	TBD
Alfreda Barnett Duster	IL002042000	PBV	129	0BR – 26 1BR – 102 2BR – 1	Traditional Senior	No	TBD
Elizabeth Davis	IL002050000	PBV	149	1BR – 148 2BR – 1	Traditional Senior	No	TBD
Albany Terrace	IL002061000	PBV	350	1BR – 350	Traditional Senior	No	TBD
Edith Spurlock Sampson	IL002074000	PBV	394	0BR – 46 1BR – 346 2BR – 2	Traditional Senior	No	TBD
Flannery	IL002044000	PBV	252	0BR – 54 1BR – 196 2BR – 2	Traditional Senior	No	TBD
Wicker Park	IL002068000	PBV	225	1BR – 223 2BR – 2	Traditional Senior	No	TBD
Long Life	IL002066000	PBV	116	1BR – 115 2BR – 1	Traditional Senior	No	\$6,200,000
Mary Jane Richardson (incl. Maudelle Brown Bousfield)	IL002079000	PBV	266	0BR – 87 1BR – 177 2BR – 2	Traditional Senior	No	TBD
Vivian Gordon Harsh (incl. Judge Green)	IL002083000	PBV	278	0BR – 21 1BR – 255 2BR – 2	Traditional Senior	No	TBD
Judge Fisher – converted 2017	IL002057000	PBV	199	0BR – 40 1BR – 159	Traditional Senior	No	\$11,008,000

Lidia Pucinska	IL002043000	PBV	378	1BR – 376 2BR – 2	Traditional Senior	No	TBD
Patrick Sullivan	IL002067000	PBV	482	0BR – 240 1BR – 240 2BR – 2	Traditional Senior	No	\$10,980,000
Armour Square	IL002046000	PBV	392	0BR – 43 1BR – 345 2BR – 4	Traditional Senior	No	TBD
Lincoln Perry – converted 2016	IL002052100	PBV	450	0BR – 8 1BR 440 2BR – 2	Traditional Senior	No	\$7,650,000
Judge Slater – converted 2016	IL002084000	PBV	407	0BR – 13 1BR – 393 2BR - 1	Traditional Senior	No	\$7,250,000
Vivian Carter	IL002080000	PBV	224	1BR – 223 2BR – 1	Traditional Senior	No	\$6,800,000
Hattie Callner	IL002048000	PBV	147	0BR – 30 1BR – 116 2BR – 1	Traditional Senior	No	TBD
Horner Westhaven (Superblock)* - converted 2016	IL002156000	PBV	95	1BR – 30/1BR – 38 2BR – 54/2BR – 31 3BR – 99/3BR – 21 4BR – 10/4BR – 4 5BR – 8/5BR – 1	Mixed-income	No	TBD
Lathrop Homes* Phase 1A converted 2017	IL002022000	PBV	400	1BR-454/1BR-TBD 2BR-401/2BR-TBD 3BR-63/3BR-TBD 4BR - TBD	Mixed-Income	Yes – multiple locations TBD	TBD
Devon Place	–	PBV	33	0BR – 3 1BR – 9 2BR – 21	Family	Yes – Proposed Transfer from Lathrop Homes	TBD

6438 N. Sheridan (The Concord)	IL002022000 MP1	PBV	65	1BR – 47 2BR – 18	Family	Yes – Proposed Transfer from Lathrop Homes	\$20,000,000
4501 N. Winchester	IL002022000 MP2	PBV	74	1BR – 74	Senior	Yes – Proposed Transfer from Lathrop Homes	TBD
2031 – 37 N. Milwaukee	IL002022000 MP4	PBV	47	1BR – 35 2BR – 12	Family	Yes – Proposed Transfer from Lathrop Homes	TBD
5525 W. Diversey	IL002022000 MP3	PBV	45	1BR – 45	Family	Yes – Proposed Transfer from Lathrop Homes	TBD
4022 N. Elston	IL002022000 MP5	PBV	30	1 BR – 30	Senior	Yes – Proposed Transfer from Lathrop Homes	TBD
6800 N. Western	IL002022000 MP6	PBV	30	1 BR – 30	Senior	Yes – Proposed Transfer from Lathrop Homes	TBD
Altgeld Gardens*	IL002002000 B	PBV	0	0BR – 2/0BR – 0 1BR – 12/1BR – 0 2BR – 104/2BR – 0 3BR – 102/3BR – 0 4BR – 24/4BR – 0	Family	Yes – multiple locations TBD	---
Ickes Phase 1A and 1B	–	PBV	Apx. 94	TBD	Family	Yes – Proposed Transfer from Altgeld Gardens	TBD
Langston	IL002021000	PBV	29	1BR – 9 2BR – 11 3BR – 4 4BR – 5	Mixed-Income	No	TBD

Quincy	IL002020000	PBV	27	1BR – 5 2BR – 14 3BR – 7 4BR – 1	Mixed- Income	No	TBD
Other	---	PBV	447	TBD	TBD	TBD	TBD
*Represents proposed partial RAD conversions							

RAD Residents Rights, Participation, Waiting List and Grievance Procedures for PBV

Extracted from PIH Notice 2012-32, REV-2, Section 1.6 (C), adapted for CHA-specific policies

In FY2014, CHA updated the HCV Administrative Plan to reflect the below RAD-specific policies, as well as created a RAD lease/lease addendum and RAD grievance procedure. These RAD policies were released for public comment in November 2014 and approved by CHA's Board in January 2015.

- 1. No Re-screening of Tenants upon Conversion.** Pursuant to the RAD statute and regulations, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family.
- 2. Right to Return.** Other than the Horner Superblock, CHA has not confirmed plans to substantially rehabilitate occupied RAD properties that would require off-site temporary displacement of any residents at the time of RAD conversion. If it is later determined that off-site relocation is required for select sites, CHA will comply with all RAD relocation and Right of Return provisions. For the Horner Superblock, CHA will follow the relocation process outlined in the November 2013 Horner Agreed Order and the Tenant Relocation Plan for Horner Phase I Superblock Development approved by HUD.
- 3. Renewal of Lease.** Under RAD, CHA or the owner must renew all leases upon lease expiration, unless cause exists. This provision is incorporated into the CHA tenant lease and lease addendum, as appropriate. The lease renewal policy, along with other RAD policy updates, were incorporated into the HCV Administrative Plan that was released for public comment in November 2014 and approved by CHA's Board in January 2015.
- 4. Phase-in of Tenant Rent Increases.** If a tenant's monthly rent increases by more than the greater of 10% or \$25 purely as a result of conversion, the rent increase will be phased in over 5 years. To implement this provision, HUD is waiving section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) only to the extent necessary to allow for the phase-in of tenant rent increases. As part of necessary updates to the HCV Administrative Plan, CHA created a policy setting the length of the phase-in period at five years. This policy will be in place at conversion and may not be modified after conversion.

Rent adjustments under the 5-year phase-in schedule are anticipated to occur at annual or interim re-examinations. After this phase-in period, impacted residents will transition to biennial re-examinations (every two years) or triennial re-examinations (every three years), as applicable per CHA's MTW authority, once the calculated income-based TTP is reached. CHA's updated ACOP and HCV Administrative Plan contain more information regarding requirements and qualifications for biennial and triennial re-examinations.

The below method explains the set percentage-based phase-in an owner must follow according to the phase-in period established. For purposes of this section "standard TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058.

Five Year Phase-in:

- Year 1: Any re-examination (interim or annual) performed prior to the second annual re-examination after conversion – 20% of the difference between most recently paid TTP and the standard TTP
- Year 2: Year 2 annual re-examination and any interim re-examination prior to Year 3 annual re-examination – 40% of the difference between most recently paid TTP and the standard TTP
- Year 3: Year 3 annual re-examination and any interim re-examination prior to Year 4 annual re-examination – 60% of the difference between most recently paid TTP and the standard TTP
- Year 4: Year 4 annual re-examination and any interim re-examination prior to Year 5 annual re-examination – 80% of the difference between most recently paid TTP and the standard TTP
- Year 5 annual re-examination and all subsequent re-examinations – Full standard TTP

Once the standard TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward. As previously stated, upon completion of the 5-year phase-in period, CHA tenants will be transitioned to biennial or triennial re-examination schedules as applicable.

5. **Public Housing Family Self Sufficiency (PH FSS).** Current Public Housing FSS participants will continue to be eligible for FSS once their housing is converted under RAD. CHA will be allowed to use any remaining PH FSS funds to serve those FSS participants who live in units converted by RAD. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the FY15 Appropriations Act), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD. CHA will be required to administer the FSS program in accordance with FSS regulations at 24 CFR Part 984, the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program"

Federal Register notice, published on December 29, 2014, at 79 FR 78100. Escrowed funds for PH FSS participants will be transferred into the HCV escrow account.

6. **Resident Participation and Funding.** Resident organizations and representation in place at CHA properties prior to the RAD conversion will continue to be managed and recognized in accordance with current CHA policies and HUD regulations.
7. **Resident Procedural Rights.** The following items will be incorporated into both CHA's HCV Administrative Plan and the owner's lease (including the required lease or lease addendum), as applicable.
 - a. **Termination Notification.** CHA's termination procedure for RAD will provide adequate written notice of termination of the lease. As required, CHA developed a termination policy that was included in updates to the HCV Administrative Plan that were released for public comment in November 2014 and approved by CHA's Board in January 2015.
 - b. **Grievance Process.** For issues related to tenancy and termination of assistance, CHA will provide an opportunity for an informal hearing. As required, CHA developed a grievance procedure that incorporates essential components of the current public housing grievance process as well as required RAD provisions. CHA's RAD grievance procedure was released for public comment in November 2014 and approved by CHA's Board in January 2015.
8. **Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent 5-year phase-in, as described in Section 1.6.C.4 (item #4 herein); instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the HCV Program, the EID exclusion is limited to only persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in section 5.617(b) limiting EID to only disabled persons is waived. The waiver and resulting alternative requirement only applies to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion, due to loss of employment; tenants that move into the property following conversion, etc.) is covered by this waiver.

As outlined in this amendment, CHA is currently pursuing MTW authorization to retain the public housing policy for EID in sites converting to RAD. Upon HUD approval, CHA will update the EID policy for RAD sites.

9. **Under-Occupied Units.** If a household is in an under-occupied unit under 24 CFR 983.259 at the time of conversion, the household may remain in the unit until an appropriate-sized unit becomes available in the RAD property. When an appropriate-sized unit becomes available in the RAD property, the household living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Contract Administrator. In

order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the RAD property, HUD has waived 24 CFR 983.259.

10. Waiting List Administration. CHA will continue to use the Community-Wide (family) Wait List and Site-Based Senior Housing Wait List (as applicable) for RAD properties. For RAD properties where transfer of assistance will be utilized, CHA will notify existing wait list applicants how they can apply for any new properties with site-based wait lists. All newly established site-based wait lists will be prepared in accordance with all applicable civil rights, fair housing laws and regulations, and applicable court orders.

11. Choice Mobility. After completing a one-year residency requirement under the RAD program, households within RAD PBV units may request a tenant-based HCV. CHA will provide tenant-based vouchers to the households that have requested them to the extent that they are available. CHA reserves the right to provide no more than three-quarters of its turnover vouchers per year to eligible Choice-Mobility households.

Certification of Consistency with Consolidated Plan**OFFICE OF MAYOR RAHM EMANUEL
CITY OF CHICAGO****CERTIFICATION BY STATE OR LOCAL OFFICIAL OF THE PHA PLAN
CONSISTENCY WITH THE CONSOLIDATED PLAN**

The City of Chicago's Consolidated Plan is developed through a collaborative process which includes the Chicago Housing Authority and several City departments. The Chicago Housing Authority continues to actively work with the City in the planning and coordinating of the City's development efforts in order to maximize affordable housing options.

I, Rahm Emanuel, the Mayor, certify that the Annual PHA Plan of the Chicago Housing Authority is consistent with the Consolidated Plan of the City of Chicago prepared pursuant to 24 CFR Part 91.

A handwritten signature in blue ink that reads "Rahm Emanuel". The signature is written in a cursive style with a large, stylized "R" and "E".

Signed by the Appropriate State or Local Official

121 NORTH LASALLE STREET, 5TH FLOOR, CHICAGO, ILLINOIS 60602

Certification for a Drug-Free Workplace

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Chicago Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving To Work Demonstration

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official <i>Tenelle R. Barnes</i>	Title <i>Chief HR Officer</i>
Signature <i>Tenelle R. Barnes</i>	Date <i>9/24/18</i>

form HUD-50070 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3



CHA Sites for Work Performance:

- 1. Chicago Housing Authority**
60 E. Van Buren Street
Chicago, IL 60605
- 2. Charles Hayes Family Investment Center (FIC)**
4859 S. Wabash Avenue
Chicago, IL 60615
- 3. HCV Regional Office**
West Office
2750 W. Roosevelt Road
Chicago, IL 60608
- 4. HCV Regional Office**
South Office
10 W. 35th Street
Chicago, IL 60616
- 5. Section 3 Field Office**
3641 S. State Street
Chicago, IL 60609



Excessive Absenteeism and/or Tardiness

Excessive absenteeism or tardiness and patterns of sick or unpaid time before or after holidays, weekends or authorized leaves are unacceptable and will result in disciplinary action up to and including termination of employment.

4.4 Smoking

To comply with the 2005 Chicago Clean Indoor Air Ordinance and in order to provide employees and residents with a healthy environment, smoking and the use of electronic cigarettes is prohibited in all CHA buildings and facilities. Smoking is permitted outdoors at least 15 feet away from the entrance or enclosed area of any building.

4.5 Drug Use and Alcohol Abuse

The CHA is committed to a community that is free of illegal drug use and alcohol abuse. The Authority strictly prohibits the unlawful possession, use or distribution of illicit drugs or alcohol at any of its properties. Any employee found to possess, use or distribute alcohol or controlled substances on CHA property, or at a CHA activity, in violation of law or CHA policy is subject to disciplinary action, including termination, as well as possible referral for criminal prosecution.

Employees who take prescribed drugs that affect their cognitive abilities should not report to work and should use appropriate leaves.

Employees are required to participate in drug and alcohol testing at a CHA designated testing facility in the following circumstances:

1. Upon the CHA's making a conditional offer of employment.
2. Upon re-employment or return from any period of continuous absence of thirty (30) calendar days or more.
3. In instances where the employee has been involved in an automobile accident during the course of employment, regardless of whether the automobile is a CHA vehicle or the employee's vehicle and regardless of whether the employee is injured, the employee must submit to a medical evaluation which includes drug and alcohol testing as immediately after the accident as practical under the particular circumstances, but in no event later than twenty-four (24) hours after the accident.
4. In instances where the employee has suffered an alleged accident, regardless of whether the employee is injured or not, the employee must submit to a medical evaluation which includes drug and alcohol testing immediately after the accident or as soon as practical under the particular circumstances, but in no event later than twenty-four (24) hours after the accident.
5. In instances where the employee's supervisor has a reasonable suspicion that the employee is at work under the influence of drugs and/or alcohol.

Employees who submit to drug and alcohol testing described above and whose test results show a positive result will be terminated. Employees who refuse to cooperate in the testing process will be terminated. Employees whose test results are positive may elect to have the sample re-tested at a different accredited laboratory at the employee's cost. Arrangements for re-testing must be made through Human Resources.

The CHA is committed to being a drug-free, healthy, and safe workplace. Employees are required to come to work in a mental and physical condition that will allow them to perform their job satisfactorily.

Under the Drug-Free Workplace Act, if you perform work for a government contract or grant, you must notify the CHA if you have a criminal conviction for drug-related activity that happened at work. You must make the report within five (5) days of the conviction.

If you have questions about this policy or issues related to drug or alcohol use at work, you can raise your concerns with your supervisor or the Human Resources Department without fear of reprisal.

4.6 Workplace Safety

In compliance with the Illinois Occupational Safety and Health Act (OSHA), the Authority strives to provide reasonable protection for the lives, health and safety of its employees and to furnish a workplace free of recognized hazards that would cause serious physical harm to its employees. Employees must immediately report all unsafe or unhealthy working conditions or practices and all alleged work-related accidents to their supervisor or department head. Employees seeking further information about safety practices or emergency procedures should contact the Risk Management Department.

4.7 Workplace Violence

CHA recognizes the unfortunate increase in workplace violence in our society and has a strong commitment to ensuring that our workplace remains safe. The possession or use of weapons is prohibited on CHA property or anywhere the CHA conducts business, unless authorized by the agency to do so.

To help employees understand and report behavior that could lead to violent incidents, we have included this list of prohibited conduct. This list of behaviors should not be considered all-inclusive, but merely a list of examples to be considered. These and other violent actions may result in disciplinary action, up to and including termination:

- Intentionally causing physical injury to another person
- Making verbal or written (including email) threats of violence/intimidation
- Aggressive or hostile behavior
- Intentionally damaging CHA property or property of another employee
- Possession of a weapon (prohibited weapons include any form of weapons or explosives restricted under local, state or federal regulation; this includes all firearms, knives, harmful chemicals or other weapons)
- Committing acts motivated by or related to, sexual harassment, discrimination or domestic violence
- Retaliatory actions against an individual who reported a workplace violence incident.

When deemed necessary by CHA officials, the Authority reserves the right to inspect and/or search all CHA property.



CHICAGO HOUSING
AUTHORITY™

60 E. Van Buren, Chicago, IL 60605, 312.742.8500

RAHM EMANUEL
MAYOR, CITY OF CHICAGO

EUGENE JONES JR
CEO, CHICAGO HOUSING AUTHORITY

JOHN T. HOOKER
CHAIRPERSON

CRAIG CHICO
VICE-CHAIRMAN

MATTHEW BREWER
DR. MILDRED HARRIS

MEGHAN HARTE

JAMES MATANKY

CRISTINA MATOS

DEBRA PARKER

BILL THANOUKOS

FRANCINE WASHINGTON

BOARD OF COMMISSIONERS