

Moving to Work 2020 Annual Plan



Growing & Moving Forward Together



GROWING *and ...*



MOVING
FORWARD
Together

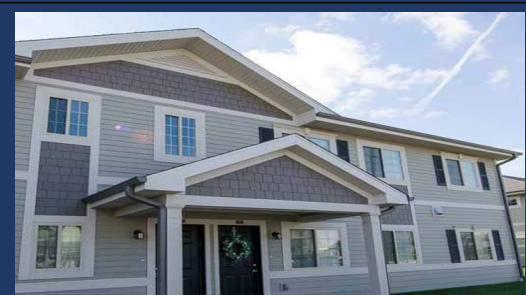
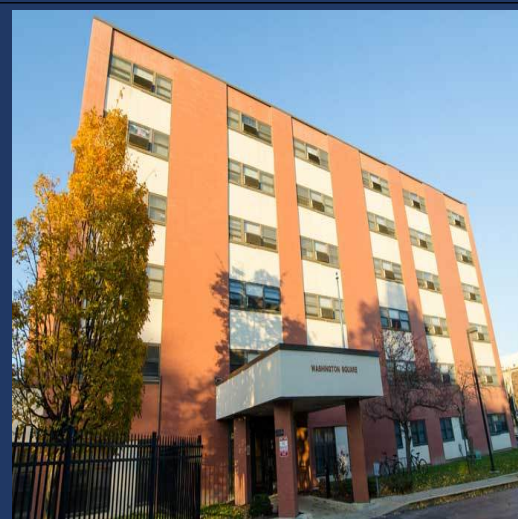


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SECTION I - INTRODUCTION

BACKGROUND

Created by Congress in 1996, Moving to Work (MTW) is a Department of Housing and Urban Development (HUD) demonstration program that allows housing authorities to design and test innovative, locally-designed strategies for providing low-income families with affordable housing and new paths to economic independence. MTW is currently the only mechanism through which public housing authorities can wholly transform housing delivery, programs and operations. The broad flexibility to waive statute and regulations allows HACC to better serve and house residents while streamlining internal operations.

MTW has three statutory goals:

- ✚ Reduce cost and achieve greater cost effectiveness in federal expenditures;
- ✚ Give incentives to families with children where the head of household is working, is 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; and
- ✚ Increase housing choices for low-income families.

HACC has been designated an MTW agency since 2010. In 2016 HACC signed a new agreement with HUD that ensures our participation in the program until 2028.

The following FY2020 Moving to Work Plan details how HACC intends to use our flexibility in the coming year. Moving to Work enables us to tailor our programs to best meet community needs and to quickly react to changes in the economy and rental market. Our community's affordable housing crisis demands prompt action and thoughtful policy innovation. As described in the sections below, our MTW status is vital to how HACC operates as an effective and efficient public agency while serving over 2,000 households in Champaign County.

OVERVIEW OF MTW GOALS AND OBJECTIVES



The Housing Authority of Champaign County provides affordable housing for the low- and moderate-income residents of our communities through the Low-Income Housing Tax Credit Program, Project Based Vouchers and Tenant Based Housing Choice Vouchers. Our housing delivery model is based on

“Growing and Moving Forward Together”.

Growing... housing options to meet the ever-increasing demand for affordable housing throughout Champaign County; and,

Moving Forward Together... with residents and communities we serve, opening doors to support their success.

Short Term Goals - Upon receipt of the Moving to Work designation, the Housing Authority of Champaign County identified three primary goals that would drive its MTW activities. These goals continue to be our focus but have been refined to coincide with the agency rebranding and specific objectives to be accomplished in the 2020 Plan year.

Goal 1 - Operational Efficiency through Innovation - Streamline business processes and implement advanced technological solutions that will result in operational cost efficiencies and enable reallocation of resources to local initiatives and strategies.

2020 Objectives

- a. Complete implementation of an electronic tenant portal to facilitate rent payment and reporting of changes in household composition and income.
- b. Implement mandatory on-line rent payment for all properties managed by HACC.
- c. Upgrade financial software to MRI to integrate with all operational programs and convert Property Management software for Low Income Housing Tax Credit properties to Tenmast.

Goal 2 - Self-Sufficiency - Provide alternate incentives designed to motivate families to actively seek financial independence and transition from dependency on housing subsidy. Carefully measure success of each incentive to identify and replicate the greatest motivators.

Objectives

- a. Build on the existing MTW Local Self-Sufficiency (LSS) Activity creating a **Next Steps** Program designed to encourage compliant LSS households to work towards higher paying jobs or entrepreneurial endeavors.
- b. Increase post-secondary educational opportunities through implementation of an MTW Student Voucher Program for participant of the IPromise Scholarship Program.
- c. Implement the Business Enhancing Capacity Program to assist qualified individuals to develop successful Section 3 Businesses.



Goal 3 - Expand Housing Opportunities - Develop new housing in rural communities currently not served by HACC, leveraging private capital to ensure HACC's economic viability and sustainability.

Objectives

- a. Complete construction of Haven at Market Place including Haven Court for seniors and Haven Flats for individuals with special needs.
- b. Commence construction of Pinewood Place for disabled individuals with no income awaiting a Social Security Disability designation.
- c. Provide affordable housing opportunities in underserved rural areas throughout central Illinois through completion of construction of Oak Field Place; closing and starting construction of senior housing in Ladd, Robinson and Newton; and, submit 9% LIHTC applications for 2 additional rural communities in 2020.
- d. Expand the Re-Entry Transitional Housing Program through implementation of the Rental Housing Support (RHS) Program in collaboration with the Illinois Housing Development Authority (IHDA).
- e. Implement a Lease-Purchase program to expand capacity for homeownership.

Long Term Goals - HACC's long term MTW goal is to effectuate our Vision

Our Mission - *"Provide a quality living environment as a foundation for individuals to achieve their full potential"*

Our Vision - *"Develop quality affordable housing communities providing opportunity and support to maximize individual potential; while sustaining long term financial viability of HACC."*

"Develop quality affordable housing communities..."

Development plans for 2020 will be continue to be guided by the following principles:

- Develop a portfolio with a minimum of 1,000 affordable hard units owned directly or indirectly by HACC by 2020;
- Provide a direct housing subsidy at all new housing developed to assure affordability to the lowest income residents in Champaign County.
- Take a more active role to address housing for special needs populations including chronically mentally ill and developmentally disabled individuals; individuals exiting the Illinois criminal justice system; and homeless individuals and families.

"providing opportunity and support to maximize individual potential..."

HACC implemented a mandatory self-sufficiency requirement (LSS) which is driven by the following principles:

- **Self-Sufficiency** - HACC defines self-sufficiency as behavior that exhibits personal accountability and financial responsibility demonstrated through consistent (more than 12 months) employment appropriate to the maximum skill level achievable by the individual.
- **Mandatory Participation** – Participation in a self-sufficiency is a condition of eligibility for new admissions and a condition of continued occupancy for existing residents and participants.
- **Adult Requirements** - All abled bodied individuals ages 18 through 54 are required to actively pursue activities to achieve economic self-sufficiency with a goal of employment for a minimum of 25 hours per week.
- **Term Limit** – A maximum term limit of 8 years for all households whose head is an able-bodied individual age 18 through 54.
- **Job Retention** – In 2020, HACC will continue to direct resources to job retention.
- **Cash Incentive** - In 2020, HACC will continue implementation of a cash incentive to be paid to households that remain LSS compliant each calendar quarter to be paid upon expiration of the maximum term limit.
- **LSS Next Steps** – In 2020, HACC will add "LSS Next Steps" to encourage compliant LSS households to develop additional skills that will lead to higher paying jobs or self-employment through entrepreneurial efforts.

"...while sustaining long term financial viability of HACC."

HACC will continue to closely monitor financial resources and grow its entrepreneurial capacity to continue to generate non-federal funding for program operations.

SECTION II – OPERATIONAL INFORMATION

A. Housing Stock Information

Planned New Public Housing Units

The Housing Authority of Champaign County will not add any new public housing units during the Plan Year.

Planned New Public Housing Units to be Added during the Fiscal Year												
									# of UFAS Units			
AMP Name and Number	Bedroom Size							Total Units	Population Type *	Fully Accessible	Adaptable	
	0	1	2	3	4	5	6+					
None	0	0	0	0	0	0	0	0	N/A	0	0	
Total Public Housing Units to be Added									0			
Planned Public Housing Units to be Removed During the Fiscal Year												
PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed		Explanation for Removal									
			All Public Housing units were removed in 2018.									
Total Number of Units to be Removed	0											

Planned Public Housing Units to be Removed

The Housing Authority of Champaign County has removed all public housing units from its inventory as of December, 2018.

Planned New Project Based Vouchers

Haven Court, the 98-unit senior component of The Haven at Market Place is expected to complete construction in September 2020. The building consists of 84 RAD Project Based Vouchers, 2 Market Rate units and 36 MTW vouchers.

Oakfield Place is a 30-unit senior project under construction which is expected to be completed in December 2020 and HACC will provide a HAP contract for 10 Project Based Vouchers at that time.

New Housing Choice Vouchers to be Project-Based During the Fiscal Year (2020)				
Property Name	Anticipated Number of New Vouchers to be Project-Based *	Description of Project		
Haven at Market Place	36	RAD TOA of former Skelton Place; 84 units are RAD PBV; these are MTW PBV units.		
Oakfield Place	10	9% LIHTC Project under construction.		
Anticipated Total New Vouchers to be Project-Based	46	Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	787	
		Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year	621	

Existing Project Based Vouchers

The Haven at Market Place is a new development replacing the former Skelton Place Public Housing Community. Skelton was converted under the RAD Program and assistance was transferred to Haven.

The Haven at Market Place consists of Haven Court, a three-story 98-unit, new construction building and Haven Flats, 24 units of special needs housing.

Picture 1 – Haven Court Under Construction



Picture 2 – Haven Court Flats Under Construction



The chart below identifies all Planned and Existing Project Based Vouchers to be committed, under construction and/or leased during the Plan Year.

Units outside Champaign County will be part of HACC's Annual Contributions Contract and HACC will utilize its MTW Authority to administer the PBV's in these locations. If there is an existing Housing Authority, HACC will execute a Letter of Agreement with the Local Housing Authority.

Under the Illinois Housing Authority Act, if there is no Housing Authority and a municipality has a population of less than 25,000, then another Housing Authority can administer vouchers. The Menard County Housing Authority has historically administered vouchers in downstate areas that do not have a Housing Authority. Thus, HACC will secure an Agreement with Menard to administer the MTW Project Based Vouchers for Newton and Robinson.

Ladd is located in Bureau County which does have a Housing Authority. Bureau has a small voucher program but has advised HACC that they do not have the capacity to administer PBV's and agree to allow HACC to administer the PBV's for this project. We will secure an Agreement with Bureau to administer the MTW Project Based Vouchers for Ladd.

Main Street Lofts is located in the City of West Chicago, in DuPage County. HACC has already secured an Agreement with DuPage County Housing Authority to administer the PBV's for this project.

All units outside of HACC's jurisdiction identified above will be a part of HACC's Annual Contributions Contract (ACC) and as such, HACC will utilize its MTW Authority in the administration of these Project Based Vouchers.

PROPERTY NAME	VOUCHERS TO BE PROJECT BASED	PLANNED STATUS AT END OF YEAR (2020)	RAD	DESCRIPTION OF PROJECT
Main Street Lofts	12	Committed Under Construction	No	Main Street Lofts is a 24-unit Permanent Supportive Housing project for individuals with special needs located in West Chicago, Illinois. HACC entered into an Agreement with the DuPage County Housing Authority to administer Project Based Vouchers for this project.
Ladd Senior Housing	11	Committed Under Construction	No	Ladd Senior Housing is a 40-unit senior project located in the town of Ladd and is part of HACC's commitment to provide affordable housing in underserved rural communities. A 9% LIHTC was awarded in 2019 for this project.
Sugar Creek Crossing	11	Committed Under Construction	No	Sugar Creek Crossing is a 43-unit senior housing project in the town of Robinson. Also, a part of HACC's commitment to provide affordable housing for seniors in underserved rural area, a 9% LIHTC application was awarded in 2019.
Newton Senior Housing	9	Committed Under Construction	No	This is a 35-unit senior housing project in the town of Newton. It too is a project that will assist in HACC's commitment to provide affordable housing in underserved rural areas. A 9% LIHTC application was awarded in 2019.
Pinewood Place	24	Committed Under Construction	No	Pinewood Place is a 24-unit project located in the City of Urbana that will serve individuals with special needs. The project was financed with a Supportive Housing Grant from the Illinois Housing Development Authority and MTW Block Grant funds. It is scheduled to be under construction until the end of 2020.

PROPERTY NAME	VOUCHERS TO BE PROJECT BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD	DESCRIPTION OF PROJECT
The Haven at Market Place	84	Leased	Yes	The Haven at Market Place is a 122-unit project located in the City of Champaign. The project consists of 98 senior units in a three-story elevator building and 24 special needs units in two, 12-unit buildings. Eighty-four (84) of the units are RAD units; thirty-six (36) units are MTW Project Based Vouchers and there are two (2) market rate units at the project. The project was financed with tax exempt bonds and 4% LIHTC equity along with HACC sales proceeds from Skelton Place and MTW Block grant funds. The Haven closed on December 20, 2018 and is scheduled for completion in July 2020.
	36		No	
Oakfield Place	10	Leased	No	Oak Field Place is a 30-unit senior project located in Henry, Illinois and is part of HACC's commitment to provide affordable housing in underserved rural areas of central Illinois. The closed in October 2019 and is scheduled to be completed by the end of 2020.
Bristol Place Residences	84	Leased	No	Bristol Place is a 90-unit townhomes and single family new construction project located in the City of Champaign and developed under and Intergovernmental Agreement with the City of Champaign. This is the first of two projects that will comprise the overall redevelopment of the Bristol neighborhood. Construction is scheduled to be completed by June 2020.
Oakwood Trace	46	Leased	No	Oakwood Trace is a 50-unit community developed under the LIHTC program in 2001.
Hamilton On the Park	36	Leased	No	Hamilton on the Park is a 36-unit community developed under the 9% LIHTC Program. Hamilton was a replacement project for the former Dorsey Homes Public Housing Community demolished under a Section 18 approval.
Douglas Square	20	Leased	No	Douglas Square is a 70-unit project also developed under the 9% LIHTC program. This community was built on the site of a former Public Housing community demolished under a HOPE VI demolition only program.
Providence at Sycamore	83	Leased	No	Providence at Sycamore is a 83 unit community developed under tax exempt bond and 4% LIHTC program. Sycamore was a replacement project for the former Dunbar Homes Public Housing Community demolished under a Section 18 approval.
Providence at Thornberry	143	Leased	No	Providence at Thornberry is a 143-unit community developed under tax exempt bond and 4% LIHTC program.
Highland Green	33	Leased	No	Highland Green is a 70-unit project also developed under the 9% LIHTC program.
Manor at Prairie Crossing	18	Leased	No	Manor at Prairie Crossing is a 18 unit senior community in the Village of Mahomet.

PROPERTY NAME	VOUCHERS TO BE PROJECT BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD	DESCRIPTION OF PROJECT
Maple Grove Manor	15	Leased	No	Maple grove Manor is a 24-unit community developed under a Permanent Supportive Housing Program and provides transitional housing for homeless families with children. Of the total units, 15 have MTW Project Based Vouchers.
Washington Square	104	Leased	Yes	Washington Square is a former Public Housing Community converted to PBV under the RAD Program.
Columbia Place	16	Leased	Yes	Columbia Place is a former Public Housing Community converted to PBV under the RAD Program.
Hayes Homes	6	Leased	Yes	Hayes Homes is a former Public Housing Community converted to PBV under the RAD Program.
Steer Place	108	Leased	Yes	Steer Place is a former Public Housing Community converted to PBV under the RAD Program.
Youman Place	20	Leased	Yes	Youman Place is a former Public Housing Community converted to PBV under the RAD Program.
	929	Planned Total Project-Based Vouchers		

Planned Other Changes to the MTW Housing Stock Anticipated During the Plan Year

Other housing changes planned for 2020 includes the repurposing of the 16 Single Family Scattered Site Homes. These units were removed from the Public Housing portfolio on December 20, 2018 through the “de minimis” authority under the Rental Assistance Demonstration (RAD) Program. Two of these homes were acquired at Fair Market Value and demolished by the City of Champaign; and, the remaining 14 units will be repurposed as follows;

- 2 units were used for MTW Activity 2019-1, Re-Entry Transitional Housing Program
- 1 unit will be used as a rental home for the Carlyle Foundation Hospital *New Beginnings Program* described further in this plan.
- 1 unit will be used by the Champaign-Urbana Autism Network to increase community involvement of autism awareness and acceptance
- 1 unit will be used by Boyz2Men Mentoring Program to provide educational and support programs designed to build academic excellence and social competence among African-American males.
- 1 unit will be donated to InHisHands Orphans Outreach to renovate and sell below market value to an at-risk family or single headed household whose income is less than 80% of Family Median Income.
- 2 units will be auctioned at the HACC Annual Gala to raise funds for the HACC Scholarship Program which provides educational scholarships to HACC MTW program participants.
- We will continue to work with community organizations to identify uses for the remaining 6 houses in 2020 that directly benefit HACC program participants.

B. LEASING INFORMATION

Planned Number of Households Served

Planned Number of Households Served at the End of the Fiscal Year		
MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/Leased***
Federal MTW Public Housing Units to be Leased	0	0
Federal MTW Voucher (HCV) Units to be Utilized	1400	16800
Federal RAD Voucher Units to be Utilized	338	4056
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs **	8	8
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs **	0	0
Total Households Projected to be Served	1746	20864

Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing

Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions	
Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
RAD Housing Choice Vouchers	No anticipated leasing problems.
Housing Choice Voucher Tenant Based	No anticipated leasing problems.
Housing Choice Voucher Project Based	No anticipated leasing problems.
Local Non-Traditional MTW Funded Property Based Assistance	No anticipated leasing problems.
Low Income Housing Tax Credit	No anticipated leasing problems.

C. WAIT LIST INFORMATION

Waiting List Information Anticipated

Wait List Information Projected for the Beginning of the Fiscal Year				
Housing Program(s) *	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Federal RAD Housing Choice Vouchers	Site-Based	1010	Closed	Yes
Federal MTW Housing Choice Voucher Program (Tenant-Based Vouchers)	Community Wide	1217	Closed	Yes
Federal MTW Housing Choice Voucher Program (Project Based Vouchers)	Site-Based	1652	Closed	Yes
Non Traditional MTW Housing Assistance Program (Emergency Shelter Units)	Site-Based	0	Open	Yes
*** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.				
Not Applicable				
If Local, Non-Traditional Housing Program, please describe:				
The Emergency Housing Shelter wait list remains open as families have a maximum stay of 30 days in the shelter units.				
If Other Wait List Type, please describe:				
Not Applicable				
If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.				
Not Applicable				

Duplication Across Waiting Lists – Over 50% of all applicants on the Tenant Based Waiting List are also on one or more of the Project Based Waiting Lists.

Planned Changes to the Waiting List

WAITING LIST NAME	DESCRIPTON OF PLANNED CHANGES TO WAITING LIST
Tenant Based Vouchers	No anticipated changes.
RAD Project Based Vouchers	No anticipated changes
Project Based Vouchers	No anticipated changes.

SECTION III – PROPOSED ACTIVITIES

HACC is proposing the following new activities for the 2020 MTW Plan year.

Activity 2020-1: Illinois Commitment Student Voucher Program

Background

HACC intends to establish a partnership with the University of Illinois to create the Illinois Commitment Student Voucher Program. In efforts to eliminate major barriers hindering access to education for low-income families, the Housing Authority will offer housing vouchers for students who have been accepted into an undergraduate studies program through the Illinois Commitment at the University of Illinois Urbana-Champaign Campus. Data has shown that students who live on-campus: take more credit hours, maintain higher GPA's, have higher retention rates, and are more likely to graduate on time.

Description

Illinois Commitment is a financial aid package that provides scholarships and grants to cover tuition and campus fees at the University of Illinois for students who are Illinois residents age 17 to 24 and have a family income of \$61,000 or less. DACA and undocumented students do not qualify for this program. Students age 24 and over will be reviewed on a case-by-case basis. Illinois Commitment will cover tuition and campus fees for new freshmen for up to four (4) years, eight (8) semesters of continuous enrollment, and tuition and campus fees for up to three (3) years, six (6) semesters of continuous enrollment for new transfer students. The University will cover the cost of tuition and campus fees not covered by other federal, state, institutional and private awards including Federal Pell Grant, State of Illinois MAP Program (MAP), and other awards.

Illinois Commitment does not cover the additional costs associated with room and board, course fees, summer classes, winter classes, intercampus enrollment, concurrent enrollment, study abroad, co-op, internship or other student expenses.

The Housing Authority of Champaign will offer Student Vouchers to members of HACC assisted households who are compliant with HACC's MTW Local Self-Sufficiency Program; have been approved for admission at the University of Illinois, Urbana-Champaign Campus; and are receiving assistance under Illinois Commitment. The Student Voucher will cover the full cost of on-campus housing during the time the student is actively enrolled at the UIUC Campus as a full-time student and maintains a passing grade point average.

The following provisions will apply to this activity.

1. The costs covered under the Program are for shelter (room) costs only. There is not student contribution (no tenant rent).
2. The selected student will be removed from the household once approved for this program. If the assisted family is over-housed when the student moves to campus housing, the household will be rightsized to an appropriate size voucher.
3. Students will be allowed to return to the assisted household as a "guest". HACC will provide an exception to the "guest" policy for students enrolled in this program that would enable the guest to be in the household for up to 90 days in a calendar year.

4. Students selected for the program are not considered “voucher” holders as no actual voucher will be issued; thus, no voucher provision will apply and the assistance is not portable and cannot be used anywhere except for campus housing.
5. HACC will determine an annual budget for this activity and the number of students selected will be based on the designated budget amount. HACC will launch this activity as a Pilot program in 2020 and allocate \$50,000 for this activity to serve up to 5 students.
6. This activity is not limited only to HACC participants but will be available to anyone throughout the State of Illinois. However, priority shall be provided in order to: a) HACC assisted households; b) HACC wait list applicants; c) other residents of Champaign County; and 4) other residents of the State of Illinois.

Implementation Plan

Upon HUD approval of each MTW Activity, HACC develops a detailed Implementation Plan which details all operational policies and procedures of the corresponding MTW Activity. More specific operating details of this Activity will be outlined in the Program Implementation Plan.

RELATION TO STATUTORY OBJECTIVES

This activity relates to Statutory Objective 2: self-sufficiency. The Illinois Commitment Student Voucher Program will assist individuals to achieve a four-year degree that will better prepare them for improved jobs and economic self-sufficiency.

ANTICIPATED IMPACT OF MTW ACTIVITY

The primary anticipated impact of this MTW Activity is to provide assisted household members ages 18-26 with opportunities to live on-campus. Data has shown that students on campus take more credit hours, maintain higher GPA's, have higher retention rates, and are more likely to graduate on time.

ANTICIPATED SCHEDULE

The following chart provides the anticipated schedule for development and implementation of this activity.

Task	Estimated Completion Date
Develop and adopt detailed Implementation Plan	3/31/2020
Finalize Agreement with U of I	4/30/2020
Identify Eligible Assisted Household Members	6/30/2020
Implement Program	First Semester 2020 College Year

HUD STANDARD METRICS

The following HUD Standard Metrics will apply to this activity. The baseline and benchmarks for these metrics are detailed in Exhibit 1 attached to this Plan

HUD STANDARD METRICS	
SS#5	Households Assisted by Services that Increase Self-Sufficiency.
SS#8	Households Transitioned to Self-Sufficiency

DATA SOURCE FROM WHICH METRICS WILL BE COMPLETED

Data will be collected through the agreement with the University of Illinois to determine participation in the Illinois Commitment Program. HACC Local Self-Sufficiency Coordinators will collect data

AUTHORIZATIONS

HACC is authorized to undertake this initiative through Attachment C, Statement of Authorizations of the Moving to Work Agreement, Sections B. 1, a and b,viii; which authorize combination of funds awarded annually pursuant to Section 8(o), 9(d) and 9(e) of the U.S. Housing Act of 1937 (“1937 Act”) into a single, authority-wide funding source (“MTW Funds”) including use of Housing Assistance Payments for purposes other than payments to owners so long as these purposes are consistent with other eligible uses of Section 8 and Section 9 funds. This program is a Local, Non-Traditional activity that uses the “rental subsidy programs” category as outline in PIH 2011-45 and the Broader Use of Funds authorizations.

WHY AUTHORIZATION IS NEEDED

The authorizations are needed to enable Section 8 and Section 9 funding to be used to provide financial assistance at student dormitories to expand self-sufficiency opportunities for individuals ages 18 through 26.. The traditional Public Housing and Housing Choice Voucher programs do not allow for housing assistance for student dormitories.

Activity 2020-2: Community Improvement and Support Initiative

Background

HACC previously owned and operated 16 Single Family Scattered Site Homes under the traditional Public Housing Program. These units were removed from the Public Housing portfolio in December 2018 through the “de minimis” authority under the Rental Assistance Demonstration (RAD) Program. Two of these homes were acquired at Fair Market Value and demolished by the City of Champaign and HACC had anticipated demolishing the remaining units. However, in working with community partners, it was determined that the houses could be repurposed for use by local non-profit organizations to provide services or raise funds that benefit HACC program recipients or other low-income households in Champaign county

Description

HACC will implement a Community Improvement and Support Initiative to repurpose fourteen single family scattered site homes. The anticipated use of the homes is described below.

- 2 units will be used for MTW Activity 2019-1, Re-Entry Transitional Housing Program
- 1 unit will be used as a rental home for the Carlyle Foundation Hospital *New Beginnings Program* described further in this plan.
- 1 unit will be used by the Champaign-Urbana Autism Network to increase community involvement of autism awareness and acceptance
- 1 unit will be used by Boyz2Men Mentoring Program to provide educational and support programs designed to build academic excellence and social competence among African-American males.

- 1 unit will be donated to InHisHands Orphans Outreach to renovate and sell below market value to an at-risk family or single headed household whose income is less than 80% of Family Median Income.
- 2 units will be auctioned at the HACC Annual Gala to raise funds for the HACC Scholarship Program which provides educational scholarships to HACC MTW program participants.
- We will continue to work with community organizations to identify uses for the remaining 6 houses in 2020 that directly benefit HACC program participants.

Carlyle Community Health Initiative - In October of 2017 Carle's Community Health Initiatives division launched its Healthy Beginnings program to reduce complex disparities and, ultimately, break local poverty cycles. Since the program launched, nurses and social workers have developed highly trusted relationships with each family served, bringing supportive care and services directly to them. The team walks alongside each family every 1-3 weeks (sometimes daily) for 2-5 years (depending on life circumstance), providing guidance and support as they achieve their personally-set goals. The team engages in activities ranging anywhere from prenatal/postnatal care, family health, nutrition, transportation, housing, early childhood development, violence reduction, adult education/employment, to anything a family may need. The program has been quite effective, as evidenced by the outcomes being achieved. To bring work to community-scale, the Healthy Beginnings team works closely with many other community cross-sector partners to ultimately build a culture of community health. The Healthy Beginnings team and partners are collectively ensuring that children and their families, regardless of life circumstances, have an opportunity to be prosperous and live the healthiest life they can. Although the team works with well over 50 agencies in the immediate region (health care and other sectors), Carle is integrating/aligning work with major partners, such as the HACC, in the community.

Champaign Urban Autism Network – The CU Autism Network is a community-based organization to support persons on the autism spectrum, their families, caregivers, educators, other professionals, and the public by providing opportunities for support and networking, education, training, and advocacy, along with promoting awareness and acceptance.

Boyz2Men Mentoring Program – Boyz2Men mission is to improve the academic achievement, self-esteem, social awareness and social competence of young males. By providing young men with professional male mentors, Boyz2Men will help their mentees to reach their full potential thereby cultivating productive citizens.

In His Hands Orphanage – In His Hands is a ministry committed to creating lasting change for vulnerable children in communities around the world. Orphan awareness, child abandonment prevention, holistic care for bereft children, and adoption support are the causes that drive the organization. Their work spans the United States, Haiti, Myanmar, Philippines, China, Ethiopia, Uganda, Sierra Leone, Ukraine, and India.

The following provisions will apply to this activity.

1. HACC will not be paying for or providing any direct services under this activity.
2. The non-profit organizations will not pay any rent to HACC but will assume all operating costs of the house(s).
3. HACC will provide or complete rehab up to a maximum of \$20,000 per house.

Implementation Plan

Upon HUD approval of each MTW Activity, HACC develops a detailed Implementation Plan which details all operational policies and procedures of the corresponding MTW Activity. More specific operating details of this Activity will be outlined in the Program Implementation Plan.

RELATION TO STATUTORY OBJECTIVES

This activity relates to Statutory Objective 3: expanding housing choice. The Community Improvement and Support Initiative will expand the supply of affordable housing for special purposes and special needs populations.

ANTICIPATED IMPACT OF MTW ACTIVITY

The primary anticipated impact of this MTW Activity is to expand housing choice for special needs populations through repurposing of housing stock previously slated for demolition.

ANTICIPATED SCHEDULE

The following chart provides the anticipated schedule for development and implementation of this activity.

Task	Estimated Completion Date
Develop and adopt detailed Implementation Plan	3/31/2020
Solicit Proposals for all remaining 12 Houses	4/30/2020
Enter into Agreements with Local Non-Profits for House Use	6/30/2020

HUD STANDARD METRICS

The following HUD Standard Metrics will apply to this activity. The baseline and benchmarks for these metrics are detailed in Exhibit 1 attached to this Plan.

HUD STANDARD METRICS	
HC#1	Additional Units of Housing Made Available
HC#2	Units of Housing Preserved

DATA SOURCE FROM WHICH METRICS WILL BE COMPLETED

Data will be collected by HACC Development and Construction Staff through internal reporting systems that track the transfer and use of each house under this activity.

AUTHORIZATIONS

HACC is authorized to undertake this initiative through Attachment C, Statement of Authorizations of the Moving to Work Agreement, Sections B. 1, a and b,viii; which authorize combination of funds awarded annually pursuant to Section 8(o), 9(d) and 9(e) of the U.S. Housing Act of 1937 ("1937 Act") into a single, authority-wide funding source ("MTW Funds") including use of Housing Assistance

Payments for purposes other than payments to owners so long as these purposes are consistent with other eligible uses of Section 8 and Section 9 funds. This program is a Local, Non-Traditional activity that uses the following categories outlined in PIH 2011-45 and the Broader Use of Funds authorizations.

1. Housing Development Program and will use MTW funds to acquire, renovate and/or build units that are not public housing or Housing Choice Voucher units.
2. Rental Subsidy Programs and will use MTW funds to provide a rental subsidy to a third-party entity (other than a landlord or tenant) who manages intake and administration of the subsidy program.
3. Service Provision of HUD-approved self-sufficiency or supportive services that are not otherwise permitted under the public housing and Housing Choice Voucher programs, or that are provided to eligible individuals who do not receive either public housing or Housing Choice Voucher assistance from the PHA.

WHY AUTHORIZATION IS NEEDED

The authorizations are needed to increase housing choice for individuals with unique special needs. The traditional Public Housing and Housing Choice Voucher programs do not allow funding to be used for this purpose.

Activity 2020-3: Good Steward Lease Purchase Program

Background

The Illinois Housing Development Authority Qualified Allocation Plan enables Low Income Housing Tax Credit units to convert to Homeownership at the end of the initial 15-year compliance period. Properties are considered compliant with the extended restricted use agreement if homeownership is limited to less than 120% of Area Median Income (AMI).

Description

HACC will work with owners of Low-Income Housing Tax Credit rental properties where the units have been designed to be compatible with homeownership units in the applicable community and which meet local City codes to be sold as homeownership.

The Good Steward Program will be offered during the initial tax credit compliance period to prepare rental residents for homeownership and shall be comprised of the components described below.

Rental Phase – The initial 8 years of the tax credit compliance period at any applicable LIHTC property shall be the rental phase only of the program. Beginning in year 9, existing residents must elect to convert their tenancy to a lease purchase arrangement. Residents opting out of the lease purchase program shall exit the program if at the end of the MTW Term limit; move to another Project Based Voucher unit; or receive a Tenant-Based Voucher for the remaining period of their MTW Term limit.

First Right of Refusal – Beginning with year 9 of the tax credit compliance period, existing residents and all newly admitted residents will execute a first right of refusal agreement which provides them with the option to purchase the unit at the end of the tax credit compliance period. The FROR will detail all provisions of the Good Steward Lease Purchase Program.

Right Size Unit – During the rental phase of the project, residents will be required occupy an appropriate size unit in accordance with the number of household members. If an appropriate size unit does not exist at the property, residents will be right-sized to the smallest unit size available. Upon execution of the First Right of Refusal, residents shall be eligible to remain in the unit which they intend to purchase regardless of changes in household size. HACC shall enter into a separate agreement with the corresponding municipality, for each applicable LIHTC property participating in the Good Steward Lease Purchase Program, to pay the costs of the difference between the right size unit and the actual unit until such time that the unit is purchased by the resident.

Financial Literacy and Credit Repair – Upon determination of eligibility for the Low-Income Housing Tax Credit rental unit, a credit report will be reviewed to determine the current credit score of each household. A credit repair or credit stabilization plan will be developed for each household as needed, to enable sufficient time to repair credit and/or maintain good credit prior to the end of the tax credit compliance period. Financial literacy classes will be offered on a regular basis to support residents progress on the credit repair or credit stabilization plan and will include such topics as personal budgeting; energy conservation; understanding recourse versus non-recourse debt, home equity and other financial topics.

Counseling and Training – During the rental phase of the Good Steward Program, expectations and standards to which residents must maintain their housing unit will be clearly defined. Training classes will be offered to residents and will focus on interior and exterior maintenance; energy cost savings; being a good neighbor; and other topics to support compliance with lease requirements while preparing for homeownership. Individual counseling will be required when residents are in violation of lease requirements.

Equity Credits - Rental residents can earn equity credits to be used for the purchase of their housing unit at the end of the tax credit compliance period. Credits will be earned based on compliance with the following requirements:

1. Maintaining the exterior areas for which tenants have responsibility and the interior of the unit in accordance with requirements stipulated in the lease agreement.
2. Timely payment of tenant rent and other charges pursuant to the lease agreement.
3. Adherence to all other terms and conditions of the lease agreement and addenda including policies regarding visitors and guests.
4. Compliance with obligations set forth in the Project Based Voucher Statement of Family Obligations.
5. Compliance with all MTW Self-sufficiency requirements as stipulated in the MTW Local Self-Sufficiency contract.

Residents will earn a Good Steward credit of \$500 each calendar quarter towards the purchase of the housing unit in which they reside when they have remained compliant with all criteria outlined above during that quarter. At least annually, residents will be provided with a written statement of the amount of their earned equity credit. Credits shall only be applicable towards the purchase of a unit at the Tax Credit property and are not transferable to any other housing unit and cannot be claimed in cash.

The Property Management Agent for the property will conduct quarterly inspections to determine compliance with lease provisions. HACC will certify compliance with PBV and MTW requirements and provide certifications to the Property Management Company who will be responsible for tracking each tenant's accumulated credits.

Purchase Qualification – Residents must meet the following qualification criteria to be eligible to purchase their housing unit.

1. Total annual household income cannot exceed 80% of the area median income for Champaign County at the time of purchase.
2. Households must be able to secure a minimum mortgage from a qualified financial institution equal to the difference between the established value of the housing unit and the total amount of the Good Steward equity credits earned as a rental tenant. If equity credit is insufficient, tenants may secure down payment assistance from other sources or provide the required down payment amount from personal resources.
3. Maintain their housing unit so that it will pass the required home inspection of the lender and/or have the available resources to correct any deficiencies required as a condition of closing.

Approximately one year prior to the expiration of the tax credit compliance period, each resident desiring to purchase their housing unit shall be pre-qualified by a local financial institution approved by HACC, to determine the mortgage amount for which they can qualify. The Good Steward Program will provide the financial institution with confirmation of the total equity credit earned by the resident and the applicability of the credit as “down payment” towards the purchase of the housing unit.

Minimum Sales Price

The purchase price of each home shall be based on the costs to convert the project from rental housing to for-sale housing. These costs shall include the balance of the outstanding debt at the end of the tax credit compliance period plus an amount not to exceed the estimated exit taxes of the private partners in the ownership structure. The total of these costs divided by the number of units converting to homeownership plus the maximum Good Steward equity credit of \$30,000 and estimated closing costs shall establish the minimum per unit sales price.

An estimated sales price will be calculated and stated in the first right of refusal agreement executed by each resident. If at the end of the tax credit compliance period, the appraised value of the home is less than the established sales price, HACC will fund the difference between the appraised value and the minimum sales price based on availability of funds.

A minimum of twenty-four months prior to the end of the tax credit compliance period, residents must advise management of their intent to exercise their first right of refusal.

Any resident who chooses not to exercise the FROR, shall be provided with a twelve month notice of non-renewal of their lease agreement. No further housing assistance will be provided to the resident and they shall forfeit all Good Steward Equity Credits.

This activity will be implemented as follows.

1. Only properties in which HACC or a related affiliate have an ownership interest will be considered for this activity.

2. Properties must be located in Champaign County to participate in this activity.
3. The initial activity will be a Pilot program for Bristol Place and will be implemented in conjunction with the City of Champaign under the Intergovernmental Agreement between HACC and the City.
4. All services to be provided to residents to prepare for homeownership under this activity will be provided through community partnerships and not directly by HACC.

Implementation Plan

Upon HUD approval of each MTW Activity, HACC develops a detailed Implementation Plan which details all operational policies and procedures of the corresponding MTW Activity. More specific operating details of this Activity will be outlined in the Program Implementation Plan.

RELATION TO STATUTORY OBJECTIVES

This activity relates to Statutory Objective 3: expanding housing choice. The Good Steward Program will expand housing choice through converting existing Low Income Housing Tax Credit rental units to homeownership units.

ANTICIPATED IMPACT OF MTW ACTIVITY

The primary anticipated impact of this MTW Activity is to expand housing choice through making homeownership opportunities available to existing assisted rental households.

ANTICIPATED SCHEDULE

The following chart provides the anticipated schedule for development and implementation of this activity.

Task	Estimated Completion Date
Develop and adopt detailed Implementation Plan	6/30/2020
Identify LIHTC Communities Feasible for the Program	6/30/2020
Implement Program at Selected Communities	9/30/2020

HUD STANDARD METRICS

The following HUD Standard Metrics will apply to this activity. The baseline and benchmarks for these metrics are detailed in Exhibit 1 attached to this Plan.

HUD STANDARD METRICS	
HC#2	Units of Housing Preserved
HC#6	Increase in Homeownership Opportunities

DATA SOURCE FROM WHICH METRICS WILL BE COMPLETED

Data will be collected by HACC Property Management Staff through direct tracking systems or coordination of data collection with third party Private Property Management companies, as applicable. Data collection will include quarterly reports that identify number of participating families and amount of credit earned by each family on a quarterly basis.

AUTHORIZATIONS

HACC is authorized to undertake this initiative through Attachment C, Statement of Authorizations of the Moving to Work Agreement, Sections B. 1, a and b,viii; which authorize combination of funds awarded annually pursuant to Section 8(o), 9(d) and 9(e) of the U.S. Housing Act of 1937 (“1937 Act”) into a single, authority-wide funding source (“MTW Funds”) including use of Housing Assistance Payments for purposes other than payments to owners so long as these purposes are consistent with other eligible uses of Section 8 and Section 9 funds. This program is a Local, Non-Traditional activity that uses the “rental subsidy programs” category as outline in PIH 2011-45 and the Broader Use of Funds authorizations.

WHY AUTHORIZATION IS NEEDED

The authorizations are needed to assist household achieve homeownership. The traditional Public Housing and Housing Choice Voucher programs do not allow funding to be used for this purpose.

SECTION IV – APPROVED MTW ACTIVITIES

IMPLEMENTED ACTIVITIES

The chart below summarizes all Moving to Work activities that have been implemented to date.

Activity Number	MTW Activity	MTW Plan Year	Status
2011-1	Local Investment Policies	2011	Closed 2018
2011-2	Triennial Recertifications	2011	Ongoing
2011-3	Mandatory LSS Program	2011	Ongoing
2011-4	Tiered Flat Rents/Min. Rent by BR Size	2011	Ongoing
2011-5	Modified Definition of Elderly	2011	Ongoing
2011-6	Local Homeownership Program	2011	Ongoing
2011-7	Local Project Based Voucher Program	2011	Ongoing
2012-1	Local Payment Standards	2012	Ongoing
2012-2	Acquisition without HUD Prior Approval	2012	Ongoing
2012-3	Affordable Housing Development	2012	Ongoing
2013-1	Rightsizing Vouchers	2013 / Reopened 2019	Ongoing
2014-1	Local Inspection Standards	2014	Closed 2017
2015-1	Emergency Family Shelter Program	2015	Ongoing
2019-1	Re-Entry Transitional Housing Program	2019	Ongoing

ONGOING ACTIVITIES

Activity 2011-2: Triennial Re-certifications

Description - Households in which all members are elderly and/or disabled and there is no earned income shall be re-certified on a triennial basis. Recertifications for households in which all household members are 65 and older or disabled, even if household members have earned income, will be re-certified only on a triennial basis. Households that fall into the category above, will be required to report changes in income and an interim recertification shall be conducted and tenant rent adjusted accordingly.

Update on Status of Activity - This activity is fully implemented and will be ongoing in 2020.

Changes or Modifications – This activity was modified in 2019 and no further modifications are planned for 2020.

Activity 2011-3: Mandatory LSS Program

Description - Participation in a self-sufficiency program is a condition of eligibility for new admissions and a condition of continued occupancy for existing residents and participants. All abled bodied individuals ages 18 through 54 are required to actively pursue activities to achieve economic self-sufficiency. The head of the household is required to develop a self-sufficiency plan that identifies goals and objectives for each household member required to participate in the Mandatory LSS Program and is held accountable for progress of all household members.

LSS Requirement – Work requirements shall be based on annual earned income. The minimum earned income for compliance with the work requirement shall be based on the years in which the household has received assistance. Each year, the earned income requirement will increase to prepare individuals for exit from assistance at the end of the 8 year term limit. The income tiers shall be based on percent of the area median income for Champaign County. The chart below reflects the earned income requirements for 2020.

Years on Assistance	Year 1	Year 2	Year 3-4	Year 5-6	Year 7	Year 8
Minimum Earned Income	\$8,580	\$11,700	\$15,600	\$19,565	\$24,960	\$31,200
% of Champaign County AMI	12%	17%	22%	28%	36%	45%

Non-exempt household members may also be enrolled on a full-time basis (as defined by the institution) in an educational program that offers a degree or certificate. Household members enrolled in an educational program must demonstrate successful progress towards the degree or certificate. Progress shall be defined as successfully completing 75% of all required course work on an annual basis.

New Admissions - New Admissions households including households porting from another jurisdiction will be provide six months from the date of the initial lease up in Champaign County to become compliant with LSS requirements.

If a New Admission household is not compliant with LSS requirements prior to submission of a Request for Tenancy Approval, they must meet with an LSS Case Worker and develop and LSS Plan. HACC will not approve a RFTA until the household has developed a plan and executed the LSS Contract.

If a member of a household claims self-employment and is establishing a new business, they must provide documentation required by local, state of federal law of the creation and/or existence of the business.

Rent Changes - If a household member is compliant with the employment requirements and subsequently experiences loss of employment they shall be granted a 90-day waiver for the employment requirement. No rent change will be processed during the 90-day waiver period. Failure of a household member to re-secure employment within the 90 days shall be grounds for termination of housing assistance. Upon securing new employment, a rent change shall be processed to reflect the new employment wages. Only one waiver period shall be permitted within each calendar year.

If loss of employment is through no fault of the individual (lay-off, company closure, etc) an extension of a second 90-day waiver may be granted provided the individual can demonstrate that they are actively searching for new employment. In these circumstances, a rent adjustment will be processed as applicable. Failure to secure new employment after a second day waiver period shall be grounds for termination of housing assistance.

Self-Employment - Individuals who are self-employed including child care home providers must have a total annual gross income equivalent to the applicable State of Illinois minimum wage times 1,300 hours to be considered in compliance with the employment requirements under the LSS Program. Copies of income tax forms filed with the IRS must be provided to claim self-employment; no other documentation shall be acceptable.

Term Limit – Effective January 1, 2016, non-exempt households shall be limited to a maximum housing assistance term not to exceed eight years. The following provisions shall apply.

- The eight-year term shall commence at the first annual recertification that occurs after January 1, 2016.
- All households must comply with all requirements of the LSS Program at all times while receiving housing assistance. Failure to do so will result in termination of housing assistance prior to the maximum term.
- Households whose annual income exceeds 80% of the Champaign County median income at the time of annual recertification shall no longer be eligible for housing assistance. Housing assistance will cease at the end of 60 days from the effective date of the annual recertification.
- If a non-exempt household member becomes exempt while receiving housing assistance the term limits shall no longer apply. If a household previously received housing assistance for a maximum time period but later becomes exempt, they may re-apply for housing assistance and the term limits shall no longer apply.
- Households may not designate an alternate head of household for the purpose of extending term limits. All adult household members shall be subject to the applicable term limit for the household.

Financial Incentive - A financial incentive will be provided for households who remain fully compliant with the LSS Program during an applicable calendar year. These households will earn \$2,000 if they remain fully compliant from January 1 through December 31 of each year.

No partial credits will be provided; no credit will be earned if any member of the household was non-compliant for any time during the 12-month calendar period. The annual credits will accrue and will only be paid upon voluntary exit from the program(s) in good standing or upon expiration of the 8-year term limit. All credits will be forfeited for any household that is terminated from the program for cause or ports to another jurisdiction for any reason.

Mandatory Job Retention Training - Individuals who lose employment more than once, for any reason other than a reduction in force, shall be required to enroll, attend and complete a job retention program as directed by their LSS Case Manager.

Dependent School Requirements - School requirements for dependents ages 5 through 18 shall be eliminated as the school district will not provide documentation to HACC regarding attendance. School attendance of a minor dependent will not have any impact on the continued assistance of the assisted household at any time now or in the future.

Update on Status of Activity – This activity is fully implemented and will be ongoing in 2020.

Changes or Modifications – This activity was modified in 2016, 2018 and 2019 to reflect the policies as describe above. The activity will be further modified in 2020 as described below.

- a. New Admissions households including households porting from another jurisdiction will be provided one year from the date of the initial lease up in Champaign County to become compliant with LSS requirements.
- b. HACC will add a new component to be known as LSS Next. The recently received FSS Coordinate grant will be used to assist families that are compliance with LSS requirements but have not yet achieved sufficient self-sufficiency to exit the HCV Program. Focus will be primarily on assisting head of households in developing skills that will lead to higher paying employment opportunities.
- c. The Financial Incentive will be modified to a goal-based payment system. Families will be required to meet certain benchmarks of self-sufficiency and as a result, they will earn varying cash incentives with a maximum earning potential of \$16,000. In order to receive a credit for a milestone, the household must be in compliance with all MTW requirements for the quarter that the goal was achieved. HACC will establish an escrow account and as goals are achieved the credit will be applied to the account. The goal-based credits will only be paid upon voluntary exit from the program(s) in good standing or completion of Contract of Participation. All credits will be forfeited for any household that is terminated from the program for cause or ports to another jurisdiction for any reason.

Category	Pay Point	Eligibility	Amount	Maximum
EDUCATION & TRAINING	Completion of training/ Certification Program	one-time	\$ 500.00	\$ 500.00
	Completion of GED	one-time	\$ 400.00	\$ 400.00
	Completion of Associates Degree	one-time	\$ 500.00	\$ 500.00
	Completion of Bachelor's Degree	one-time	\$ 1,000.00	\$ 1,000.00
	Completion of Master's or Doctorate Degree	one-time	\$ 1,500.00	\$ 1,500.00
EMPLOYMENT	Obtain New Employment	one-time	\$ 100.00	\$ 100.00
	Employment Retention for 12 Consecutive Months	Annually	\$ 200.00	\$ 1,600.00
ENGAGEMENT	Completion of Annual Progress Meeting	Annually	\$ 100.00	\$ 800.00
	Attend 14 HACC Workshops or Goal Group	Monthly	\$ 100.00	\$ 1,400.00
FINANCIAL STABILITY	Engage in Financial Education and Coaching Activities	3X Annually	\$ 50.00	\$ 1,200.00
	Improve credit score (100 pts +)	one-time	\$ 1,000.00	\$ 1,000.00
	Open and maintain a new checking or savings account (12 Consecutive Months)	one time	\$ 100.00	\$ 100.00
	Increase & maintain personal savings by at least \$200 (verifiable over 12 Month Period)	one time	\$ 1,000.00	\$ 1,000.00
	Increase earned Income	Annually	\$ 100.00	\$ 800.00
HOUSING & HOMEOWNERSHIP	Engage in homeownership preparation activities	2x	\$ 250.00	\$ 500.00
	Purchase a home	one time	\$ 2,000.00	\$ 2,000.00
PERSONAL	Completion of 5 Personal SMART goals established at admissions & Progress meeting	5x	\$ 320.00	\$ 1,600.00
	MAXIMUM EARNINGS		\$	16,000.00

In order to successfully complete the LSS Contract of Participation, participants must meet the following criteria:

1. The head of household has obtained suitable employment and met the minimum annual earned income for compliance. Suitable employment is defined as working full time for at least 12 months.
2. All members of the household have been independent of welfare for at least twelve consecutive months. Welfare is defined as assistance from federal or state welfare programs. It does not include social security, child support payments, Medicaid or similar benefits.
3. Activities listed on the Individual Training and Service Plan must be completed within the designated timeframe.
4. The household is in full compliance with the lease, including no monies owed for repayment agreements to HACC or landlords.

Case Coordination – To assist in the client’s successful completion of their Contract of Participation, LSS Coordinators will assist the family in the development of an Individual Training and Services Plan and assure that LSS Program participants are linked to supportive services they need to achieve their economic self-sufficiency goals.

Activity 2011-4: Tiered Flat Rents and Minimum Rents by Bedroom Size

Description – Flat rent schedules are established annually and are effective on January 1st of each calendar year. Tenant rent is calculated as gross annual income with no deductions or allowances. Gross annual income is calculated pursuant to the HUD regulatory requirements. However, employment income for dependents is included in total household income if they are not also pursuing a training certification or educational degree. Current income exclusions as defined by HUD continue to apply.

The tiered flat rent amount is based on income ranges established in increments of 5% of the Area Median Income (AMI). The applicable flat rent for an assisted household is the corresponding rent for the range in which the gross annual income of the household falls. The flat rent is the amount that the tenant will pay towards rent. Utility allowances are eliminated. Households with gross annual income less than 5% of the Area Median Income (AMI) pay a minimum rent based on bedroom size of the assisted housing unit.

RAD Project Based Vouchers - RAD Project Based Voucher households will pay the applicable flat rent even if it exceeds the contract rent for the unit.

Interim Recertifications - The flat rent determined at the most recent recertification will remain in effect regardless of any increase or decrease in income until the next regularly scheduled recertification. Interim recertifications will be completed only as applicable under the Local Self-Sufficiency Program.

Conclusion of Assistance - Project Based Voucher households with incomes equal or greater than 100% of area median income will no longer be eligible for housing assistance and will be provided with a 90-day notice to vacate. Tenant Based Voucher participants whose tenant rent exceeds the contract rent on the unit will be provided with a 60-day notice of cancellation of their voucher.

Update on Status of Activity - This activity is fully implemented and will be ongoing in 2020.

Changes or Modifications – This activity was modified as described above in the 2016 Plan and was further modified in the 2018 Plan. No further modifications will be made in 2020.

Activity 2011-5: Modified Definition of Elderly

Description - The definition of elderly families in the Public Housing Program and the HCV Program was modified from head or co-head aged 62 or older to all household members aged 55 or older.

Update on Status of Activity - This activity is fully implemented and will be ongoing in 2020.

Changes or Modifications – No modifications to this activity are planned for 2020.

Activity 2011-6: Local Homeownership Program

Description - HACC partnered with Habitat for Humanity to utilize its MTW flexibility to fill a gap in affordable homeownership needs in Champaign County. HACC refers existing residents of HACC programs that complete the MTW Mandatory Local Self-Sufficiency Program through compliance with employment requirements. Habitat selects from referrals in accordance with the Habitat Partner Family Selection Process.

Habitat provides all homeownership program services including pre and post home purchase counseling; financial literacy, credit repair and counseling; sweat equity by the home buyer; and, home mortgages at 0% interest, amortized at 25 years. HACC provides a second mortgage at the time of construction completion and closing of permanent financing for the difference between the appraised value of the home and the maximum mortgage that can be supported by the purchaser.

However, HACC's maximum second mortgage is limited to \$40,000 per home. The second mortgage is forgivable at the rate of 5% per year over a 20-year period.

Home Purchase Options - HACC will provide a second mortgage to eligible households to purchase other homes anywhere in Champaign County. The second mortgage is available to cover closing costs, down payment assistance or to write down the price of the home. The second mortgage will be limited to \$40,000 per household; 50% of the total amount will be forgiven at 10% per year over 10 years.

The remaining 50% of the second mortgage shall become due and payable to HACC upon transfer of title to anyone other than the original head(s) of household at the time of the home purchase.

Eligible households will be limited to first time homebuyers who have annual gross earned income of \$40,000 or more per year but less than 80% of AMI; have a continuous employment history of 3 years or more, have a credit score of 650 or more; and, are fully compliant with all other MTW LSS requirements. Households with no earned income shall not be eligible for the MTW Homeownership Program.

Eligible households must attend pre-purchase and post-purchase counseling programs and be pre-approved by a lending institution located in Champaign County.

Units to be purchased are limited to a single unit such as a single family home; townhome or condominium. No multi-family structures shall be eligible.

The unit to be purchased must be no more than 15 years old or must have been substantially rehabilitated within the past 10 years and must pass a preliminary inspection by HACC prior to execution of a purchase contract.

HACC will determine on an annual basis the amount of MTW Block Grant funds that will be allocated to the MTW Homeownership Program based on prescreened applicants that meet all eligibility criteria above.

Update on Status of Activity - This activity is fully implemented and will be ongoing in 2020.

Changes or Modifications – This activity was modified as described above in the 2015 Plan and in the 2018 Plan. No further modifications are planned for 2020.

Activity 2011-7: Local Project Based Voucher Program

Description - HACC developed and implemented a local Project Based Voucher (PBV) Program to ensure that a greater number of quality units are available to low-income families throughout Champaign County. The local PBV Program includes the following components:

- a. Provision of Project based assistance at properties owned by HACC or an affiliate of the Authority that are not public housing.
- b. Adoption of alternate standards for determining the location of existing, newly constructed or substantially rehabilitated housing to receive subsidy in compliance with the requirements outlined in Attachment C of the MTW Agreement.
- c. Establishment of project-based waiting lists and processing of all project based activities at the property by the respective property management company.
- d. Elimination of the automatic conversion to tenant-based assistance after one year in the project-based unit.
- e. Project Based Vouchers will be limited to new construction projects or projects that are undergoing substantial rehabilitation. No PBV's will be awarded to existing properties.
- f. HACC will not limit the number of vouchers to be project based in totality or to any individual project. Annually, HACC will identify the PBV's to be committed in its annual MTW Plan.
- g. HACC will commit Project Based Vouchers for units owned directly by HACC or an affiliate that is wholly controlled by HACC without the need for a competitive process if the project is included in the Annual MTW Plan as Affordable Housing Development.
- h. Competitive processes for award of PBV's to other owners will be through a process initiated by HACC or any other entity that requires an application process to award funding for the project. HACC may provide an up-front commitment of Project Based Vouchers contingent on the award of funding. This up-front commitment will not impact the subsequent award of Project Based Vouchers to the project post-funding even if used as a scoring advantage for the project.
- i. A commitment letter provided by HACC shall serve as the Agreement to Enter into a Housing Assistance Payments Contract (AHAP); no further documentation will be utilized until completion of rehabilitation or new construction. A local HAP contract inclusive of all HACC's MTW provisions will be executed upon acceptance of the units by HACC.
- j. Contract rents for Project Based Voucher units shall be limited to 120% of the MTW Local Payment Standard for the applicable PRESM (primary real estate submarket) in which the property is located. All rents shall be supported by an independent third-party market study whether owned directly or indirectly by HACC or another entity.

Update on Status of Activity - This activity is fully implemented and will be ongoing in 2020.

Changes or Modifications – This activity was modified/clarified in the 2018 Plan. No further modifications will be made in 2020.

Activity 2012-1: Local Payment Standards

Description – Champaign County has a geographic area of 997 square miles consisting of the urban cities of Champaign and Urbana, the Village of Rantoul and various other small villages and towns. The diversity of HACC’s jurisdiction results in real estate markets that demand rent schedules far beyond those of the HUD published Fair Market Rents.

Utilizing a third-party market research firm, HACC identified that Champaign County has nine (9) Primary Real Estate Sub-Markets. To facilitate administration of Local Payment Standards, HACC identified boundaries for each PRESM that include the entire Village, Town or Township in rural areas of the County and complete census tracts in the urban areas of the County. Using rent analysis data collected by the market research firm, HACC established a unique local payment standard schedule for each of the nine PRESMs. The Local Payment Standards are based on the median market rent by bedroom size within each corresponding PRESM. Each PRESM has two Local Payment Standard Schedules:

1. Schedule for structures that are single family homes, townhomes, duplexes or condominiums.
2. Schedule for structures that contain three or more apartment units.

The Local Payment Standard is the “net” rent and is the maximum rent that HACC will approve except at Project Based Properties. On an annual basis, HACC secures an updated market rent study and analysis and reviews the Local Payment Standards. If local market rents have changed (increased or decreased) by more than 5% in a given year, the corresponding payment standard schedule is adjusted accordingly.

Update on Status of Activity – This activity is fully implemented and will be remain ongoing during 2020.

Changes or Modifications – HACC intends to modify this activity in 2020 to provide a cash incentives greater than the Local Payment Standard for Property Owners to release units to voucher families. If a Tenant-Based Voucher holder vacates a unit and the owner re-leases the unit within 30 days to a new Tenant-Based Voucher holder, HACC will provide a cash incentive equal to one month’s contract rent to be paid with the first month HAP payment for the new lease.

Activity 2012-2: Acquisition without HUD Prior Approval

Description - To facilitate the development activities described, HACC will utilize its authorization to acquire sites without prior HUD approval and will certify that the HUD site selection requirements have been met.

Update on Status of Activity - This activity is fully implemented and will be ongoing with no changes or modifications.

Changes or Modifications – No change or modifications of this activity will be undertaken in 2020.

Activity 2012-3: Affordable Housing Development

Description - To facilitate development activities, HACC will utilize its authorization under the Second Amendment to the Amended and Restated Moving to Work Agreement (Amendment to Attachment D) to use Replacement Housing Factor Funds for Development under Option 3. HACC will also use Section 8 and Section 9 funds for development of additional affordable housing.

Update on Status of Activity - This activity is fully implemented and will be ongoing with no changes or modifications. The following developments are expected to be ongoing during 2020:

ONGOING DEVELOPMENT IN 2020	
PROJECT NAME	DESCRIPTION
Haven at Market Place (Champaign)	RAD transfer of assistance for Skelton Place public housing community. Total of 98 elderly designated units in 3-story building and 24 flats for individuals with special needs. Tax exempt bonds were issued by the Eastern Illinois Economic Development Authority with 4% LIHTC and a Chase Tax Exempt Loan. HACC through a related affiliate, is the Managing GP and property manager. Financial closing occurred on December 20, 2019 and construction started immediately. Construction completion estimated for June 2020.
Pinewood Place (Urbana)	Development of a 24-unit special needs Permanent Supportive Housing Development. PSH funding received from Illinois Housing Development Authority in 2018; closing anticipated in November 2019 with construction ongoing throughout 2020.
Oakfield Place (Henry)	Development of a 30-unit senior project in the Village of Henry as part of HACC's goal to expand housing to underserved rural areas of the State. Received 9% Low Income Housing Tax Credits in 2018. HACC through a related affiliate will serve as the Managing GP and property manager. HACC will provide 10 Project Based Vouchers. Closing anticipated in October 2019 and construction ongoing throughout 2020
Ladd Senior Housing	Development of 40-unit senior project in the Village of Ladd as part of HACC's goal to expand housing to underserved rural areas of the State. Partnership with Laborers Home Development Corporation, a local non-profit affiliated with the Labor Unions. HACC, through a related affiliate will be a member of the GP and have first right of refusal and will provide 11 Project Based Vouchers. Closing anticipated in Q2 of 2020 and construction completion schedule in 2021.
Sugar Creek Crossing	Development of 43-unit senior project in the Village of Robinson as part of HACC's goal to expand housing to underserved rural areas of the State. Partnered with a for-profit developer, HACC, through a related affiliate will be a member of the GP and have first right of refusal and will provide 11 Project Based Vouchers. Closing anticipated in Q2 of 2020 and construction completion schedule in 2021.

ONGOING DEVELOPMENT IN 2020	
PROJECT NAME	DESCRIPTION
Newton Senior Housing	Development of 35-unit senior project in the Village of Newton as part of HACC's goal to expand housing to underserved rural areas of the State. Partnered with a for-profit developer, HACC, through a related affiliate will be a member of the GP and have first right of refusal and will provide 9 Project Based Vouchers. Closing anticipated in Q2 of 2020 and construction completion schedule in 2021.
Main Street Lofts	Development of a 24 unit permanent supportive housing for individuals with special needs located in West Chicago. HACC has entered into an Agreement with the DuPage County Housing Authority to administer MTW Vouchers for this project.
Urbana Townhome Site	Submission of a 9% LIHTC application to redevelop this site pursuant to an Intergovernmental Agreement with the City of Urbana.
Other Rural Sites	Identification and submission of additional 9% Low Income Housing Tax Credit applications to continue the goal to expand housing to underserved rural areas of the State.

Update on Status of Activity – This activity is fully implemented and will be remain ongoing during 2020.

Changes or Modifications – No change or modifications of this activity will be undertaken in 2020.

Activity 2013-1: Rightsizing Vouchers

Description - Housing Choice Voucher Program participants will be required to lease a unit equal to or smaller than the size of the voucher issued. HACC will utilize the existing subsidy standards as detailed in its HCV Administrative Plan to determine the size of a voucher to be issued to a family.

A Request for Tenancy Approval will be considered only if the unit selected by the family contains an equal or lesser number of bedrooms than those listed on the voucher issued.

Update on Status of Activity - This activity was approved in the 2013 Plan and was closed out in 2016. This was initially a one-time activity that was fully implemented over a three-year period. All existing participants were right-sized during the implementation period and all newly admitted participants may only lease a right sized unit. However, we would like to re-open this Activity with the following modifications.

Changes or Modifications – This activity was modified/clarified in the 2019 Plan. No further modifications will be made in 2020.

Activity 2015-1: Emergency Family Shelter Program

Description - The Emergency Family Shelter Program provides temporary shelter and intensive case management services for homeless families with dependent children. Families are eligible to stay in a shelter unit for a temporary period of 30 days with extensions up to 45 days. Families must agree to participate in case management services to remain in the shelter.

The Emergency Family Shelter Program is located at Maple Park Manor; a property consisting of two buildings of 12 units: 2 one-bedroom units and 10 two-bedroom units. Of the 24 units, 1 unit is an office to deliver case management services; 8 units are temporary emergency shelter; and the remaining 15 units are Permanent Supportive Housing for homeless families.

Under a three-way Memorandum of Agreement, the Champaign County Continuum of Care is responsible for administration and oversight of all program policies and procedures for the eight shelter units including furnishings, housekeeping and preparing units for re-occupancy. United Way funds intensive case management services and manages the Case Management Services Contract with Regional Planning. HACC is responsible for property management and building maintenance services for all units in the property. HACC provides Project Based Vouchers for the 15 transitional units and an operating subsidy to support the 8 Emergency Shelter Units. The operating subsidy is equal to the actual per unit operating costs.

Upon successful completion of one year of compliance with Case Management Services and residing in a Permanent Supportive Housing unit, families will be eligible to request conversion of project based assistance to a tenant based voucher. Case Management staff will assist the families in locating alternate housing with the tenant-based voucher. This turnover will provide for the availability of a Permanent Supportive Housing unit to another family in the Emergency Shelter Program.

Families residing in the Shelter units will transfer to the Transitional Housing units or may be eligible to receive a tenant-based voucher to locate alternate housing when determined by the Case Management Staff.

Families in the Transitional Housing units shall be eligible to receive a tenant based voucher to locate alternate housing when determined by the Case Management Staff but may not remain in the Transitional Housing unit beyond 12 months.

Case Management Staff will assist the families in locating alternate housing with the tenant based voucher. This turnover will provide for the availability of a Transitional Housing unit to another family in the Emergency Shelter Program.

Families receiving a tenant-based voucher will be exempt from the MTW Local Self-Sufficiency requirements for one year. Upon the first anniversary of the lease agreement under the tenant based voucher, families must be compliant with MTW LSS requirements.

Update on Status of Activity - This activity is fully implemented and will be ongoing in 2020.

Changes or Modifications – This activity was modified/clarified in the 2019 Plan. No further modifications will be made in 2020.

ACTIVITY 2019-1: RE-ENTRY TRANSITIONAL HOUSING PROGRAM

Description - The Reentry Council identified housing as the key issue impacting the success of individuals returning to Champaign County after prison. At the request of the Champaign County Reentry Council and its member organizations, HACC partnered with two local non-profits that provide direct services to individuals returning to the community from prison to provide Reentry Transitional Housing.

First Followers is a community-based organization that since 2015 has run a drop-in center where they provide services and support for people returning from prison. First Followers' First Steps Community Housing (FSCH) will be a transitional residence for six people returning home from men's prison in the IDOC. The goal of First Step Community Housing is to provide a safe, stable, and supportive living environment for people transitioning from prison to the community. FSCH will provide residents with trauma-informed guidance and support to help them achieve employment, educational development and healing as well as gain access to social services and healthcare. FSCH will also assist residents to strengthen family and community relationships and install a spirit of "giving back" in keeping with First Followers' motto: *"Building Community through Reentry."* The estimated overall time period in which individuals will reside in the Re-entry Transitional House is 90 days to 12 months.

Women in Need (WIN) Recovery is a community-based organization that provides a reentry and recovery foundation for women and the LGBTQ community. The WIN Recovery House will be a transitional residence for women and the LGBTQ population that are returning from prison and/or have completed treatment and are returning from another shelter or halfway house. The goal of the Recovery House is to provide individuals with stable housing based on recovery support groups and peer mentoring.

The WIN Recovery Housing transitional program will use a three-phase approach: Phase I – Build a stable foundation in reentry and recovery (90 days); Phase II – Maintain stable foundation in reentry and recovery and establish employment and/or educational desires (4 to 8 months); and, Phase III – Finalize groundwork to achieve independence.

HACC provided 24 houses that were rehabilitated to support the Reentry Transitional Housing Programs and entered into a "Use Agreement" with First Followers and Women in Need Recovery for use of the houses. HACC provides an operating subsidy to support the Reentry Transitional Houses, equal to the actual per unit operating costs for maintenance, and insurance.

HACC is responsible for property management of the houses; performs any critical maintenance to structures or systems and provides insurance coverage. First Followers and WIN are responsible for managing the day to day operations of the housing units including routine maintenance, utilities, cleaning and turnover of vacant rooms, and provision and replacement of all furnishings and supplies.

Upon successful completion of the transitional housing period as certified by First Followers and WIN, individuals will be eligible to request a tenant-based voucher. HACC will allocate MTW Reentry Tenant Based Vouchers for the program each calendar year. Provided that funding is available, 24 vouchers for individuals successfully exiting the Re-Entry Transitional Housing Program will be provided annually.

HACC policies regarding criminal background shall be waived for individuals determined eligible for an MTW Reentry Tenant-Based Voucher with the exception of registered sex offenders and individuals with a conviction for the production or manufacture of methamphetamine on the premises of federally assisted housing. Individuals with these crimes will be ineligible for an MTW Reentry Tenant-Based Voucher. Individuals receiving an MTW Reentry Voucher will have one year from the effective date of the initial HAP contract to be compliant with all MTW self-sufficiency requirements.

Case Management and/or Peer Mentors will advocate with local landlords to assist individuals with the MTW Reentry Tenant-Based Voucher to locate alternate housing. Extensions of the Reentry vouchers will be granted for a period not to exceed six months to allow sufficient time to secure alternate housing.

Update on Status of Activity - This activity is fully implemented and will be ongoing in 2020.

Changes or Modifications – This activity will be modified in 2020 to expand and include the Illinois Re-entry Rental Housing Support Demonstration Program. The RHS Re-Entry Demonstration Program will provide rental assistance for individuals exiting the State prison system. The program will serve two extremely low-income populations:

1. Elderly and/or disabled; and
2. Enrolled in a graduated reintegration program with a post-release plan that includes employment.

Rental assistance will be provided to landlords in quarterly payments equal to the difference in the reasonable rent for the unit and the tenant portion of rent, which will be based on a percentage of income. Eligible tenants will be referred by the Illinois Department of Corrections (IDOC) to the selected Re-Entry Program housing provider as well as a local social service provider. Potential participants will have received in-depth programming prior to release and will be released on parole directly into an RHS Re-Entry unit. Potential tenants will have a post release service plan as well as the support of a local service provider. This demonstration program will use Rental Housing Support (RHS) funds, which originate from a \$10 real estate document recording fee, to fund the rental assistance.

Rental Assistance provided to participants under this Activity will be for housing located only within Champaign County.

ACTIVITIES NOT YET IMPLEMENTED

HACC has no MTW Activities that have not yet been implemented.

ACTIVITIES ON HOLD

HACC has no MTW Activities on hold.

ACTIVITIES CLOSED OUT

The following activities have been closed out.

Activity 2011-1: Local Investment Policies

This activity was approved in the 2011 Plan and was closed out in 2017 due to the conversion of the Public Housing portfolio under RAD and changes in HUD's cash management policies for the Voucher/MTW Block Grant Funding.

An MTW activity is no longer needed as funds generated from affiliated owned properties (RAD and others) are not federal funds and HACC can invest these funds pursuant to State regulation. HUD now retains the previous MTW Block Grant funds in a HUD held-reserve resulting in minimal cash available to invest at the local level.

Activity 2014-1: Local Inspection Standards

This activity was approved in the 2014 Plan and modified in the 2015 Plan; however, it was never implemented. The activity was closed out in 2016. The intent of the Local Inspections Standards was to utilize local building codes for inspection of Housing Choice Voucher units. Champaign County has three major municipalities and each has a distinct building maintenance code.

In development of this activity, HACC had anticipated that the local building inspectors would perform the inspections in their corresponding jurisdiction. After further analysis local building code inspectors were not cost effective. Additional analysis demonstrated that having HACC inspections staff utilize four different inspections standards proved an administrative burden. Therefore, it was determined that it was best to close out this activity as it would not meet any of the statutory objectives under the MTW Program.

HACC will continue to utilize the Federal Housing Quality Standards (HQS) for the Housing Choice Voucher Program and will conduct biennial inspections; initial move in inspections; and, complaint inspections. HACC will contract with a third-party inspection firm to conduct all inspections of any units owned directly or indirectly by HACC or an affiliate.

SECTION V – SOURCES AND USES

Estimated Sources and Uses of Funds

Estimated Sources

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT
70500 (70300+70400)	Total Tenant Revenue	
70600	HUD PHA Operating Grants	\$15,783,429
70610	Capital Grants	
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	
71100+72000	Interest Income	
71600	Gain or Loss on Sale of Capital Assets	
71200+71300+71310+71400+71500	Other Income	
70000	Total Revenue	\$15,783,429

Estimated Uses

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$1,319,578
91300+91310+92000	Management Fee Expense	\$444,113
91810	Allocated Overhead	
92500 (92100+92200+92300+92400)	Total Tenant Services	\$600
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$9,625
93500+93700	Labor	0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$9,950
95000 (95100+95200+95300+95500)	Total Protective Services	
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$22,423
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$1,097,242
96700 (96710+96720+96730)	Total Interest Expense & Amortization Cost	
97100+97200	Total Extraordinary Maintenance	
97300+97350	HAP + HAP Portability-In	\$11,517,656
97400	Depreciation Expense	\$10,500
97500+97600+97700+97800	All Other Expense	\$1,800,000
90000	Total Expenses	\$16,231,687

Please describe any variance between Estimated Total Revenue and Estimated Total Expenses:

HACC will utilize \$448,258 of MTW reserves in 2020.

Planned Use of MTW Single Fund Flexibility

Description of Planned Use of MTW Single Fund Flexibility

PLANNED USE OF MTW SINGLE FUND FLEXIBILITY

HACC will utilize the MTW Single Fund Flexibility for the three new activities planned in 2020 as all are Local Non-Traditional activity that will utilize MTW funds for programs other than Public Housing or Housing Choice Vouchers.

Activity 2020-1 Illinois Commitment Student Voucher Program

This program is a Local, Non-Traditional activity that uses the “rental subsidy programs” to provide a rental subsidy to a third party entity, the University of Illinois.

Activity 2020-2 Community Improvement and Support Initiative

This program is a Local, Non-Traditional activity that uses the following:

1. Housing Development Program and will use MTW funds to acquire, renovate and/or build units that are not public housing or Housing Choice Voucher units.
2. Rental Subsidy Programs and will use MTW funds to provide a rental subsidy to a third-party entity (other than a landlord or tenant) who manages intake and administration of the subsidy program.
3. Service Provision of HUD-approved self-sufficiency or supportive services that are not otherwise permitted under the public housing and Housing Choice Voucher programs, or that are provided to eligible individuals who do not receive either public housing or Housing Choice Voucher assistance from the PHA.

2020-3 Good Steward Lease Purchase Program

This program is a Local, Non-Traditional activity that uses the “rental subsidy programs” to provide a subsidy to a third party towards the purchase of a housing unit.

Local Asset Management Plan

- i. Is the MTW PHA allocating costs within statute?

YES

- ii. Is the MTW PHA implementing a local asset management plan (LAMP)?

NO

- iii. Has the MTW PHA provide a LAMP in the appendix?

NO

- iv. If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan Year.

N/A

Rental Assistance Demonstration Program

- i. Description of RAD Participation

RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION

HACC completed RAD conversion of all public housing properties in 2018.

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

NO

- iii. If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment?

N/A

SECTION VI – ADMINISTRATIVE

A. CERTIFICATION OF COMPLIANCE

The HUD50900 Certification of Compliance and corresponding Board Resolution are attached to this Plan as Exhibit 3.

B. PUBLIC REVIEW AND PUBLIC HEARING

The chart below highlights the beginning and end dates when the Year 10 Annual MTW Plan was made available to the public for review, the dates and locations of public hearings and total numbers of attendees. The Resident Advisory Board is inactive so a meeting was held for all residents at Steer Place.

EVENT	DATE
Annual Plan available for Public Comment	October 7, 2019
Ending Date Annual Plan available for Public Comment	November 6, 2019
RAB Meeting	October 15, 2019
Number of Attendees at RAB Meeting	8
Public Hearings (2:00 PM and 6:00 PM at HACC Office)	October 15, 2019
Number of Attendees at Public Hearing	6
Date of Board Approval	November 7, 2019

EXHIBIT 1

STANDARD METRICS
PROPOSED MTW ACTIVITIES

2020-1 ILLINOIS COMMITMENT STUDENT VOUCHER PROGRAM
Standard HUD Metrics
Self Sufficiency
SS #5: Households Assisted by Services that Increase Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self sufficiency (increase).	Households receiving self sufficiency services prior to implementation of the activity (number).	Expected number of households receiving self sufficiency services after implementation of the activity (number).	Actual number of households receiving self sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	0	6	TBD	TBD

SS #6: Reducing Per Unit Subsidy Costs for Participating Households

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars).	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars).	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	\$550	\$525	TBD	TBD

2020-2 COMMUNITY IMPROVEMENT AND SUPPORT INITIATIVE
Standard HUD Metrics
Housing Choice
HC #1: Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Housing units of this type prior to implementation of the activity (number). This number may be zero.	Expected housing units of this type after implementation of the activity (number).	Actual housing units of this type after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	0	6	TBD	TBD

HC #2: Units of Housing Preserved

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity (number).	Expected housing units preserved after implementation of the activity (number).	Actual housing units preserved after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	0	6	TBD	TBD

2020-3 GOOD STEWARD LEASE-PURCHASE PROGRAM
Standard HUD Metrics

Housing Choice

HC #2: Units of Housing Preserved

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity (number).	Expected housing units preserved after implementation of the activity (number).	Actual housing units preserved after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	0	84	TBD	TBD

HC #6: Increase in Homeownership Opportunities

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households that purchased a home as a result of the activity (increase).	Number of households that purchased a home prior to implementation of the activity (number). This number may be zero.	Expected number of households that purchased a home after implementation of the activity (number).	Actual number of households that purchased a home after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	0	84	TBD	TBD

EXHIBIT 3

BOARD RESOLUTION

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

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairman or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning 01/01/2020, 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:

- (1) The MTW 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 MTW PHA conducted a public hearing to discuss the Plan and invited public comment.
- (2) The MTW 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 MTW 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 (or successor form as required by HUD).
- (4) The MTW 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 MTW PHA's jurisdiction and a description of the manner in which the Plan is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15(d), which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3). Until such time as the MTW PHA is required to submit an AFH, and that AFH has been accepted by HUD, the MTW PHA will address impediments to fair housing choice identified in the Analysis of Impediments to fair housing choice associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW 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.
- (11) The MTW 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.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW 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.

- (14) The MTW 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.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW 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 MTW 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.
- (17) With respect to public housing and applicable local, non-traditional development the MTW 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.
- (18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW 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 200.
- (21) The MTW 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.
- (22) 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 MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

HOUSING AUTHORITY OF CHAMPAIGN COUNTY

IL0006

MTW PHA NAME

MTW PHA NUMBER/HA CODE

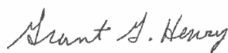
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729,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

Dr. Henry Grant

Chairman

NAME OF AUTHORIZED OFFICIAL

TITLE



November 7, 2019

SIGNATURE

DATE

* *Must be signed by either the Chairman or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW 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.*

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. 03/31/2020)

Applicant Name

Housing Authority of Champaign County

Program/Activity Receiving Federal Grant Funding

MTW Block Grant

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)

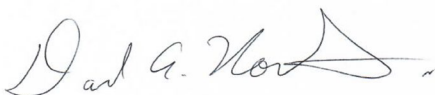
Name of Authorized Official

David A. Northern, Sr.

Title

Chief Executive Officer

Signature



Date (mm/dd/yyyy)

07/28/2020

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known:			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency:			7. Federal Program Name/Description: CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$ _____		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u>David A. Northern, Sr.</u> Print Name: _____ Title: _____ Telephone No.: _____ Date: _____		
Federal Use Only:				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	