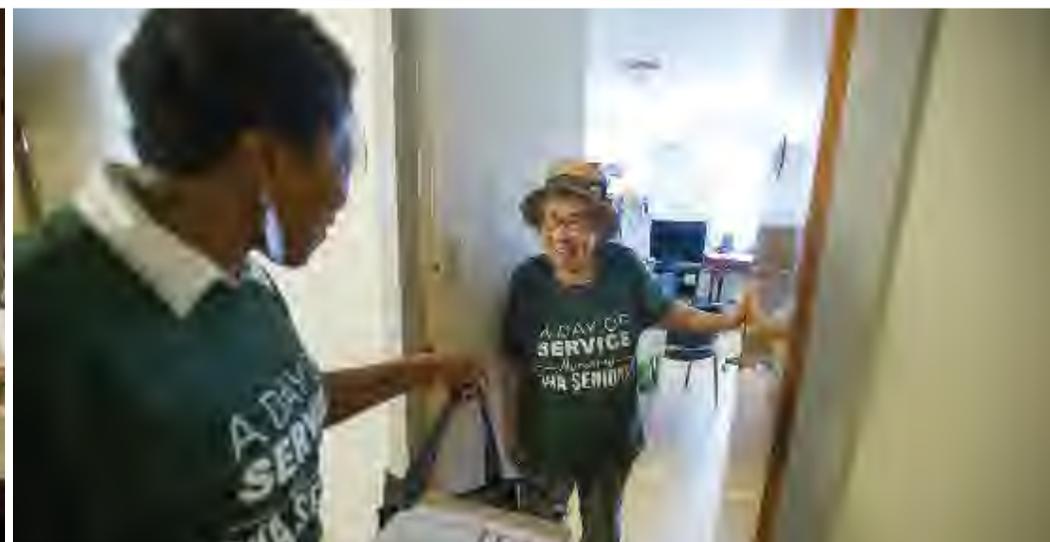




FY2017 MOVING TO WORK ANNUAL REPORT



Submitted to HUD: March 30, 2018

Message from CEO

On behalf of the Chicago Housing Authority (CHA), I am pleased to present CHA's FY2017 Moving to Work (MTW) Annual Report.

FY2017 marked CHA's 80th anniversary—a time to reflect on CHA's historic legacy in Chicago dating back to 1937 and a time to look forward to our future role providing affordable housing in Chicago. CHA continues to partner with private and public sector entities to ensure affordable housing options throughout Chicago, while also working to complement housing with investments that contribute to community revitalization. In total in 2017, CHA delivered an additional 684 units, including 175 public housing units and 509 project-based voucher units, with an additional 1,113 units in the pipeline in communities such as West Town, Logan Square, Humboldt Park, Irving Park, Rogers Park, Ravenswood, North Lawndale, Washington Heights and East Garfield Park

CHA remains committed to delivering family units in mixed-income communities at former public housing sites, and in 2017, moved forward with development at sites such as Lathrop, Ickes, and Cabrini. In October of 2017, CHA broke ground on Phase 1A of the redevelopment for Lathrop Homes, which will include 414 housing units—151 CHA, 101 affordable and 162 market rate. CHA also awarded development teams for two Phase I sites under the Cabrini Green Development Zone Plan and selected a development team to redevelop the former Ickes site as a mixed-income, mixed-use development, including CHA family units and other residential, commercial, institutional, and recreational components.

CHA remains committed to delivering family units in mixed-income communities at former public housing sites, and in 2017, moved forward with development at sites such as Lathrop, Ickes, and Cabrini. In October of 2017, CHA broke ground on Phase 1A of Lathrop Homes, which will include 354 housing units—129 CHA, 79 affordable and 146 market rate. CHA also awarded development teams for two Phase I sites under the Cabrini Green Development Zone Plan and selected a development team to redevelop the former Ickes site as a mixed-income, mixed-use development, including CHA family units and other residential, commercial, institutional, and recreational components.

CHA also moved forward with innovative developments and partnerships that not only provide housing but also bring needed community amenities. These developments including Concord at Sheridan, a mixed-use development in Rogers Park that will have 111 housing units—65 for CHA families and 46 market rate—as well as a Target store; three co-located library and housing developments through a partnership with Chicago Public Library; and through a partnership with the National Public Housing Museum, a museum that will cover the history of public housing within a renovated public housing building.

In addition to investing in new units and community amenities, CHA also made \$148.7 million in capital expenditures, including renovations at CHA senior, family and scattered site properties, designed to ensure the high-quality of CHA's existing housing stock.

CHA continues to provide affordable housing to 47,000 households in the Housing Choice Voucher Program. In 2017, CHA implemented a program to provide incentive payments to landlords renting to CHA residents in Opportunity Areas for the first time, designed to encourage CHA residents to move to Opportunity Areas and encourage landlords to participate in the program.

Because of CHA's status as an MTW agency, CHA has been able to implement programs that improve the lives of CHA residents. Through these programs, 33 families purchased homes through Choose to Own; 1,405 adults were connected to new or better jobs; 2,669 youth were engaged in paid summer opportunities; 550 residents enrolled at City Colleges of Chicago; 235 CHA college-bound residents received a CHA scholarship; more than 8,000 youth engaged in out-of-school time programming; 283,617 meals were served to seniors and youth; and 6,900 senior residents were engaged in CHA-sponsored events.

These results would not have been possible without the hard work of our partners in the public and private sector, including foundations, civic organizations, businesses, financial institutions, community organizations and government agencies. I am also grateful for the support and leadership of Mayor Rahm Emanuel and our Board of Commissioners, led by Chairman John T. Hooker.

Thank you for your time and interest as the agency works to strengthen Chicago neighborhoods and make them better places to live for our families.

Sincerely,

Eugene Jones, Jr.
Chief Executive Officer
Chicago Housing Authority

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Section One

INTRODUCTION



Section I: Introduction

Overview of CHA's MTW Goals and Objectives

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

In April 2013, Mayor Rahm Emanuel and CHA unveiled a new strategic plan, *Plan Forward: Communities that Work*, which outlines the agency's newly articulated mission and strategic goals that will guide CHA's work moving forward.

The key goals of Plan Forward include completing the final phase of the original Plan and coordinating public and private investments to develop vibrant communities; ensuring CHA's housing portfolio is safe, decent and sustainable; and expanding targeted services to more residents at critical milestones in their lives. As CHA implements Plan Forward initiatives, the agency will continue to pursue the three statutory objectives of the MTW Demonstration Program:

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

As part of the MTW Agreement, CHA must submit an annual plan to HUD no later than 75 days prior to the start of the fiscal year. In May 2013, HUD issued a revised Form 50900 (Attachment B to the MTW Agreement) which outlines new requirements for the content of MTW annual plans/reports and for tracking the impact of MTW activities. CHA continues to work with HUD for technical guidance and feedback on MTW reporting processes and requirements to ensure compliance.

The following sections summarize CHA's key MTW goals and initiatives.

Key CHA Initiatives

Throughout FY2017, CHA will continue to pursue and/or plan for future implementation of the following initiatives.

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

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

- Mixed-Income Redevelopment: CHA will continue with new on- and off-site phases in mixed-income developments which have replaced many former CHA properties.
- Real Estate Acquisition Program (REAP): CHA will continue its strategy to acquire public housing units primarily in Opportunity Areas.
- Property Rental Assistance (PRA) Program: CHA will continue to expand the existing PRA program to provide new project-based voucher units through multi-year contracts with private owners and developers.
- Preservation Strategies: CHA supports local preservation strategies through CHA's PRA Program. Specifically, this strategy applies to existing non-CHA properties with expiring affordability restrictions for which CHA can ensure long-term affordability through the use of project-based vouchers. Proposals are subject to CHA's standard PRA selection process.
- Choose To Own Homeownership Program: CHA facilitates homeownership opportunities for CHA families through long-term subsidy commitments.
- Conversion of Moderate Rehabilitation Properties: CHA is assessing existing privately-owned CHA Moderate Rehabilitation program properties to identify opportunities to transition these properties to the PRA Program through RAD conversion or the standard project-based voucher selection process.
- Other Initiatives: CHA continues to explore new unit delivery strategies to respond to local housing preferences and market opportunities.

In FY2017, CHA completed 684 housing units, including 111 public housing units in mixed-income sites; 64 units through the Real Estate Acquisition Program; 288 project-based vouchers in multiple PRA sites; and 221 project-based vouchers through RAD2 conversions.¹ (Please refer to Section II and IV for more information.)

FY2017 UNIT DELIVERY

IL Number	Type	Development/Program	Projected FY2017 Unit Delivery	Actual FY2017 Unit Delivery
IL002170000	Mixed-Income Housing Redevelopment	Clybourn 1200	26	26
IL002169000		St. Edmund's Oasis	19	19
IL002167000		Sterling Park Apartments	66	66
TBD	Public Housing Acquisition	Real Estate Acquisition Program (REAP)	785	64
N/A	Property Rental Assistance (PRA) Program	Project-Based Vouchers	425	288
N/A	Moderate Rehabilitation Conversions	Project-Based Vouchers	275	221
Total Housing Units			1,596	684

Rental Assistance Demonstration (RAD) Program

In October 2013, CHA submitted a portfolio application to HUD to utilize RAD to provide a more consistent budgeting platform to support long-term operation and affordability of CHA public housing units. CHA elected to transition the proposed public housing units to the Project-Based Voucher (PBV) program. In

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

anticipation of a potential future RAD award, CHA proceeded with required revisions to the annual plan through an amendment to the FY2014 MTW Annual Plan. In FY2014, CHA updated the HCV Administrative Plan to reflect RAD-specific policies, as well as created a RAD lease/lease addendum and RAD grievance policy. These RAD policies were released for public comment in November 2014 and approved by CHA's Board in January 2015. As reflected in these policies, CHA will adhere to the requirements of the RAD program and PBV regulations, including the incorporation of key public housing provisions that protect residents' interests and encourage resident participation and self-sufficiency.

In June 2015, CHA received a RAD award for its portfolio application. Since then, CHA has closed multiple transactions with more than 2,000 units converted to RAD in 2016 and nearly 1,000 more in FY2017. In FY2018, CHA will continue to move forward with the RAD PBV conversion for the entire portfolio application.

Approved MTW Activities in FY2017

In FY2017, CHA continued or proceeded with implementation of the following approved MTW activities to provide more housing options for families, assist residents in achieving self-sufficiency, and increase the cost-effectiveness of public housing and Housing Choice Voucher program administration.

Housing/Development

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

Public Housing and Housing Choice Voucher Programs

- \$75 Minimum Rent for Public Housing and HCV Programs (2009-01): CHA increased the minimum rent from \$50 to \$75 in FY2009 in public housing and HCV programs.
- Choose to Own Homeownership Program for HCV and Public Housing (2011-01): CHA expanded the HCV Choose to Own Homeownership Program to eligible current public housing residents. In FY2014, CHA received approval to modify program eligibility requirements to ensure participant success.
- Modified Family Self-Sufficiency Program for HCV and Public Housing Participants (2014-01): The modified program encourages participants to remain engaged, earn escrow and achieve consistent employment so they are better prepared for economic self-sufficiency upon graduation.
- Triennial Re-examinations for Households with Only Elderly/Disabled Participants for HCV and Public Housing (2014-02): CHA received HUD approval in FY2014 to implement a streamlined triennial re-examination schedule for public housing and HCV fixed income households consisting of only disabled and/or elderly participants.

- CHA Re-entry Pilot Program (2014-04): CHA is implementing a Re-entry Pilot Program for up to 50 eligible participants who are reuniting with a family member currently living in CHA traditional public housing or CHA's HCV Program or for eligible participants currently on a CHA wait list.
- Mobility Counseling Demonstration Program Work Requirement (2016-01): CHA will implement a work requirement for applicants who consent to participation in the Mobility Counseling Demonstration Program and move to either a CHA Opportunity or Gautreaux-designated General Area utilizing a tenant-based Housing Choice Voucher.
- Biennial Re-examinations for Public Housing and HCV (2014-03) and (2006-01): CHA will implement biennial re-examinations for public housing in FY2017 and continue to conduct biennial re-examinations for public housing households.

Public Housing

- Office of the Ombudsman (2008-01): The Office of the Ombudsman provides designated staff to address the concerns of public housing residents living in mixed-income communities and serves as a liaison between residents and CHA leadership. The office assists residents in resolving issues and adapting to their new community.
- Public Housing Work Requirement (2009-02): Through the implementation of a work requirement across CHA's public housing portfolio, more residents are engaged in employment, education, job training, and community service in order to achieve goals for self-sufficiency. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement. In 2016, CHA updated this activity to reflect that existing work requirements in public housing and mixed-income properties transitioning to RAD will carry over for any individual who was previously subject to a work requirement as well as for new applicable residents after RAD conversion.

Housing Choice Voucher Program

- Exception Payment Standards (2010-02): CHA is authorized to apply exception payment standards that may be up to 150% of HUD's published Fair Market Rents for Chicago to increase housing options in opportunity areas.
- Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval (RTA) within 90 Days of Passed Date (2011-02): CHA is authorized to approve tenancy for a unit that passed inspection within the previous 90 calendar days without conducting a new inspection for each RTA received.
- HCV Vacancy Payments (2011-03): As part of the HCV Inspection Excellence Program (formerly the Owner Excellence Program), CHA may provide a modest vacancy payment to eligible owners participating in the Inspection Excellence Program who re-lease an eligible unit currently in the HCV program to another HCV participant.
- Elimination of Assets in Income Calculation after Initial Eligibility for HCV Program (2017- 01): CHA has reinstated this activity. Upon implementation, the calculation of assets will only be done at intake and is no longer necessary at re-examination.

- Incentive Payments for Landlords in CHA Opportunity Areas (2017- 02): In FY2017, CHA received approval to provide a one-time incentive payment in the amount of the contract rent to landlords in any instance where an HCV participant is entering into a new lease for a unit located in an Opportunity Area.
- Time Limit Demonstration Program for Housing Choice Voucher Participants (2017- 03): CHA is authorized to implement an eight-year time limit demonstration program for a total of 100 families.

Property Rental Assistance/Project-Based Voucher Program

- Exceed the Limit of 25% Project-Based Voucher (PBV) Assistance in Family Properties (2008-02): CHA may increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building.
- PBV Contract Commitments with 16-30 Year Initial Terms (2011-05): To facilitate the expansion of affordable housing opportunities through the use of PBVs, CHA uses MTW authority to enter into HAP contracts for initial terms between 16 and 30 years.
- Acceptance of City Certificates of Occupancy for Initial PRA Inspections (2011-06): CHA is authorized to accept the issuance of a Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards for initial PRA inspections.
- Payments during Initial Occupancy/Leasing – New Construction and Substantially Rehabilitated Properties (2011-08): CHA provides vacancy payments, as determined necessary on a project-by-project basis, during the initial operating lease-up period in order to provide an incentive for owner participation and to ensure the long-term viability of newly constructed and substantially rehabilitated properties.
- Expansion of Public Housing Earned Income Disallowance Policy to CHA PBV Properties within the RAD Program (2016-03): CHA retains the public housing EID policy for residents in properties transitioning to RAD PBV.
- Uniform Physical Conditions Standards (UPCS) Inspection Standards for PBV Properties within the RAD Program (2016-04): CHA continues utilizing UPCS for inspections in properties transitioning to RAD PBV.
- Adjusting Fair Market Rent (FMR) Thresholds to Retain Existing Subsidy Levels for Select PBV Properties (2016-05): CHA may exceed the FMR cap of 110% for RAD PBV properties, as needed, to retain existing subsidy levels.

Local Programs

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

Finally, in FY2017, CHA continued to utilize the single fund budget provided through MTW participation for expanded and flexible resources for overall administration of housing assistance, capital and redevelopment activities, and services and programs for residents. *(Please refer to Section V for more info.)*

Section Two

**GENERAL HOUSING
AUTHORITY
OPERATING
INFORMATION**



Section II: General Housing Authority Operating Information

This section contains General Housing Authority Operating Information for CHA's public housing portfolio and Housing Choice Voucher (HCV) Program, including Housing Stock, Leasing, and Wait List information.

Section II-A: Housing Stock Information

Project-Based Voucher Utilization in FY2017

CHA has continued to expand the use of project-based vouchers (PBVs) since 2001 to increase housing options for low-income families in the region. PBVs are issued directly to property owners, unlike tenant-based vouchers, and remain with the unit if a tenant moves out. In FY2017, a total of 3,882 PBVs were utilized in properties with units under a Housing Assistance Payment (HAP) contract. This total includes 509 PBV units that were placed under a HAP contract in FY2017.

By year-end, CHA placed under an Agreement to enter into a Housing Assistance Payments (AHAP) contract an additional 199 units, and committed 424 PRA/PBV subsidies to developments that are in the process of moving towards AHAP/HAP. These units will be counted towards the 25,000 when delivered and not included in the total.

New Housing Choice Vouchers that were Project-Based During FY2017

CHA delivered 509 Project-Based units (PBV) through the Property Rental Assistance (PRA) program in FY2017:

Property Name	FY2017 Anticipated Number of New Vouchers to be Project-Based	Actual Number of New Vouchers that were Project-Based in FY2017	Description of Project
Carling LLC	39	39	80 total units of existing housing preserved for individuals in Near North Side community; 39 units delivered in FY2017.
Lyndale Place	43	42	67 total units of existing occupied housing for families preserved in the Logan Square community; PRA to assist up to 67 households. 42 units delivered in FY2017; up to 25 units to be delivered in FY2018.
Renaissance West	99	99	100 total units of existing occupied family housing preserved in the Logan Square community; PRA to assist up to 99 units. 99 units delivered in FY2017.
Xavier Apartments	4	4	240 total units of new construction housing for families in Near North Side community; PRA to assist 24 households. 20 units delivered in FY2016; 4 units delivered in FY2017.
Additional PRA/PBV-TBD	240		PRA has an open application process. Proposals are anticipated in general and Opportunity Areas.
▪ Access Housing	0	8	38 total units in scattered site developments in the Hermosa, Humboldt Park, and Logan Square communities. 30 units delivered in FY2016; 8 units delivered in FY2017
▪ Hilliard Homes I & II	0	77	362 total units of occupied senior housing preserved in the Near South Side community. 81 units delivered in

Section II: General Housing Authority Operating Information

			FY2016; 77 units delivered in FY2017; up to 6 units to be delivered in FY2018.
▪ <i>Jade Gardens</i>	0	4	71 total units of existing housing preserved for families in the Chinatown community; PRA to assist up to 35 households. 25 units delivered in FY2016; 3 units delivered in FY2017; up to 7 units to be delivered in FY2018.
▪ <i>Thresholds RAD LLC (Mod Rehab Conversion to PRA)</i>	0	15	15 units of existing supportive housing units preserved in 3 buildings located in the Austin, Englewood and Rogers Park communities.
Additional Conversions from Mod Rehab – TBD	128		
▪ <i>Crestwood Apartments (Mod Rehab Conversion)</i>	57	0	57 units of existing occupied senior housing in the Austin community converted PBV in FY2016.
▪ <i>Deborah’s Place (Mod Rehab Conversion to RAD2)</i>	90	90	90 units of existing supportive housing for homeless women preserved in the East Garfield Park community through conversion to RAD2.
▪ <i>Thresholds RAD LLC (Mod Rehab Conversion to RAD2)</i>	0	131	131 of existing supportive housing in 3 buildings located in the Austin, Englewood and Rogers Park communities preserved through conversion to RAD2.
Total New Housing Choice Vouchers that were Project-Based during FY2017	700	509	

CHA entered into AHAP (Agreement to enter into a Housing Assistance Payment) contracts to create 199 PBV units under the Property Rental Assistance (PRA) program. Units will be added to the 25,000 count upon delivery and are not counted above.

Property Name	FY2017 Anticipated Number of New Vouchers to be Project-Based	Actual Number of New Vouchers that were Project-Based in FY2017	Description of Project
Brainerd Apartments	0	9	39 total units of new construction housing for families in the Washington Heights community; 9 units to be assisted with PRA /PBV.
Lincoln Park Community Shelter	0	20	20 total units of new construction, supportive housing for homeless individuals in the Lakeview community to be assisted with PRA/PBV.
Marshall Hotel Apartments	0	90	90 total units of existing housing preserved for individuals in the Near North Side community assisted with PRA / PBV.
Midwest Apartments	0	69	269 total units of existing housing preserved for individuals in the East Garfield community with up to 69 units assisted with PRA/PBV.
Tierra Linda Apartments	0	11	36 total units of new construction housing created in scattered sites for families in the Humboldt Park, Logan

			Square, and West Town communities with 11 units assisted with PRA/PBV.
Total New Housing Choice Vouchers committed in AHAP contracts in FY2017	0	199	

CHA committed an additional 424 Project-Based Vouchers to the following developments through Board of Commissioners action. The units will be added to the 25,000 count upon delivery and are not included above.

		2017 Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	2017 Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year
2017 Anticipated Total Number of New Vouchers to be Project-Based	2017 Actual Total Number of New Vouchers that were Project-Based	4,506 HAP	4,290
700	509 HAP 199 AHAP	Actual Total Number of Project-Based Vouchers Committed at the End of the FY2017	2017 Actual Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year
		3,883 HAP 199 AHAP	3,803

Overview of CHA's Property Rental Assistance (Project-Based Voucher) Program

Throughout FY2017, CHA continued to expand high-quality affordable housing opportunities in healthy and revitalizing neighborhoods in Chicago for families and individuals on CHA's waiting lists by providing PBV rental subsidies to additional units under the Property Rental Assistance (PRA) program. CHA continues to market the PRA program to developers and building owners through the ongoing solicitation and continues to accept applications on a rolling basis throughout the year. The following section provides an overview of CHA's project-based voucher initiatives through the PRA Program.

City/State PBVs

CHA continues to administer 337 project-based units across three city-state sites under HAP contracts with HUD: Harrison Courts, Loomis Courts, and Lathrop Elderly. These units are located in Chicago and counted toward overall unit delivery progress.

PRA Supportive Housing

Through the PRA Program, CHA provides housing for target populations through partnerships with developers/owners and service providers, including but not limited to supportive housing and/or sites with comprehensive services. Target populations include those who are homeless or at risk of becoming homeless, those facing serious persistent life challenges such as HIV/AIDS, mental illness, alcohol/substance abuse, veterans, young single parents and persons with physical and/or developmental disabilities.

In FY2017, CHA delivered an additional 23 PBV units for target populations under HAP contracts that were counted toward unit delivery. As of the end of FY2017, there are a total of 1,366 (non-RHI) PBV units for target populations counted toward overall unit delivery.

Family & Senior (Non-supportive) PRA Housing

CHA provides high-quality affordable housing opportunities to families, seniors and individuals on CHA's waiting lists by providing PBV rental subsidies in non-supportive housing properties under the PRA program. This category also includes unit delivery Preservation Strategies for existing non-CHA properties with expiring affordability restrictions. Through this strategy, CHA will review proposals received through the standard PRA selection process and, if selected, CHA would ensure long-term affordability through the use of project-based vouchers.

In FY2017, CHA delivered an additional 265 family/senior (non-RHI) PBV units under HAP contracts that were counted toward unit delivery. This includes 216 units through preservation strategies. As of the end of FY2017, a total of 1,889 family/senior housing (non-RHI) PBV units in Chicago are counted toward overall unit delivery.

Regional Housing Initiative

The Regional Housing Initiative (RHI), formed in 2002, is a consortium of seven regional housing authorities (CHA, Housing Authority of Cook County, Housing Authority of Joliet, McHenry County Housing Authority, Lake County Housing Authority, Waukegan Housing Authority and Oak Park Housing Authority) that have pooled project-based vouchers to allocate to competitively selected developments in each housing authority's jurisdiction. Through RHI, property rental assistance is awarded to developers committed to preserving and/or increasing the supply of affordable rental housing and expanding affordable housing options located near employment centers and/or public transportation providing easy access to employment opportunities. RHI is administered by the Chicago Metropolitan Agency for Planning (CMAP) and works closely with the Illinois Housing Development Authority (IHDA) when reviewing applications that are being considered by IHDA for Low Income Housing Tax Credits.^[1]

In FY2012, HUD provided \$1 million to fund a three-year pilot program to expand RHI's capacity to increase quality affordable housing options throughout the region near jobs, transit, schools, shopping and other key neighborhood amenities for eligible families on the participating PHAs waiting lists. Under the Pilot, a central referral system was established that consists of applicants from each PHA's existing waiting lists who expressed interest in moving to other geographic areas throughout the region. In FY2017, CHA continued participation in the RHI Pilot Program to offer applicants on CHA's wait list broader housing alternatives in Opportunity Areas.

No new RHI PBV units were delivered in FY2017. As of the end of FY2017, a total of 200 CHA PBV units are under HAP contracts in the region through RHI. Of these, 69 units are under HAP contract in Chicago and are counted toward unit delivery progress.

Moderate Rehabilitation Transition to PRA/PBV

CHA has nearly 1,300 units in its Moderate Rehabilitation (Mod Rehab) portfolio. Similar to PRA, Mod Rehab provides property-based rental assistance to low-income households but is governed by separate regulations and is not available to CHA wait list applicants. CHA is working to transition these properties

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

to its PRA/PBV portfolio either through conversions to the Rental Assistance Demonstration through the second component (RAD2) or the standard PRA/PBV selection process.

In FY2017, CHA converted 221 Mod Rehab units to PRA/PBV through RAD2. The units are counted toward unit delivery at the end of FY2017. The 221 converted RAD2/PBV units provide supportive housing to special needs populations.

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

In FY2017, CHA delivered a total of 509 new PBV units under HAP contracts in Chicago that were counted toward unit delivery, including 265 family/senior PBV units, 221 RAD2 units and 23 PBV units for special needs target populations.

At the end of FY2017, CHA had a total of 3,882 PBV units in Chicago counted toward unit delivery progress including 1,366 Supportive Service units; 1,889 Family / Senior units, 337 City/State units, 69 units in Chicago under the Regional Housing Initiative, and 221 Mod Rehab units converted to RAD2. As of December 31, 2017, CHA had an additional 199 units under an AHAP contract and a commitment to 424 new PBV units. These units will be applied to the 25,000 count upon delivery.

Other Changes to the Housing Stock that Occurred During FY2017

The following section describes changes to CHA’s housing stock during FY2017 by category, including Public Housing Units Added, Demolition Activity, Disposition Activity, Long-Term Plan for Offline Units, Additional Capital Maintenance Activity and Additional Redevelopment Activity.

Other Changes to the Housing Stock that Occurred During FY2017	
<i>Public Housing Units Added</i>	CHA added a total of 175 new public housing units to the housing stock in FY2017, including 111 units through mixed-income housing redevelopment and 64 units through the Real Estate Acquisition Program.
<i>Demolition Activity</i>	CHA did not demolish any dwelling or non-dwelling structures in FY2017. The projected demolition of scattered site units in FY2017 was delayed pending final assessments.
<i>Disposition Activity</i>	CHA disposed of property at Carolyn Hedger Apartments.
<i>Long-term Plan for Offline Units</i>	As of the end of FY2017, CHA has 1,121 public housing units across several categories that are currently offline. In coordination with HUD, CHA continues to prioritize reducing the number of offline units and making additional units available for occupancy as soon as possible.
<i>Additional Capital Maintenance Activity</i>	CHA continued/completed life safety and other capital projects in CHA senior sites, capital projects in scattered sites, as well as modifications at various CHA-owned non-dwelling spaces and family sites.
<i>Additional Redevelopment Activity</i>	CHA continued redevelopment planning at several sites and closed several real estate transactions for mixed-income development.

Public Housing Units Added in FY2017

In FY2017, CHA added a total of 175 public housing units through public housing rehabilitation, mixed-income housing redevelopment and public housing acquisition initiatives. The following section describes those units in more detail:

Clybourn 1200 (IL002165000)

In FY2017, 26 public housing units were delivered at Clybourn 1200, a mixed-use, multi-family housing development consisting of family residential units, a library, community room, community garden and approximately 17,000 square feet of commercial space. The development consists of a seven-story, 84-unit rental building, including 26 public housing units, 16 affordable units and 42 market rate units. Of the public housing units, three are fully accessible and four are adaptable.

St. Edmund's Oasis (IL002169000)

In FY2017, 19 public housing units were delivered at St. Edmund's Oasis, as part of replacement housing for the Washington Park community. This mixed-income site contains 58 rental units, including 19 public housing and 39 affordable units on four separate parcels of land donated by the City of Chicago. Of the 19 public housing units, one is fully accessible and four units are adaptable.

Sterling Park Apartments (IL002167000)

In FY2017, CHA and Mercy Housing Lakefront delivered 66 public housing units through the redevelopment of Sterling Park Apartments, which includes adaptive reuse and historic rehabilitation of a vacated masonry industrial building located at 3333 W. Arthington Avenue in the North Lawndale Community. Mercy Housing Lakefront developed 181 total rental units, including 66 public housing units and 115 affordable units. The public housing units include 3 fully accessible units and 13 adaptable units.

Real Estate Acquisition Program Unit Delivery in FY2017

CHA launched the Real Estate Acquisition Program (REAP) in FY2013 as a strategy for offsite acquisitions of public housing units using traditional real estate acquisition processes primarily in CHA-designated Opportunity Areas. Public housing units acquired through this program are counted toward the overall unit delivery progress once available for occupancy. CHA delivered 18 new public housing units in the Montclare community and 46 units at Presbyterian Homes on the North Side through REAP in FY2017.

Demolition Activity in FY2017

CHA did not demolish any dwelling or non-dwelling structures in FY2017. The projected demolition of scattered site units in FY2017 was delayed pending final assessments.

Disposition Activity in FY2017

The following disposition activity occurred in FY2017. Other disposition activity previously included in the FY2017 MTW Annual Plan may be carried out in FY2018.

IL Number	Development/ Site	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition	Description of FY2017 Activity
IL002076000	Caroline Hedger Apartments	½ block south of W. Arthur Ave.	W. Devon Ave.	N. Sheridan Rd.	N. Magnolia Ave/alley	Ground Lease and/or Fee Simple	In October 2017, CHA conveyed land to Concord Sheridan L.P. allowing construction to commence on the new Concord mixed-use development.

Long Term Plan for Offline Units Status

As of Q4 2017, CHA has 1,121 public housing units across several categories that are currently offline and unavailable for occupancy for HUD-approved reasons. In coordination with HUD, CHA continues to prioritize reducing the number of offline units and making additional units available for occupancy as soon as possible. CHA also provides quarterly status updates directly to HUD and publicly through CHA's website. The following is a summary CHA's long-term strategies to address offline units by category.

Units pending redevelopment/planning

As of Q4 2017, CHA has 759 public housing units offline due to pending redevelopment plans, primarily at Frances Cabrini Rowhouses and Lathrop Homes. CHA is moving forward to expedite the finalization of plans to the extent possible given community planning processes and key stakeholder input.

Frances Cabrini Rowhouses – 438 offline units (IL002089000)

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

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

Lathrop Homes – 321 offline units (IL002022000)

CHA remains committed to deliver 400 family units on-site at Lathrop Homes through a combination of historically preserved housing, new housing, retail and other amenities in a mixed-income community. CHA and its development partner initiated construction on Lathrop Phase 1A in October 2017. A total of approximately 354 housing units will be completely rehabilitated in FY2018, including 129 for CHA, 79 affordable and 146 market rate. Of the 129 CHA units, 11 will be fully accessible and 35 will be adaptable.

Units undergoing capital maintenance

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

In FY2017, a total of nine major capital projects continued or began, with one the nine projects completed in FY2017. The following is a summary of major capital projects for FY2017.

FY2017 Major Capital Projects				
IL Number	Project/Site	Construction Start	Units Back Online/Available for Leasing	Project Description
IL002065000	Fannie Emanuel Apartments	December 2015	December 2017	RAD conversion including a complete renovation of mechanical, electrical, plumbing, and envelopment improvements
IL002086000	Major Lawrence Apartments	May 2014	March 2018	Enhanced new life safety features (sprinklers, elevator controls and interior cameras), replacement of plumbing risers, kitchens, and baths
IL002078000	Minnie Riperton Apartments	May 2014	March 2018	Enhanced new life safety features (sprinklers, elevator controls and interior cameras), replacement of plumbing risers, kitchens, and baths
IL002076000	Caroline Hedger Apartments	June 2014	May 2018	Enhanced new life safety features (sprinklers, elevator controls and interior cameras), replacement of plumbing risers, kitchens, baths, and window replacement
IL002093000	Henry Horner Town Homes Annex	April 2017	October 2018	Modernization to all interior finishes, mechanical, electrical and plumbing systems and implement accessibility upgrades
IL002076000	Congress Parkway Apartments	July 2017	November 2018	Modernization to all interior finishes, mechanical, electrical and plumbing systems, and enclosure of exterior corridors and vestibules

IL002057000	Judge Fisher Apartments	May 2015	July 2018	Enhanced new life safety features (sprinklers, elevator controls and interior cameras), kitchens and baths, and a new heating system
IL002057000	Judge Fisher Apartments	December 2017	August 2018	Replacement of remaining roof systems and exterior envelope repairs
Various	General Renovation of Scattered Site Units	Various	Various	Varies per site; generally complete renovation and minor site work

Units pending demolition/disposition

Units in this category are pending demolition or disposition and will not come back online. As of Q4 2017, there are zero units in the approved “demo/dispo” category in PIC.

Units used for non-dwelling purposes

As of Q4 2017, CHA currently uses only 216 units for non-dwelling purposes. CHA continues to evaluate non-dwelling use of units across its portfolio with the goal of returning units to leasing.

Additional Capital Maintenance Activity in FY2017

CHA began or continued the following projects in FY2017:

- Ongoing life safety code compliance projects at various Senior Housing sites.
- Major capital maintenance in CHA’s scattered site properties including renovation of vacant offline units.
- Mechanical, electrical, plumbing, and/or envelope improvements to several senior buildings including Caroline Hedger Apartments (IL002076000), Major Lawrence Apartments (IL0020086000, Minnie Riperton Apartments (IL002078000) and Judge Fisher Apartments (IL002057000).
- Demolition of Blocks 11, 12 & 13 in the Altgeld/Murray Homes community.

Additional Redevelopment Activity

CHA had an additional 157 units of housing under construction by the end of FY2017. Units will be added to the 25,000 count upon delivery.

Concord at Sheridan (IL002022000MP1)

The development team closed and started construction in FY2017 on a new mixed-income, mixed-use development at 6418 N. Sheridan in Rogers Park, adjacent to the CHA senior property, Caroline Hedger Apartments. This RAD project-based voucher subsidized development is expected to include approximately 30,000 square feet of first-floor retail, including a Target department store and 111 new housing units— 65 for CHA and 46 market rate units. Of the 65 CHA units, 4 will be fully accessible and 10 will be adaptable.

Diversey Manor (IL002022000MP3)

The development team closed and started construction in FY2017 on Diversey Manor Apartments at 5525 W. Diversey Avenue in the Belmont Cragin community. This RAD project-based voucher subsidized development is planned to create approximately 98 new rental apartments – 45 CHA units and 53 affordable units. Of the 45 CHA units, 3 will be fully accessible and 7 will be adaptable.

Independence Apartments (IL002022000MP5)

In 2017, CHA selected a development team to redevelop a property CHA acquired at 4022 W. Elston Avenue in the Irving Park neighborhood for a mixed-use, mixed income senior building. The RAD project-based voucher subsidized development is planned to create 44 new rental apartments for 30 CHA and 14 affordable for households aged 62+. Of the 30 CHA units, 2 will be fully accessible and 5 will be adaptable. The development will also feature ground level community space including a partnership to bring a community library. The development is projected to close and begin construction in first quarter of 2018.

John Pennycuff Apartments (IL002022000MP4)

The development team closed and started construction in FY2017 on John Pennycuff Apartments at 2037 N. Milwaukee Avenue. This RAD project-based voucher subsidized development is expected to create approximately 88 new rental apartments for 47 CHA and 41 affordable families in the Logan Square community. Of the 47 CHA units, 3 will be fully accessible and 8 will be adaptable.

Northtown Apartments (IL002022000MP6)

In 2017, CHA selected a development team to redevelop a property CHA acquired at 6800 N. Western Avenue in the West Ridge community. The RAD project-based voucher subsidized development is planned to create 44 new rental apartments for 30 CHA and 14 affordable for households aged 62+. Of the 30 CHA units projected for delivery in FY2019, 2 will be fully accessible and 5 will be adaptable. The development will also feature ground level community space including a community library. The development is projected to close and begin construction in the first quarter of 2018.

Additional Planned Redevelopment Activity

In FY2017, CHA moved forward with redevelopment plans on the following projects that will create additional affordable housing units and bring new community resources to residents. New housing units will be added to the 25,000 count upon delivery.

Altgeld Gardens-Murray Homes Community Facility

In FY2018, CHA plans to participate in a real estate transaction to create a new community facility at the Altgeld Gardens and Murray Homes public housing developments. The new center will include a state licensed child care program, community and library spaces.

Cabrini Green (IL# to be assigned upon closing)

In FY2017, CHA awarded development teams for two Phase I sites under the Cabrini Green Development Zone Plan. CHA and its selected development partners plan to obtain the necessary approvals to initiate construction on these parcels in FY2019.

Harold Ickes Homes (IL002016000)

In 2015, CHA selected a development team to redevelop the former Ickes site as a mixed-income, mixed-use development, including CHA family units and other residential, commercial, institutional, and recreational components to provide a minimum of 200 units for CHA families. Phase 1 is expected to deliver approximately 196 total new rental apartments consisting of 63 CHA, 36 affordable and 97 market rate units.

- Ickes Phase 1 – 4% Transaction - The development team plans to close and start construction in FY2018 on the first phase of Ickes replacement housing. This RAD project-based voucher subsidized development will create approximately 100 new rental apartments for 32 CHA, 18 affordable and 50 market rate families. Of the 32 CHA units projected for delivery, 2 will be fully accessible and 5 will be adaptable.
- Ickes Phase 1 – 9% Transaction -The development team plans to close and start construction in FY2018 on the second real estate transaction for Ickes Phase 1. This RAD project-based voucher subsidized development will create approximately 96 new rental apartments for 31 CHA, 18 affordable and 47 market rate families and 16 market rate for sale units. Of the 31 CHA units projected for delivery, 2 will be fully accessible and 5 will be adaptable.

Lakefront Properties Phase II For Sale Development (IL# to be assigned upon closing)

CHA and its development partner plan to initiate construction on the Sullivan Station for sale development as part of the Lakefront Properties Phase II redevelopment activities. The new homeownership units will be dispersed among the 12 new Phase II rental three- and six-flat structures located on the Lakefront Properties Phase II site. (This was previously included as proposed disposition activity in CHA's FY2016 MTW Annual Plan.)

Lawndale Complex/Ogden Courts (IL# to be assigned upon closing)

In FY2017, CHA selected a development team for the remaining undeveloped land formerly known as Lawndale Complex and Ogden Courts. In FY2018, CHA and its development partner plan to work together to advance plans for a new mixed-use, mixed-income development at the Lawndale Complex redevelopment site.

LeClaire Courts (IL# to be assigned upon closing)

CHA plans to select a development partner in FY2018 and advance plans for a new mixed-use, mixed-income development at the former LeClaire Courts site.

Legends South For Sale Development (IL# to be assigned upon closing)

CHA plans to convey land for the Legends South for sale development as part of the Robert Taylor Homes revitalization activities. The new homeownership units will be dispersed across the Robert Taylor revitalization site.

Logan Square TOD project (IL# to be assigned upon closing)

In FY2018, CHA plans to participate with the development team to close and start construction on a new mixed-income development at 2630 N. Emmett Street in Logan Square. This RAD project-based voucher subsidized development will provide approximately 100 total new housing units including 41 for CHA and 59 affordable families. Of the 41 CHA units projected for delivery in FY2019, 2 will be fully accessible and 6 will be adaptable.

New City (IL# to be assigned upon closing)

CHA plans to participate in a real estate transaction for New City, a mixed-use development, as part of Cabrini-Green replacement housing. The New City development plans to create approximately 58 new rental apartments, including approximately 25 CHA public housing units and 33 market rate units.

Oakwood Shores – Phase IC For Sale (IL# to be assigned upon closing)

In FY2018, CHA plans to convey land for the Oakwood Shores Phase IC for sale development as part of the Madden Park, Ida B. Wells, Darrow Homes revitalization activities. The new homeownership units will be dispersed across the Oakwood Shores revitalization site.

Oakwood Shores Phase 2B2 (IL# to be assigned upon closing)

CHA continues to work with its development partner to close and commence construction on a new rental phase as the residential component of the Quad Communities Arts & Recreation Center development. This phase of development is part of the CHA revitalization effort at the former Ida B. Wells Homes, Darrow Homes, Wells Extension and Madden Park Homes sites. This phase will create approximately 48 new mixed-income housing units, including approximately 16 CHA units. Of the 16 CHA units, 1 will be fully accessible and 3 will be adaptable.

Oso Apartments (IL# to be assigned upon closing)

The development team plans to close and start construction in FY2018 on Oso Apartments at 3441 W. Montrose in the Albany Park. This RAD project-based voucher subsidized development is planned to create approximately 50 new rental apartments including 29 CHA units and 21 affordable units. Of the 29 CHA units, 2 will be fully accessible and 5 will be adaptable.

Park Boulevard (IL# to be assigned upon closing)

CHA plans to convey land for the next phase of Park Boulevard as part of the Stateway Gardens revitalization activities. CHA's development partner plans to commence construction on new for sale housing in FY2018. CHA plans to participate with the developer in a real estate transaction to create new rental housing units, during the same time period.

Parkside of Old Town Phase III (IL# to be assigned upon closing)

In FY2018, CHA plans to participate in a real estate transaction for Phase III at Parkside of Old Town, which is expected to provide a total of 190 mixed-income housing units including 54 public housing rental units, 44 affordable units and 92 market rate homeownership units. Phase III is the final phase of Parkside of Old Town, which is part of Cabrini North Extension replacement housing. Of the 54 CHA units, 3 will be fully accessible and 8 will be adaptable.

Pullman Community Center

CHA is partnering with the Chicago Park District and the Chicago Neighborhood Initiative in the creation of a new recreation facility. The new Pullman Community Center will provide recreational services to CHA families in the Roseland neighborhood and surrounding Southside area. The center is expected to begin construction in FY2018.

Ravenswood Senior Living Apartments (FKA The Winchester) (IL002022000MP2)

The development team plans to close and start construction in FY2018 on Ravenswood Senior Living Apartments at 4501 N. Winchester. This RAD project-based voucher subsidized development will create approximately 74 new CHA senior housing units. The first 15 units are projected for delivery in FY2018 with the remaining 59 units to be delivered in the following year. Of the 74 total CHA units, 4 will be fully accessible and 12 will be adaptable.

Robert Taylor Homes (IL# to be assigned upon closing)

In FY2018, CHA plans to dispose of land formerly part of the Robert Taylor Homes for a new development that may include mixed-use, commercial and/or other uses. Additionally, CHA plans to convey land for the Legends South for sale development as part of the Robert Taylor Homes revitalization activities. The new homeownership units will be dispersed across the Robert Taylor revitalization site.

Roosevelt Square/Former ABLA Homes (IL# to be assigned upon closing)

CHA completed master planning activities in FY2015 and adopted the FY2015 Roosevelt Square Framework Plan for the remaining undeveloped land at the former ABLA Homes site. CHA and its development partner, Related Midwest, plan to create 50 new for sale units contemplated as part of the HOPE VI Revitalization Program. Additionally, plans are underway to commence construction on the Taylor Street Apartments mixed-use building in Q1 2018. Furthermore, CHA continues to work with the National Public Housing Museum to create a new museum and SOS Villages to develop a new community center.

2640-2720 N. Sheffield (IL# to be assigned upon closing)

In FY2017, CHA selected a development team to develop mixed-income housing with a possible retail component at 2640-2720 N. Sheffield including the rehabilitation of two existing CHA-owned senior buildings Edith Spurlock Sampson Apartments and Annex. In FY2018, CHA and its development partner plan to work together to advance plans for a new mixed-use, mixed-income development at the redevelopment site.

Washington Park 45th & Cottage Grove – Phase I (IL002039000)

The development team plans to close and start construction in FY2018 on the first phase of Washington Park replacement housing at 45th & Cottage Grove. This development is expected to create approximately 84 new rental apartments for 21 public housing, 38 affordable and 25 market rate families. Of the 21 public housing units, 2 will be fully accessible and 4 will be adaptable.

Westhaven Phase IID Rental (IL# to be assigned upon closing)

CHA and its development partner are planning for the next Westhaven rental development to close and start construction in FY2018. This development plans to provide approximately 100 total new rental apartments including 35 for public housing residents in fulfillment of the Henry Horner HOPE VI CHA unit delivery requirements.

*General Description of Actual Capital Expenditures in FY2017***General Description of Capital Fund Expenditures During FY2017**

CHA's total FY2017 capital expenditures were \$148.7M.

- Upgrades and repairs at CHA family properties totaled \$20.9M. Major expenditures at family properties included:
 - o \$6.8M of construction unit rehab and renovations at Altgeld Gardens, \$4.0M of ADA requirements and comprehensive modernization at Scattered Sites properties in the North Central, North East, South East and South West regions, \$3.9M renovation at By the Hand Club (Youth Center), \$3.3M for comprehensive modernization at Horner Homes, \$2.1M for remediation activity at Lathrop Homes, and \$0.8M at other family properties.
- Upgrades and renovations at CHA senior buildings totaled \$9.0M. Major expenditures included:
 - o Major Robert Lawrence Apartments had total expenditures of \$3.5M for life safety and mechanical/electrical/plumbing (MEP) repairs. Judge Fisher Apartments expenditures totaled \$1.7M for life safety, fire sprinkler requirements, interior renovations and mechanical/electric/plumbing (MEP) repairs. Ella Flagg Young Apartments had total expenditures of \$0.8M for façade renovation. There were expenditures of \$3.0M at other senior developments for heating and air conditioning repairs and interior and common area renovations.
- Construction costs for mixed income properties totaled \$57.1M. Major expenditures included \$11.8M at Lathrop, \$8.8M at Henry Horner Superblock, \$5.4M at Concord at Sheridan, \$5.2M at John Pennycuff Apartments, \$4.7M at 7163-69 W. Grand Avenue, \$4.6M at Kenmore Apartments, \$4.6M at Diversey Manor, \$3.3M at Northtown Apartments, \$2.6M at Fannie Emanuel, and \$1.9M at Independence Apartments. There were expenditures of \$1.8M at other mixed income developments for due diligence, remediation and other capital-related activity.
- \$25.1M escrowed for four (4) properties converted to RAD: Lorraine Hansberry, Judge Fisher, Harry Schneider and Robert Major Lawrence.
- Upgrades and repairs at existing RAD senior buildings totaled \$25.8M. Major expenditures included:
 - o Caroline Hedger had total expenditures of \$7.8M under construction for Comprehensive Modernization, which includes gut rehabilitation to mechanical systems, windows, building façade improvements, life safety upgrades and interior rehabilitation (450 units).

- o Minnie Riperton expenditures totaled \$9.7M for overhaul of plumbing systems, life safety upgrades and interior unit rehabilitation (339 units).
- o Lincoln Perry had JOC-related expenditures of \$6.0M for life safety, security and fire sprinkler upgrades, and interior renovations. All work was contracted through the Job Order Costing Program.
- o Major Robert Lawrence had total expenditures of \$2.3M for an overhaul to plumbing systems, life safety upgrades and interior unit rehabilitation (192 units).
- Other/Administrative expenses totaled \$10.8M. Major expenses included:
 - o Capital Construction, Office of Development Management and Chief of Capital Construction central office costs of \$8.9M, \$1.4M used to pay debt service in FY2017, Family Investment Center \$0.2M, and City/State \$0.3M.

Overview of Other Housing Owned/Managed in FY2017

CHA does not currently own or manage housing other than federal MTW public housing units and MTW/Non-MTW Housing Choice Vouchers, which includes both tenant-based and project-based (Property Rental Assistance/PRA) programs.

Overview of Other Housing Owned and/or Managed by the PHA at Fiscal Year End		
Housing Program *	Total Units	Overview of the Program
N/A	0	N/A
Total Other Housing Owned and/or Managed	0	

Section II-B: Leasing Information

Actual Number of Households Served through Local, Non-traditional Programs in FY2017

CHA does not currently serve households through local, non-traditional programs and does not have any information to report in this section for FY2017.

Housing Program:	Number of Households Served	
	Planned	Actual
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property-Based Assistance Programs	0	0
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant-Based Assistance Programs	0	0
Port-In Vouchers (not absorbed)	0	0
Total Projected and Actual Households Served	0	0

	Unit Months Occupied/Leased	
	Planned	Actual
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property-Based Assistance Programs	0	0
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant-Based Assistance Programs	0	0
Port-In Vouchers (not absorbed)	0	0
Total Projected and Annual Unit Months Occupied/Leased	0	0

	Average Number of Households Served Per Month	Total Number of Households Served During the Year
Households Served through Local Non-Traditional Services Only	0	0

Reporting Compliance with MTW Statutory Objectives: 75% of Families Assisted are Very Low-Income

CHA does not currently serve any families through local, non-traditional programs and does not have any information to report in this section for FY2017.

Reporting Compliance with Statutory MTW Requirements: 75% of Families Assisted are Very Low-Income						
Fiscal Year: FY2017	2012	2013	2014	2015	2016	2017
Total Number of Local, Non-Traditional MTW Households Assisted	0	0	0	0	0	0

Number of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	0	0	0	0	0	0
Percentage of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	0	0	0	0	0	0

Reporting Compliance with MTW Statutory Objectives: Maintain Comparable Mix

Reporting Compliance with Statutory MTW Requirements: Maintain Comparable Mix					
Baseline for the Mix of Family Sizes Served					
Family Size:	Occupied Number of Public Housing units by Household Size when PHA Entered MTW	Utilized Number of Section 8 Vouchers by Household Size when PHA Entered MTW	Non-MTW Adjustments to the Distribution of Household Sizes	Baseline Number of Household Sizes to be Maintained	Baseline Percentages of Family Sizes to be Maintained
1 Person	10,778	8,018	N/A	18,796	36.8%
2 Person	3,764	5,919	N/A	9,683	19.0%
3 Person	3,222	5,545	N/A	8,767	17.2%
4 Person	2,583	3,988	N/A	6,571	12.9%
5 Person	1,576	2,151	N/A	3,727	7.3%
6+ Person	1,499	2,023	N/A	3,522	6.9%
Totals	23,422	27,644	N/A	51,066	100.0%
Explanation for Baseline Adjustments to the Distribution of Household Sizes Utilized	N/A				

Mix of Family Sizes Served							
	1 Person	2 Person	3 Person	4 Person	5 Person	6+ Person	Totals

Baseline Percentages of Household Sizes to be Maintained	36.8%	19.0%	17.2%	12.9%	7.3%	6.9%	100.0%
Number of Households Served by Family Size in FY2017	30,701	13,298	8,051	5,988	2,849	2,526	63,413
Percentages of Households Served by Household Size in FY2017	48.4%	21.0%	12.7%	9.4%	4.5%	4.0%	100.0%
Percentage Change*	11.6%	2.0%	-4.5%	-3.5%	-2.8%	-2.9%	N/A
Justification and Explanation for Family Size Variations of Over 5% from the Baseline Percentages	Over the past eighteen years, the size of CHA's households has decreased. CHA's current household distribution is consistent with 2010 Census data for the Chicago area, which shows higher percentages of 1-, 2-, and 3-person households. In addition to an aging CHA population, the majority of CHA's wait list applicants need a one or two-bedroom unit. The combination of these factors over more than a decade has shifted the distribution by household size.						

Description of Issues Related to Leasing in FY2017

In FY2017, given the increase in HCV leasing, CHA continuously monitored the local rental market for available units.

Description of any Issues Related to Leasing of Public Housing, Housing Choice Vouchers or Local, Non-Traditional Units and Solutions in FY2017	
Housing Program	Description of Leasing Issues and Solutions
Federal MTW Public Housing Program	Inefficient wait list processes result in a large proportion of applicants being removed from the Family Public Housing wait list. To address this concern, CHA will transition to site-based wait lists for non-elderly housing in FY2018.
Federal MTW Housing Choice Voucher Program	CHA increased voucher utilization in the Housing Choice Voucher Program in FY2017 by leasing approximately 270 additional vouchers.

Households Transitioned to Self-Sufficiency in FY2017

CHA is tracking the following metrics to demonstrate households transitioned to self-sufficiency, including metrics associated with relevant approved MTW activities in Section IV. In FY2017, a total of 4,941 CHA households have increased self-sufficiency based on the below definitions.

Number of Households Transitioned to Self-Sufficiency by Fiscal Year End		
Activity Name/#	Number of Households Transitioned	Agency Definition of Self-Sufficiency

	Biennial Re-exams for HCV (MTW Activity 2006-01)	1,972	Households who move up to a higher AMI category compared to the previous year
	Choose to Own Program (MTW Activity 2011-01)	33	Households who purchase a home through CTO
	Family Self-Sufficiency Program (MTW Activity 2014-01)	49	Participants who graduate from FSS
	Public Housing Work Requirement (MTW Activity (2009-02)	2,666	Households subject to the work requirement in which all adults are compliant
	Positive exits from CHA subsidy (This is not associated with an MTW activity as of FY2015.)	229	Public housing households at or above 51% AMI who moved out and HCV participants who terminated their subsidy after six months of zero HAP

Households Duplicated Across Activities/Definitions	8
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ANNUAL TOTAL NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF-SUFFICIENCY	4,941
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Section II-C: Wait List Information

CHA maintains the following major wait lists across Public Housing and Housing Choice Voucher programs.

Public Housing Wait Lists

Family Housing (Community-Wide) Wait List

The Family Housing (Community-Wide) Wait List contains adult applicants who are interested in units within CHA's citywide traditional family portfolio. This wait list was opened in late FY2014. In FY2015, 30,000 applicants were selected and placed on the wait list through a random lottery. The list was partially open in FY2017 for demonstration programs.

Scattered Site (Community Area) Wait Lists

The Scattered Site (Community Area) Wait Lists contain applicants interested in housing opportunities in CHA's scattered site portfolio. CHA has a wait list for each of the 77 community areas in the City of Chicago. In general, these wait lists are opened periodically (for approximately 15-30 days) to maintain an adequate list of applicants. No Scattered Sites (Community Area) Wait Lists opened in FY2017.

Senior Site-Based Wait Lists

The Senior Site-Based Wait Lists are for applicants requesting studio and one-bedroom apartments in senior-designated housing developments. CHA's 2015 Senior Designated Housing Plan (SDHP) amendment was released for public comment in late FY2015. There were no changes to the Senior Site-Based Wait List process reflected in the proposed plan, which received Board approval in early FY2016. Therefore, CHA continues to update the designation of each building in accordance with the 2010 SDHP which allows 1) buildings to be designated Reduced Age Buildings (55 years and older to be housed) if any building has an occupancy level below 90% for six consecutive months, and 2) buildings to be designated Traditional Buildings (62 years and older to be housed) if any Reduced Age Building reaches 98% occupancy for 12 consecutive months. The newly-redeveloped Rosenwald Courts opened its site-based wait list in May 2016 for low-income seniors 55 years of age and older earning up to 50% of AMI.

Lake Parc Place Site-Based Wait List

The Lake Parc Place Site-Based Wait List consists of applicants with incomes in the range of 51-80% Area Median Income (AMI). Lake Parc Place's Tenant Selection Plan specifies the property must achieve a balance of households with AMIs of 0-50% and 51-80%. In FY2017, the Lake Parc Place Site-Based Wait List was open for households at 51-80% AMI.

HCV/PBV Wait List

In FY2017, CHA continued screening of applicants on the HCV Wait List and, if eligible, offered an opportunity to be housed by becoming a participant in CHA's HCV Program. The HCV Wait List opened in late 2014 and in early 2015, selected registered applicants by lottery.

In FY2014, CHA established a separate wait list for the PRA/PBV program. In FY2015, CHA conducted a random lottery and selected 16,000 applicants for the wait list. CHA began planning the development of Senior Site-Based wait lists for the PRA program in FY2015. Planning for Senior Site-Based wait lists was ongoing throughout FY2017.

Wait List Information at the end of FY2017

Housing Programs	Wait List Type	Number of Households on Wait List	Wait List Open, Partially Open or Closed	Was the Wait List Opened During FY2017
Federal MTW Public Housing Units	Community-Wide (Family Housing)	34,540	Partially Open	Partially Opened for Demonstration Program
Federal MTW Public Housing Units	Program Specific (Scattered Site/Community Area)	7,224	Closed	No
Federal MTW Public Housing Units	Site-Based (Senior)	15,331	Open	Yes
Federal MTW Public Housing Units	Site-Based (Lake Parc Place)	7,084	Open	Yes
Federal MTW Project Based Voucher Program	PRA/ Project- Based Vouchers	14,421	Closed	No
Federal MTW Project Based Voucher Program	Site-Based (Senior PRA)	N/A	N/A	No
Federal MTW Housing Choice Voucher Program	Program Specific (Tenant-Based Vouchers Only)	41,620	Partially Open	Partially Opened for Demonstration Program

Description of Partially Opened Wait Lists**Community-Wide (Family Housing)**

In FY2017, the Community- Wide wait list remained open for the families who meet the eligibility criteria and are participating in a CHA demonstration program or special initiatives.

Lake Parc Place Site Based Wait List

Public housing units at Lake Parc Place are offered through a site-based wait list, in accordance with the Tenant Selection Plan, to achieve a balance of households with Area Median Incomes of 0-50% and 51-80%. In FY2017, The Lake Parc Place Site Based Wait List remained open for families within the 51-80% AMI category who require a 1, 2 or 3-bedroom unit.

HCV Wait List

In FY2017, the CHA HCV Wait List remained open for the following families:

- a) A family that meets the eligibility criteria for and is participating in a CHA demonstration program or special initiative
- b) A family that is a victim of a federally declared natural disaster affecting the city of Chicago
- c) A family that is an active participant in a Witness Protection Program or State Victim Assistance Program
- d) A family living in a CHA public housing unit which must be rehabilitated to meet ADA/504 requirements and for whom an alternate CHA public housing unit is not available
- e) An over-housed or under-housed family living in a Section 8 Moderate Rehabilitation project administered by CHA for which no appropriate size unit is available in the same project that is already under a HAP contract
- f) A family that meets HUD's definition of homelessness under the HEARTH Act and are referred by the City of Chicago or Chicago's Continuum of Care.

Description of Local, Non-Traditional Program

This is not applicable.

Description of Other Wait List Type

This is not applicable.

Changes to CHA Wait Lists in FY2017

In FY2017, CHA continued to implement a wait list policy change for demonstration programs in Public Housing and HCV. For demonstration programs and special initiatives, applicants that meet the individual program criteria will be pulled from the existing CHA wait list. If there are no applicants eligible for a specific program/initiative on the wait list, then applicants may be generated by referral from various community organizations or other government agencies. Referred applicants who meet program requirements are added to the wait list and are provided a local preference in accordance with the demonstration program for which they qualify. The demonstration wait list will remain open for qualified applicants. Additionally, CHA added a homeless preference under the Special/Emergency circumstances.

Section Three

**PROPOSED MTW
ACTIVITIES**

3



Section III: Proposed MTW Activities: HUD Approval Requested

All proposed activities that are granted approval by HUD are reported on in Section IV as 'Approved Activities'.

Section Four
**APPROVED MTW
ACTIVITIES**

4



Section IV: Approved MTW Activities: HUD Approval Previously Granted

This section contains information on CHA's proposed/approved MTW activities outlined in the FY2017 annual plan.

Implemented Activities

The following MTW activities were ongoing in FY2017.

MTW Activities Related to Housing/Development

Revitalization of 25,000 Units (2000-01)

- **Description and Impact:** CHA is committed to the goal of replacing 25,000 housing units as part of the original Plan for Transformation and MTW Agreement obligations. Each year CHA continues to make progress toward the goal by completing additional housing units and creating more housing options for CHA residents. The impact of this activity is that more affordable housing opportunities are available to low-income residents in Chicago neighborhoods through rehabilitation, redevelopment, acquisition and the use of project-based vouchers.
- **Implementation Year:** FY2000
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low-income families.
- **2017 Outcome:** CHA delivered a total of 684 housing units in FY2017 as detailed in HC1 and HC2 in the chart below. Overall, CHA did not meet the benchmark of 1,596 total new housing units in FY2017. However, as of year-end 2017 there were 1,113 additional units either under construction or in process for acquisition/PRA, including 405 mixed-income public housing units and 199 under an AHAP contract, for a total of 1,811 housing units either delivered or under construction/in process on FY2017.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	2017 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Zero units were delivered toward the 25,000 unit goal prior to FY2000.	CHA will deliver 1,179 new housing units toward the 25,000 unit goal.	CHA delivered 179 new housing units, including 111 PH mixed-income units, 64 PH REAP units and 4 new construction PBV units, toward the 25,000 unit goal.	CHA did not meet the benchmark. An additional 405 public housing mixed-income units are in progress.
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Zero units were rehabilitated toward the 25,000 unit goal prior to FY2000.	CHA will preserve 417 PBV units, including 275 through Mod Rehab conversions toward the 25,000 unit goal.	CHA preserved 505 affordable units, including 221 through Mod Rehab Conversions, toward the 25,000 unit goal.	CHA exceeded the benchmark.

- **Data Collection:** CHA tracks the number of public housing units delivered and newly available for occupancy toward the 25,000 unit goal, including units completed through new construction, rehabilitation, and acquisition as well as project-based units under HAP contracts in Chicago.
- **Authorization:** Attachment D, Paragraph 1 and Amendment 3 of CHA's Amended and Restated MTW Agreement in which the 25,000 unit goal addresses the requirement of Section 204(c) (3) (c) of the 1996 Appropriations Act.

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

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

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

- **Implementation Year:** FY2010 (expansion of this activity approved in FY2014)
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low-income families.
- **2017 Outcome:** In FY2017, 4 mixed-income sites which utilized the alternate TDC formula were under construction.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	2017 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0 additional public housing units made available through use of the alternate TDC formula.	20 additional public housing units are planned for delivery through the use of the alternative TDC formula.	25 public housing units were delivered in 2017, and 0 additional public housing units closed and were under construction in 2017 through the use of the alternate TDC formula.	Partially. The delivery of the 25 planned units was achieved, but no additional units were under construction. No mixed-finance transactions were closed in 2017.
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Eight housing units preserved through use of the alternate TDC formula.	Zero housing units are expected to be preserved through use of the alternative TDC formula.	0 housing units were preserved through the use of the alternative TDC formula	CHA met the benchmark.
HC-3: Decrease in Wait List Time	Average applicant time on wait list in months (decrease).	As of FY2013, 11,313 applicants on the Public Housing Family Wait List have an average wait time of 41 months.	In FY2017, the average wait time for 47,686 applicants on the Public Housing Family Wait List will be 45.2 months.	At the close of FY2017, 41,764 applicants on the Public Housing Family Wait List had an average wait time of 38.4 months.	CHA met the benchmark.

HC-4: Displacement Prevention	Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	Zero households lost assistance or had to move prior to use of the alternative TDC formula.	Zero households will lose assistance or have to move through use of the alternate TDC formula.	No mixed-income sites use the alternative TDC formula.	CHA met the benchmark.
CE-1: Agency Cost Savings	Total cost of task (in dollars).	CHA spent zero dollars through use of the alternative TDC formula prior to implementation.	CHA will use the MTW alternative TDC formula to deliver 20 additional public housing units at a cost of \$6,046,362 and place 42 additional public housing units under construction at a cost of \$14,151,675. CHA estimates a cost of zero for rehabilitation projects using the alternate TDC formula.	In 2017 CHA used the MTW alternate TDC formula to deliver 20 additional public housing units at a cost of \$6,046,362, and placed 0 additional public housing units under construction	Partially. All 20 planned units were delivered in 2017. None of the 42 additional units were under construction, and the corresponding costs were not incurred.

Units Delivered in FY2017 that used MTW TDC	Public housing units without MTW TDC	Additional public housing units with MTW TDC	Total Public Housing Units
Sterling Park	53	13	66
St. Edmund's Oasis	17	2	19
Clybourn 1200	21	5	26
Total Units	91	20	111

- **Data Collection:** CHA tracks the additional number of public housing units that can be constructed and delivered toward the 25,000 goal using the alternative cost formula. CHA also tracks the average time on the Public Housing Family Wait List and the cost of the activity. CHA tracks the number of units rehabilitated/preserved through the use of this alternative cost formula.
- **Authorization:** Attachment C, Section C (16) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 6(b) of the 1937 Act and 24 C.F.R. 941.314 (now 24 C.F.R 905.314). This allows CHA to establish an alternative reasonable cost formula reflecting CHA's actual costs experienced for construction activity in the local market as the cost control measure for quality construction work.

Expedited Public Housing Unit Acquisition (2015-01)

- **Description and Impact:** CHA is authorized to use MTW flexibility to support CHA's Real Estate Acquisition Program and to expedite the acquisition of units and/or buildings as public housing units in CHA- designated Opportunity Areas as well as Gautreaux-designated General and Revitalizing Areas. Through this activity, CHA would acquire units and/or buildings without prior HUD approval, provided that CHA certifies that HUD site selection requirements have been met. CHA would also be able to provide a commitment to certain developers before they acquire properties that they intend to sell to CHA after

rehabilitation or construction. The units acquired may be condominiums, single-family homes (less than four units), or multifamily buildings containing non-public housing units. Condominium properties with less than 10 dwelling units are excluded from this activity unless CHA acquires all of the dwelling units in the association.

While CHA would ensure that all applicable HUD and other federal requirements are met prior to acquisition, including environmental reviews, CHA would submit appropriate documentation to the local HUD Field Office for subsequent approval. Permitted costs for acquisition and rehabilitation would be within CHA's approved mixed-income total development cost limits using the alternate cost formula previously approved by HUD. Environmental review would be completed by CHA's designated Responsible Entity. This initiative will increase the effectiveness of CHA's efforts to expand the number of available public housing units, including in mixed-income settings, by allowing CHA to take advantage of time-sensitive market opportunities for unit and/or building purchases and by expediting the acquisition process.

- **Implementation Year:** FY2015
- **Statutory Objectives:** MTW Statutory Objective I: Increase housing choices for low-income families.
- **2017 Outcome:** 0 additional housing units were made available to households at or below 80% AMI as a result of CHA's expedited acquisition process.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	2017 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of CHA's expedited acquisition process.	0 additional public housing units were made available as a result of CHA's expedited acquisition process prior to FY2015.	5 additional public housing units will be made available as a result of this activity in FY2017.	0 units were made available as a result of the expedited acquisition process.	CHA did not meet the benchmark.
HC-3: Decrease in Wait List Time	Average applicant time on wait list in months as a result of CHA expedited acquisition process.	As of FY2013, 11,313 applicants on the Public Housing Family Wait List have an average wait time of 41 months.	In FY2017, the average wait time for 47,686 applicants on the Public Housing Family Wait List will be 45.2 months.	At the close of FY2017, 41,764 applicants on the Public Housing Family Wait List had an average wait time of 38.4 months.	CHA met the benchmark.
HC-5: Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of CHA expedited acquisition process.	0 households were able to move to a better unit and/or neighborhood of opportunity prior to FY2015 as a result of CHA expedited acquisition process.	5 households will be able to move to a better unit and/or neighborhood as a result of this activity.	0 households were able to move to a better unit and/or neighborhood as a result of this activity.	CHA did not meet the benchmark.

- **Data Collection:** CHA will track the number of additional public housing units made available through the acquisition process. As this activity is implemented, CHA may revise the activity's metrics.

- **Authorization:** Attachment C, Section C(13) of CHA's Amended and Restated MTW Agreement allows acquisition of public housing sites without HUD approval, provided that the agency certifies that HUD site selection requirements have been met. Attachment C, Section B2 of CHA's Amended and Restated MTW Agreement provides that MTW Agencies may make available to Agency Partners (including related entities) the least restrictive regulatory requirements allowable for the implementation of MTW initiatives.

MTW Activities Related to Public Housing and HCV

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

- **Description and Impact:** Through the approval of the FY2007 ACOP for public housing and the approval of the FY2008 HCV Administrative Plan, CHA instituted an increase in the minimum rent from \$50 to \$75 for public housing and HCV programs. The \$75 minimum rent was approved in FY2008 and first implemented in FY2009 across both programs as resident re-examinations took place. The impact of the revised minimum rent level is an increase in rent revenue from residents paying the minimum rent.
- **Implementation Year:** FY2009 (public housing and HCV)
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **2017 Outcome:** CHA continues to allow public housing and HCV households to pay a minimum rent of \$75, or less if they request a hardship to minimum rent.
- **Hardship Policy:** CHA describes the policies surrounding financial hardships affecting minimum rent in Chapter 6 of the HCV Administrative Plan and Chapter 11 of the Public Housing Admissions and Continued Occupancy Policy (ACOP). CHA follows HUD-defined financial hardship, has not established any additional hardship criteria, and clearly differentiates between temporary and long-term hardships.
 - In FY2017, 280 public housing residents had a financial hardship affecting minimum rent.
 - In FY2017, 346 HCV participants had a financial hardship affecting minimum rent.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	2017 Outcome	Benchmark achieved?
CE-5: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	<p><u>HCV:</u> In FY2008, 5,010 residents were expected to pay \$50 minimum rent for a total annual contribution of \$3,006,000.</p> <p><u>Public Housing:</u> In FY2008, 1,524 residents were expected to pay \$50 minimum rent for a total annual contribution of \$914,400.</p>	<p><u>HCV:</u> In FY2017, 8,300 residents will be paying \$75 minimum rent for a total annual contribution of \$7,470,000.</p> <p><u>Public Housing:</u> In FY2017, 1,697 residents will be paying \$75 minimum rent for a total annual contribution of \$1,527,300.</p>	<p><u>HCV:</u> In FY2017, 8,277 households (7,849 HCV and 428 PBV) paid \$75 minimum rent for a total annual contribution of \$7,449,300.</p> <p><u>Public Housing:</u> In FY2017, 1,746 residents paid \$75 minimum rent for a total annual contribution of \$1,571,400.</p>	<p><u>HCV:</u> CHA did not meet its benchmark.</p> <p><u>Public Housing:</u> CHA met its benchmark.</p>

- **Data Collection:** CHA tracks Total Tenant Payment (TTP) data to determine the number of residents who contribute \$75 towards rent and those granted hardships.
- **Authorization:** For public housing, Attachment C, Section C(11) of CHA's Amended and Restated MTW agreement, which waives certain provisions of Section 3(a)(2), 3(a)(3)(A) and Section 6(l) of the 1937 Act and 24 C.F.R.5.603, 5.611, 5.628, 5.630, 5.632, 5.634 and 960.255 and 966 Subpart A. For HCV, Attachment C, Section D(2)(a) of CHA's Amended and Restated MTW agreement which waives certain provisions of Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H-I) of the 1937 Act and 24 CFR 982.508, 982.503 and 982.518. These waivers allow CHA to determine the minimum rent amount.

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

- **Description and Impact:** New income eligibility requirements went into effect on January 1, 2015. CHA has implemented a higher minimum income requirement for eligibility for the Choose to Own Homeownership Program from the current minimum income of \$14,500 to the eligibility requirement of 50% or more of the Area Median Income (AMI). It does not apply to those currently in the program preparing to purchase a home. This change also does not apply to those who are elderly or disabled who enroll in the program.
In FY2011, CHA expanded the Choose to Own (CTO) Homeownership Program beyond HCV participants to current CHA public housing residents. Since 2011, 21 public housing residents have purchased a home through CTO. Pre- and post-homeownership education and counseling requirements are an integral component to remain an eligible participant.

The overall impact of the CTO program is to increase self-sufficiency and expand housing options through opportunities for homeownership.

- **Implementation Year:** FY2011 (expansion to public housing), FY2015 (new income eligibility requirement)
- **Statutory Objectives:**
 - MTW Statutory Objective I: Increase housing choices for low-income families.
 - MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- **2017 Outcome:** Thirty-three residents purchased a home in 2017 (25 HCV and 8 PH). Participation and enrollment, as well as homeownership remain strong given the new requirement. 2017 was also the 15-year anniversary of CTO, with all residents successfully completing the program who were set to end their 15-year participation.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	2017 Outcome	Benchmark achieved?
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	0 families enrolled under new income requirements.	30 families will enroll under new income requirements.	49 families enrolled in the program under the new income requirements.	CHA exceeded the benchmark.
SS-8: Households Transitioned to Self-Sufficiency*	Number of households transitioned to self-sufficiency (increase).	26 families (23 HCV and 3 public housing) purchased a home in FY2012.	In FY2017, 30 families (25 HCV and 5 public housing) will purchase homes.	33 families (25 HCV and 8 PH) purchased a home through CTO.	CHA met the benchmark.

HC-6: Increase in Homeownership Opportunities	Number of households that purchased a home as a result of the activity (increase).	26 families (23 HCV and 3 public housing) purchased a home in FY2012.	In FY2017, 30 families (25 HCV and 5 public housing) will purchase homes.	33 families (25 HCV and 8 PH) purchased a home through CTO.	CHA met the benchmark.
*For the SS-8 standard metric tracking, CHA is establishing the purchase of a home through CTO as a definition of self-sufficiency.					

- **Data Collection:** CHA tracks program enrollment and the number of homes purchased by both public housing residents and HCV Program participants.
- **Authorization:** Attachment C, Section B, Paragraph 1(b)(iii), and Attachment C, Section D, Paragraph 8 (a-b) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Sections 8 (o)(15) and 8(y) of the 1937 Act and 24 C.F.R 982.625 through 982.643.

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

- **Description and Impact:** Beginning in FY2017, CHA proposes additional changes to the Family Self-Sufficiency (FSS) Program. CHA is requesting authorization for an exemption from the requirement that FSS enrollments must take place within 120 days of an annual or interim recertification of income process. The HUD policy from *Interim Notice PIH 93-24, Family Self Sufficiency Program Issues May 27, 1993* is not a regulatory policy, and with MTW authority can be modified. CHA public housing and Housing Choice Voucher households engage in a biennial income recertification schedule, unless changes in income are reported. As a result, any household wanting to enroll in FSS outside of the 120-day annual /interim window must request an interim recertification of income, even if the household income is unchanged, or they must wait up to 20 months until the next annual recertification.

Approximately 264 families on the FSS wait list as of June 2016 were referred to or directly contacted the program to enroll, but were then placed on the FSS wait list because they needed to complete an interim recertification of income before enrolling. When a household requests an interim recertification of income, it can take between 30 – 90 days for the recertification to become effective, delaying the participant's ability to enroll in FSS.

An exemption from the requirement that FSS enrollments take place within 120 days of an annual or interim recertification of income process will impact future FSS participants by providing a shorter wait time from orientation to the enrollment appointment. With the exemption, instead of a wait time of 30 – 90 days for the recertification, the household can enroll in FSS after attending an orientation session. The overall goal is to maximize engagement in the FSS program and assist households in becoming economically self-sufficient through easing barriers to enrollment.

Previously, in FY2014, CHA received approval to revise the participation requirements for the FSS program for public housing and HCV participants in the following ways:

- Provide FSS participants with the ability to opt out of the Earned-Income Disregard so that they begin earning escrow more quickly.
- Terminate participants from the FSS program who are not engaged with the program to open slots for those who are more interested in taking advantage of it. (This will not affect their housing subsidy.) Engagement will be defined as having at least one face-to-face meeting with an FSS coordinator each year.
- Create more stringent education requirements for program participants, including attending three financial literacy sessions each year.
- Require participants to be continuously employed for at least 12 months prior to program completion.

These revisions will remedy several issues, including existing disincentives to participation due to a short period of time in which to earn escrow, underutilization of the program by participants who are not fully interested in engaging, and lack of financial self-sufficiency of current graduates. The overall goal is to maximize engagement in the FSS program and maximize the benefits of participation for those enrolled in the program.

The impact of this activity is that more participants will remain engaged, obtain escrow, and increase consistent employment so they are better prepared for economic self-sufficiency upon graduation.

- Implementation Year: FY2014, amended FY2017
- Statutory Objective: MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- 2017 Outcome: Modifications made to the FSS program have been very beneficial to the program, resulting in more enrollments and escrow earnings.
- Standard Metrics:

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	2017 Outcome	Benchmark achieved?
SS-1: Increase in Household Income	Average earned income of households affected by this policy in dollars (increase).	In FY2013, the average income from wages among FSS participants was \$8,855 (742 participants).	The average income from wages among FSS participants will remain stable at \$8,800.	The average income from wages among FSS participants were \$10,687 (918 FSS participants*).	CHA exceeded the benchmark.
SS-2: Increase in Household Savings	Average amount of savings/escrow of households affected by this policy in dollars (increase).	In FY2013, FSS participants had an average escrow of \$2,819 (742 participants).	In FY2017, the average escrow per FSS participant will remain stable at \$2,800	In FY2017 the average escrow for FSS participants increased to \$4,989.	CHA exceeded the benchmark.
SS-3: Increase in Positive Outcomes in Employment Status*	Other category defined as: Having earned income.	In FY2013, 344 FSS participants had income from wages.	In FY2017, 400 FSS participants will have income from wages.	466 FSS participants had income from wages.	CHA exceeded the benchmark.
		In FY2013, 46% of FSS participants had income from wages.	The percent of FSS participants with income from wages will remain stable at 46% in FY2017.	51% (466 of 918) FSS participants had income from wages.	CHA met the benchmark.
SS-4: Households Removed from TANF	Number of households receiving TANF assistance (decrease).	In FY2013, 133 FSS participants were receiving TANF.	In FY2017, the number of FSS participants receiving TANF will remain stable at 208.	The number of FSS participants receiving TANF was 89.	CHA exceeded the benchmark.
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	Approximately 1,000 FSS participants as of 12/31/12.	900 total FSS participants (including 250 new FSS participants) will be enrolled in FY2017.	918 total FSS participants (including 380 new enrollments) will be enrolled in 2017.	CHA exceeded the benchmark.

SS-6: Reducing Per Unit Subsidy Costs for Participating Households	Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	<p><u>Public Housing:</u> In FY2013, the average subsidy per public housing household was \$6,519 (based on 21,417 eligible units).</p> <p><u>HCV:</u> In FY2013, the average subsidy per HCV household was \$8,922 (based on 36,679 eligible vouchers).</p>	<p><u>Public Housing:</u> The average subsidy per public housing household is projected to be approximately \$7,614 (based on 18,523 eligible units) in FY2017.</p> <p><u>HCV:</u> The average subsidy per HCV household is projected to be \$9,816 (based on 48,840 HAP vouchers) in FY2017.</p>	<p><u>Public Housing:</u> The average subsidy per public housing household was \$8,160 (based on 21,415 eligible units).</p> <p><u>HCV:</u> The average subsidy per household was \$9,727 (based on 45,879 eligible households).</p>	<p><u>Public Housing</u> CHA met the benchmark.</p> <p><u>HCV:</u> CHA met the benchmark.</p>
SS-7: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	<p><u>Public Housing:</u> In FY2013, public housing FSS participants contributed a total of \$1,006,056 (237 households).</p> <p><u>HCV:</u> In FY2013, HCV FSS participants contributed a total of \$1,831,476 (505 households).</p>	<p><u>Public Housing:</u> In FY2017, the total contribution of public housing FSS participants will remain stable at \$1,000,000 (230 households).</p> <p><u>HCV:</u> In FY2017 the total contribution of HCV FSS participants will remain stable at \$1,800,000 (500 households).</p>	<p><u>Public Housing:</u> The total contribution of public housing FSS participants was \$1,302,384 (295 households).</p> <p><u>HCV:</u> The total contribution of HCV FSS participants was \$2,636,208 (623 households).</p>	<p><u>Public Housing</u> CHA exceeded the benchmark.</p> <p><u>HCV:</u> CHA exceeded the benchmark.</p>
SS-8: Households Transitioned to Self-Sufficiency	Number of households transitioned to self-sufficiency (increase).	In FY2012, 109 participants graduated from the FSS program.	40 participants will graduate from the program in FY2017.	49 participants graduated from the program in FY2017.	CHA exceeded the benchmark.
<p>*For SS-3 tracking, CHA defines "employed" based on whether income from wages is recorded in Yardi, CHA's system of record.</p> <p>**For SS-8 tracking, CHA is establishing graduation from the FSS program as a definition of self-sufficiency.</p>					

- Data Collection: CHA will track the following for FSS program participants: average income from wages and employment status (defined as having income from wages), average escrow accumulation, program enrollment, resident contribution toward rent and yearly graduation totals as a measure of self-sufficiency.
- Authorization: Attachment C, Section E of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 23 of the 1937 Housing Act and 24 CFR 984.

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

- **Description and Impact:** CHA proposes to implement a streamlined triennial re-examination schedule for public housing and HCV fixed-income households consisting of only elderly and/or disabled participants. Given the infrequency of income changes for these households, the impact of this activity is decreased staff time and resources currently utilized for conducting re-examinations for this population. In addition, this activity will decrease the re-examination burden for fixed-income elderly/disabled households.
- **Implementation Year:** FY2015 (HCV and Public Housing)
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **2017 Outcome:**
 - **HCV:** CHA phased in the implementation of this activity during FY2015 and continued to process re-examinations already scheduled and assigned a new date of re-examination (FY2017 for biennial and FY 2018 for triennial). The same was done in 2016 re-examinations (2016 for biennial and 2019 for triennial). 2018 is the first year any participants will be on a triennial re-examination schedule.
 - **Public Housing:** CHA implemented triennial re-examinations for public housing in FY2015. CHA placed those admitted in odd admission years on the triennial schedule in FY2015. Residents who were admitted in even admission years were re-examined again in FY2016 and then placed on the triennial re-examination schedule. All eligible residents were placed on the triennial re-examination schedule by the end of FY2016.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline^	FY2017 Benchmark	2017 Outcome	Benchmark achieved?
CE-1: Agency Cost Savings	Total cost of task (in dollars).	<p>HCV: In FY2013, based on the existing biennial schedule, CHA spent \$269,325 on re-exams for eligible fixed-income elderly/ disabled households (3,591 x \$75).</p> <p>Public Housing: In FY2013, CHA spent \$367,800 on annual re-exams for fixed-income elderly/disabled households (4,904 re-exams x \$75).</p>	<p>HCV: In FY2017, based on the existing biennial schedule, CHA will spend approximately \$768,500 on re-exams for fixed-income elderly/disabled households (5,300 x \$145).</p> <p>Public Housing: In FY2017, CHA will spend approximately \$725,000 on annual re-exams for fixed-income elderly/disabled households (5,000 re-exams x \$145).</p>	<p>HCV: CHA spent \$236,930 on re-exams for fixed-income elderly/disabled households. (1,634 x \$145)</p> <p>Public Housing: CHA spent approximately \$469,220 on re-exams for fixed-income elderly/disabled households (3,236 re-exams x \$145).</p>	<p>HCV: CHA exceeded the benchmark.</p> <p>Public Housing: CHA exceeded the benchmark.</p>
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	<p>HCV: In FY2013, based on the existing biennial schedule, CHA spent 12,569 staff hours on re-exams for eligible fixed-income elderly/disabled</p>	<p>HCV: In FY2017, based on the existing biennial schedule, CHA will spend approximately 34,450 staff hours on annual re-exams for HCV fixed</p>	<p>HCV: CHA spent 10,621 staff hours on annual re-exams for HCV fixed-income disabled/elderly households. (1,634 re-exams x 6.5 hours)</p>	<p>HCV: CHA exceeded the benchmark.</p>

		households (3,591 x 3.5 hours). <u>Public Housing:</u> In FY2013, CHA spent 17,164 staff hours on annual re-exams for public housing fixed-income disabled/elderly households (4,904 re-exams x 3.5 hours).	income disabled/elderly households (5,400 re-exams x 6.5 hours). <u>Public Housing:</u> In FY2017, CHA will spend approximately 32,500 staff hours on annual re-exams for public housing fixed-income (5,000 re-exams x 6.5 hours).	<u>Public Housing:</u> CHA spent approximately 21,034 staff hours on re-exams for PH fixed-income elderly/disabled households (3,236 x 6.5)	<u>Public Housing:</u> CHA exceeded the benchmark.
CE-5: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	<u>HCV:</u> In FY2013, based on the existing biennial schedule, eligible fixed-income elderly/disabled households contributed a total of \$11,398,176 (3,591 households). <u>Public Housing:</u> In FY2013, public housing fixed-income elderly/disabled households contributed a total of \$15,526,368 (4,904 households).	<u>HCV:</u> In FY2017, based on the existing biennial schedule, eligible fixed-income elderly/disabled households will contribute a total of approximately \$18,000,000 (5,300 households). <u>Public Housing:</u> In FY2017, public housing fixed-income elderly/disabled households will contribute a total of approximately \$17,583,152 (4,775 households).	<u>HCV</u> Eligible fixed-income elderly/disabled households contributed a total of \$29,012,040 (9,198 households). <u>Public Housing:</u> PH elderly/disabled households contributed a total of \$17,950,296 (5,547 households).	<u>HCV:</u> CHA exceeded the benchmark. <u>Public Housing:</u> CHA met the benchmark.
^CHA has updated the staff times for these activities from 3.5 hours to 6.5 hours. The cost per re-examination increased from \$75 to \$145.					

- Data Collection: CHA will track the staff time and cost savings for triennial re-examinations. In FY2014, CHA conducted a new time study and cost analysis for re-examinations. The cost per re-examination increased from \$75 to \$145. The time to conduct a re-examination increased from 3.5 hours to 6.5 hours. The new analyses included itemized costs (direct and indirect) of a random sample population and track costs associated with re-examinations. Itemized costs reviewed included but were not limited to operating expenses, staffing, training, and quality control activities.
- Authorization: For public housing, Attachment C, Section C (4) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of sections 3(a)(1) and 3(a)(2) of the 1937 Act and 24 C.F.R 966.4 and 960.257. For HCV, Attachment C, Section D (1)(c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8 (o)(5) of the 1937 Act and 24 CFR 982.516.

CHA Re-Entry Pilot Program (2014-04)

- Description and Impact: In FY2014, CHA proposed a Re-entry Pilot Program for up to 50 eligible participants who are:
 - 1) Reuniting with a qualifying family member currently living in CHA traditional public housing (excluding mixed-income sites) or participating in CHA's HCV Program, or

2) On a CHA wait list and meeting eligibility requirements for the program when they are called for screening (in the existing wait list order).

CHA will partner with designated/approved re-entry program provider partners who will identify potential program participants to apply for the program. Eligibility requirements for the program include:

- Participants must have completed a minimum of one year in a re-entry program with one of the Re-entry Pilot service providers.
- Participants must be reuniting with a spouse, parent, grandparent, sibling or adult child currently in CHA's Public Housing or HCV Program or must be on a CHA wait list.
- Participants with the following convictions are not eligible: murder, attempted murder, terrorism, and any of HUD's mandatory criminal background exclusions including sex offenses and criminal drug activity resulting in eviction (see CHA's HCV Administrative Plan and Public Housing Admissions and Continued Occupancy Policies/ACOP for detailed information).
- Participants must be drug-free.

Participants will be required to consent to the requirements of the Re-entry Pilot which will allow CHA to consult with the designated re-entry provider. Heads of households will also be required to consent to participation and reunification with the participant family member. Participants must meet CHA's work requirement (including those who reunite with an HCV household) and engage in mandatory supportive services by one of the designated/approved re-entry provider partners. Services will include ongoing case management intervention for life skill development, mental health, and employment and training. Participants will sign a conditional lease/agreement for a period of two years with the option to extend for another two years, pending compliance with program requirements. After successful completion of a four-year term, the family may request that the pilot participant be added to their household, with certain ongoing program requirements detailed in the lease/agreement.

- Implementation Year: FY2015
- Statutory Objective: MTW Statutory Objective I: Increase housing choices for low-income families.
- 2017 Outcome: Twenty participants were enrolled in the Re-Entry Demonstration program in 2017. All came from CHA's existing PH and HCV wait lists and no participants joined an existing household. CHA expects the remaining participants to lease in 2018 and close the demonstration enrollment. As a result of this activity, CHA has been more keenly aware of mitigating circumstances, and developed a new policy in the HCV Administrative Plan to account for people joining households as adults.
- Standard Metrics:

Standard Metric	Unit of Measurement	Baseline	2017 Benchmark	2017 Outcome	Benchmark achieved?
CE-4: Increase in Resources Leveraged	Amount of funds leveraged in dollars (increase).	Zero funds were leveraged through the re-entry pilot program prior to implementation.	\$35,000 funds leveraged through the re-entry pilot program for services for 10 initial participants in FY2017.	\$60,000 was leveraged through the re-entry pilot program for 20 participants.	CHA exceeded the benchmark.
SS-1: Increase in Household Income	Average earned income of households affected by this policy in dollars (increase).	In FY2013, the average income from wages for 54,901 PH and HCV households was \$4,285.	The average income from wages for households with program participants will remain consistent with CHA's average in FY2017.	In FY2017, the average income from wages among re-entry participants was \$8,523 (20 participants).	CHA met the benchmark.

SS-3: Increase in Positive Outcomes in Employment Status*	Other category defined as: Having earned income.	In FY2013, 11,104 of 24,139 “work-able” PH and HCV heads of household had income from wages. In FY2013, 46% of “work-able” PH and HCV heads of household had income from wages.	The percent of “work-able” heads of household with income from wages, with program participants, will remain consistent with CHA’s overall work-able population in FY2017.	7 of the 12 work-able households had income from wages. 58% of the work-able heads of household had income from wages.	CHA met the benchmark.
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	Zero program participants received services through the re-entry pilot program prior to implementation.	10 program participants will receive services through the re-entry pilot program in FY2017.	20 participants received services as part of this program.	CHA met the benchmark.
SS-6: Reducing Per Unit Subsidy Costs for Participating Households	Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	<u>Public Housing:</u> In FY2013, the average subsidy per public housing household was \$6,519 (based on 21,417 eligible units). <u>HCV:</u> In FY2013, the average subsidy per HCV household was \$8,922 (based on 36,679 eligible vouchers).	<u>Public Housing:</u> The average subsidy per public housing household is projected to be approximately \$7,614 (based on 18,523 eligible units) in FY2017. <u>HCV:</u> The average subsidy per HCV household is projected to be \$9,756 (based on 45,977 HAP vouchers) in FY2017.	<u>Public Housing:</u> The average subsidy per public housing household was \$8,160 (based on 21,415 eligible units). <u>HCV:</u> The average subsidy per household was \$9,727 (based on 45,879 eligible households).	<u>Public Housing:</u> CHA met the benchmark. <u>HCV:</u> CHA met the benchmark.
SS-7: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	<u>Public Housing:</u> In FY2013, PH households contributed a total of \$65,718,276 (17,942 households) at an average of \$3,663 per household per year. <u>HCV:</u> In FY2013, HCV households contributed a total of \$123,023,928 (36,959 households) at an average of \$3,329 per household per year.	<u>Public Housing:</u> The total contribution of public housing families with program participants will be consistent with CHA’s average in FY2017. <u>HCV:</u> The total contribution of HCV families with program participants will be consistent with CHA’s average in FY2017.	<u>Public Housing:</u> The total contribution of public housing families with program participants was \$12,972 and averaged \$3,243 (4 households). <u>HCV:</u> The total contribution of HCV families with program participants was \$64,356 and averaged \$4,022 (16 households).	<u>Public Housing:</u> CHA met the benchmark. <u>HCV:</u> CHA met the benchmark.

SS-8: Households Transitioned to Self-Sufficiency**	Number of households transitioned to self-sufficiency (increase).	Zero program participants transitioned from a conditional lease to join the household after four years prior to implementation.	Zero program participants will transition from a conditional lease to join the household in FY2017.	Zero program participants were on a conditional lease	N/A
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- **Data Collection:** CHA, in partnership with re-entry providers, will track the number of program participants, participant compliance with requirements and service participation.
- **Authorization:** Attachment C, Section B(4) of CHA's Amended and Restated MTW Agreement which allows the development of conditional housing programs and waives certain provisions of Sections 3, 4, 5, 8 and 9 of the 1937 Act and 24 CFR 941, and 960 Subpart B. CHA is authorized to implement conditional program participation agreements and mandatory participation in services as a component of the program.

Biennial Re-examinations for HCV and Public Housing (2006-01/2014-03)

- **Description and Impact:** CHA implemented biennial re-examinations for public housing residents to review family circumstances, income, assets, expenses, and family composition to establish continued eligibility for public housing in August 2016. This activity decreases staff time and resources for conducting re-examinations for applicable families. In addition, this activity decreases the re-examination burden for participants who undergo re-examinations on a biennial basis instead of an annual basis. Biennial re-examinations are applicable for those public housing residents who are not on annual or triennial re-examination schedules.²

CHA currently conducts biennial re-examinations for HCV Program participants to review family circumstances, income, assets, expenses, and family composition to establish continued eligibility for the HCV Program. The impact of this activity is a decrease in staff time and resources for conducting re-examinations for applicable families. In addition, this activity decreases the re-examination burden for participants who undergo re-examinations on a biennial basis instead of an annual basis. Biennial re-examinations will be applicable for those HCV households who are not on annual or triennial re-examination schedules.³

- **Implementation Year:** FY2017 for Public Housing, FY2006 for HCV
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **2017 Outcome:**
 - **HCV:** 15,513 households had a biennial re-examination in FY2017.
 - **Public Housing:** 1,379 households were transitioned to a biennial re-examination schedule reducing costs by \$494,540 (26.7%).
- **Hardship Policy:**
 - **HCV:** If for any reason a participant's income decreases, they will be eligible for an interim re-examination to adjust their rent calculation based on a decrease in income. In FY2017, 4,530 families had an interim re-examination due to a decrease in income.

² CHA conducts annual re-examinations for public housing and HCV households participating in the FSS and Choose to Own programs and households in Moderate Rehab properties. CHA is planning to implement triennial re-examinations for fixed-income households with only elderly and/or disabled participants.

³ CHA conducts annual re-examinations for public housing and HCV households participating in the FSS and Choose to Own programs and households in Moderate Rehab properties. CHA is planning to implement triennial re-examinations for fixed-income households with only elderly and/or disabled participants.

- Public Housing: If for any reason a participant's income decreases, they are eligible for an interim re-examination to adjust their rent calculation based on a decrease in income. In FY2017, 1,582 public housing families had interim re-examinations due to decreases in income.

- Standard Metrics:

Standard Metric	Unit of Measurement	Baseline^	FY2017 Benchmark	2017 Outcome	Benchmark achieved?
CE-1: Agency Cost Savings	Total cost of task (in dollars).	<p><u>HCV:</u> In FY2013, HCV households who had re-exams, based on a biennial schedule, (14,105 households, or half of the total 28,209 biennial-eligible households) cost approximately \$1,057,875. (14,105 re-exams x \$75).</p> <p><u>Public Housing:</u> In FY2013, annual re-exams for PH households eligible for biennial re-exams cost \$960,075 (12,801 re-exams x \$75).</p>	<p><u>HCV:</u> In FY2017, annual re-exams for applicable HCV participants will cost approximately \$2,305,500 (15,900 re-exams x \$145).</p> <p><u>Public Housing:</u> In FY2017, annual re-exams for PH households eligible for biennial re-exams will cost approximately \$1,661,410 (11,458 re-exams x \$145).</p>	<p><u>HCV:</u> Biennial re-exams for applicable HCV participants cost \$1,2773,205 (12,229 re-exams X \$145).</p> <p><u>Public Housing:</u> Annual re-exams for households eligible for biennial re-exams cost approximately \$967,875 (6,675 re-exams x \$145).</p>	<p><u>HCV:</u> CHA exceeded the benchmark.</p> <p><u>Public Housing:</u> CHA exceeded the benchmark.</p>
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	<p><u>HCV:</u> In FY2013, for HCV households who had re-exams, based on a biennial schedule (14,105 households, or half of the total 28,209 biennial-eligible households), CHA spent 49,368 staff hours (14,105 re-exams x 3.5 hours).</p> <p><u>Public Housing:</u> In FY2013, CHA spent 44,804 staff hours on annual re-exams for PH households eligible</p>	<p><u>HCV:</u> In FY2017, CHA will spend 103,350 staff hours on annual re-exams for applicable HCV participants (15,900 re-exams x 6.5 hours).</p> <p><u>Public Housing:</u></p>	<p><u>HCV:</u> CHA spent 79,4899 staff hours on biennial re-exams (12,229 x 6.5 hours).</p>	<p><u>HCV:</u> CHA exceeded the benchmark.</p>

		for biennial re-exams (12,801 x 3.5 hours).	In FY2017, CHA will spend 75,000 staff hours on annual re-exams for PH households eligible for biennial re-exams (11,458 re-exams x 6.5 hours).	<u>Public Housing:</u> CHA spent 43,338 staff hours on annual re-exams for PH households eligible for biennial re-exams (6,675 re-exams x 6.5 hours).	<u>Public Housing:</u> CHA exceeded the benchmark.
CE-5: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	<u>HCV:</u> In FY2013, HCV households who had re-exams, based on a biennial schedule, contributed a total of \$47,568,930 (14,105 households, or half of the total 28,209 biennial-eligible households). <u>Public Housing:</u> In FY2013, public housing households eligible for biennial re-exams contributed a total of \$49,185,852 (12,801 households).	<u>HCV:</u> In FY2017, HCV households who had a biennial re-examination contributed a total of \$55,500,000. <u>Public Housing:</u> In FY2017, PH households eligible for biennial re-exams will contribute a total of \$48,000,000 (11,500 households).	<u>HCV:</u> HCV households who had a biennial re-exam contributed a total of \$53,120,640 (12,229 households). <u>Public Housing:</u> PH households who had a biennial re-exam contributed a total of \$41,416,944 (10,009 households).	<u>HCV:</u> CHA did not meet the benchmark. <u>Public Housing:</u> CHA did not meet the benchmark.
SS-1: Increase in Household Income	Average earned income of households affected by this policy in dollars (increase).	<u>HCV:</u> In FY2013, the average income from wages for 18,034 HCV households who had biennial re-exams was \$4,208. <u>Public Housing:</u> In FY2013, the average income from wages for public housing households eligible for biennial re-exams was \$5,564. (12,801 households).	<u>HCV:</u> In FY2017, the average income from wages for 16,000 HCV households who had biennial re-exams is expected to be \$6,000. <u>Public Housing:</u> In FY2017, the average income from wages for 11,000 PH households who are eligible for biennial re-exams, is expected to be \$5,500.	<u>HCV:</u> In FY2017, the average income from wages for the 12,229 HCV households who had biennial re-exams was \$9,089. <u>Public Housing:</u> The average income from wages for the 10,009 PH households who had biennial re-exams was \$8,178.	<u>HCV:</u> CHA exceeded the benchmark. <u>Public Housing:</u> CHA exceeded the benchmark.

SS-3: Increase in Positive Outcomes in Employment Status*	Other category: Having earned income.	<u>HCV:</u> In FY2013, 3,478 “work-able” HCV heads of household eligible for biennial re-examinations had income from wages.	<u>HCV:</u> In FY2017, 3,700 “work-able” HCV heads of household are expected to have income from wages.	<u>HCV:</u> 4,528 of 8,285 ‘work-able’ heads of household who had biennial re-exams had income from wages.	<u>HCV:</u> CHA exceeded the benchmark.
		<u>HCV:</u> In FY2013, 45% of “work-able” HCV heads of household eligible for biennial re-examinations had income from wages in FY2013. <u>Public Housing:</u> In FY2013, 2,976 “work-able” public housing heads of household eligible for biennial re-exams had income from wages. In FY2013, 59% of “work-able” public housing heads of household eligible for biennial re-exams had income from wages.	<u>HCV:</u> In FY2017, 48% of “work-able” HCV heads of household eligible for biennial re-exams are expected to have income from wages. <u>Public Housing:</u> In FY2017, 3,000 “workable” public housing heads of household eligible for biennial re-exams are expected to have income from wages. In FY2017, 59% of “workable” public housing heads of household eligible for biennial re-exams are expected to have income from wages.	<u>HCV:</u> 55% of ‘work-able’ heads of household who had biennial re-exams had income from wages. <u>Public Housing:</u> 3,064 of 4,806 “work-able” PH heads of household eligible for biennial re-exams are expected to have income from wages 64% of “work-able” PH heads of households who had biennial re-exams had income from wages.	<u>HCV:</u> CHA exceeded the benchmark <u>Public Housing:</u> CHA met the benchmark.
SS-4: Households Removed from Temporary Assistance for Needy Families (TANF)	Number of households receiving TANF assistance (decrease).	In FY2013, 1,538 HCV households (out of 18,034) who had biennial re-examinations were receiving TANF.	<u>HCV:</u> In FY2017, the number of HCV households eligible for biennial re-examinations who receive TANF will remain stable at 1,500. <u>Public Housing:</u> In FY2017, the number of public housing households eligible for biennial re-	<u>HCV:</u> The number of HCV households with biennial re-exams who receive TANF was 1,779. <u>Public Housing:</u> The number of PH households eligible for	<u>HCV:</u> CHA did not meet the benchmark. <u>Public Housing:</u>

			examinations who receive TANF will remain stable at 6,300.	biennial re-examinations who receive TANF was 3,515.	CHA exceeded the benchmark.
SS-8: Households Transitioned to Self-Sufficiency**	Number of households transitioned to self-sufficiency (increase).	In FY2013, 1,374 HCV households (out of 18,034) who had biennial re-examinations moved up at least one AMI category.	<u>HCV:</u> In FY2017, 1,200 HCV households (of 16,000 who have biennial re-exams) are expected to move up at least one AMI category. <u>Public Housing:</u> In FY2017, 1,000 Public Housing households (out of 11,500) eligible for biennial re-exams are expected to move up at least one AMI category.	<u>HCV:</u> 1,972 HCV households (of 12,229 who had biennial re-exams) moved up at least one AMI category. <u>Public Housing:</u> 517 PH households (of 10,009 who had biennial re-exams) moved up at least one AMI category.	<u>HCV:</u> CHA exceeded the benchmark. <u>Public Housing:</u> CHA did not meet the benchmark.

^CHA has adjusted baselines for these metrics based on implementation plans for biennial and triennial re-examinations.

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

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

- Data Collection: CHA will track the staff time and cost savings for biennial re-examinations. In addition, CHA will continue to track the following metrics for households eligible for biennial re-examinations: resident contribution toward rent, average income from wages and employment status (defined as "having earned income") for "work-able" heads of household, and those who move up to a higher AMI category as described above.

In FY2014, CHA conducted a new time study and cost analysis for re-examinations. The cost per re-examination increased from \$75 to \$145. The time to conduct a re-examination increased from 3.5 hours to 6.5 hours. The new analyses included itemized costs (direct and indirect) of a random sample population and track costs associated with re-examinations. Itemized costs reviewed included but were not limited to operating expenses, staffing, training, and quality control activities.

- Authorization: For HCV, Attachment C, Section D (1) (c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o) (5) of the 1937 Act and 24 C.F.R. 982.516. For public housing, Attachment C, Section C (4) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of sections 3(a)(1) and 3(a)(2) of the 1937 Act and 24 C.F.R 966.4 and 960.257.

MTW Activities Related to Public Housing

Public Housing Work Requirement (2009-02)

- Description and Impact: CHA implemented a work requirement in FY2009 as a condition of occupancy across its public housing portfolio. Applicable adult members of public housing households are required to be engaged in employment or employment related activities for, at least, 20 hours per week, unless the resident is eligible for an exemption or granted Safe Harbor. With the Board of Commissioners' approval of the FY2011 ACOP, CHA changed the age range of the work requirement to apply to adult members of public housing households age 18 to age 54, or age 17 and not attending school

full time.⁴ In addition, upon a third request for Safe Harbor and subsequent requests, CHA now requires residents who seek Safe Harbor for reason of failure to obtain employment to work with their service provider to obtain a workforce assessment and to develop an action plan prior to returning to a property manager. If a resident is seeking Safe Harbor for any other reason (e.g. waiting on SSI determination); this process does not apply. Residents who are approved for Safe Harbor are re-examined every 90 days to determine their compliance. If a resident is denied Safe Harbor, the resident has the right to grieve CHA's decision through the grievance process outlined in CHA's Resident's Grievance Procedure.

CHA provides resources to aid residents in fulfilling the work requirement through case management services and workforce development programs. The impact of the public housing work requirement is a greater number of residents engaged in employment, education, job training, and community service in order to achieve self-sufficiency.

- **Implementation Year:** FY2009
- **Statutory Objective:** MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- **2017 Outcome:** Over the past few years that CHA has implemented a work requirement, the data has remained consistent with 73% being compliant or exempt from the work requirement, 20% in Safe Harbor, 2% under legal review, and 4% non-compliant. In an effort to increase compliance and move residents from Safe Harbor to compliant, CHA proposed a revision to its work requirement policy which was recently approved by HUD and is currently being implemented.
- **Hardship Policy:** As described above, residents may request Safe Harbor if they are unable to comply with the work requirement for approved reasons. As of the end of FY2017, 1,225 adults subject to the work requirement were under Safe Harbor.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	2017 Outcome	Benchmark achieved?
SS-1: Increase in Household Income*	Average earned income of households affected by this policy in dollars (increase).	In FY2013, the average income from wages for households with a "work-able" adult subject to the work requirement was \$11,365 (5,081 households).	The average income from wages for households with a "work-able" adult subject to the work requirement will remain stable at \$12,500 (4,500 households).	The average income from wages for households with a "work-able" adult subject to the work requirement was \$14,732 (6,114 households).	CHA met the benchmark.
SS-3: Increase in Positive Outcomes in Employment Status*	Other category: Having earned income	2,347 "work-able" public housing heads of household subject to the work requirement had income from wages in 2008. <hr/> 52.7% of work-able public housing heads of household	"Work-able" heads of household subject to the work requirement with income from wages will remain stable at 2,500. <hr/>	3,448 of 6,114 "work-able" PH heads of household subject to the work requirement had income from wages. <hr/> 56% of "work-able" PH heads of household	CHA met the benchmark.

⁴ The original work requirement applied to every adult member of a public housing household, age 18 to age 61 (or age 17 and not attending school full time).

		subject to the work requirement had income from wages in 2008.	In FY2017, “workable” heads of household subject to the work requirement with income from wages will remain stable at 59%.	subject to the work requirement had income from wages.	
SS-4: Households Removed from TANF	Number of households receiving TANF assistance (decrease).	In FY2013, 2,390 “work-able” public housing households with a “work-able” adult subject to the work requirement received TANF.	In FY2017, “workable” households with a “work-able” adult subject to the work requirement receiving TANF will remain stable at 2,500.	1,178 of PH households with a “work-able” adult subject to the work requirement received TANF.	CHA exceeded the benchmark.
SS-5: Households Assisted by Services that Increase Self Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	In FY2013, 4,527 public housing households with a “work-able” adult subject to the work requirement were engaged with service providers through Family Works.	In FY2017, the number of public housing households with a “work-able” adult subject to the work requirement engaged with service providers through Family Works will remain stable at 4,300	1,309 (out of 6,114) public housing households with a “work-able” adult subject to the work requirement were engaged with service providers through FamilyWorks.	CHA did not meet the benchmark.
SS-6: Reducing Per Unit Subsidy Costs for Participating Households	Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	In FY2013, the average subsidy per public housing household was \$6,519 (based on 21,417 eligible units).	The average subsidy per public housing household is projected to be approximately \$7,614 (based on 18,523 eligible units) in FY2017	The average subsidy per public housing household was \$8,160 (based on 21,415 eligible units).	CHA exceeded the benchmark.
SS-7: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	In FY2013, public housing households with a “work-able” adult subject to the work requirement contributed a total of \$21,401,844 (5,081 households).	In FY2017, the total contribution of households with a “work-able” adult subject to the work requirement will remain stable at \$20,500,000 (4,500 households).	“Work-Able” PH households subject to the work requirement contributed a total of \$27,611,700 (6,114 households).	CHA exceeded the benchmark.
SS-8: Households Transitioned to Self-Sufficiency**	Number of households transitioned to self-sufficiency (increase).	In FY2012, 52% of households subject to the work requirement (2,246 of 4,350 households) had all adults in compliance.	The percent and number of households subject to the work requirement that will have all adults in compliance will remain	The percent and number of households subject to the work requirement that have all adults in compliance was 44% (2,666 out of 6,114) households.	CHA did not meet the benchmark.

			stable at 50% (2,400 households) in FY2017.		
HC-3: Decrease in Wait List Time	Average applicant time on wait list in months (decrease).	As of FY2018, 11,313 applicants on the Public Housing Family Wait List have an average wait time of 41 months.	As of June 2016, 47,686 applicants on the Public Housing Family Wait List have an average wait time of 45.2 months.	At the close of FY2017, 41,764 applicants on the Public Housing Family Wait List had an average wait time of 38.4 months.	CHA met the benchmark.
<p>*For SS-1 and SS-3 tracking, CHA defines "work-able residents" as those age 18 to 54 who are not receiving SSI, SSDI or a pension. CHA defines "employed" based on whether income from wages is recorded in Yardi, CHA's system of record.</p> <p>**For SS-8, CHA is establishing households in which all adults are compliant with the work requirement as a definition of self-sufficiency.</p>					

- **Additional Metrics:**

Additional Metric	Unit of Measurement	Baseline	FY2017 Benchmark	2017 Outcome	Benchmark achieved?
Work Requirement Compliance Status	Number/Percent of residents in each work requirement compliance status (Compliant, Safe Harbor, Exempt, Under Legal, Non-compliant)	As of 12/31/12: 49% (4,149) compliant 27% (2,292) exempt 20% (1,724) Safe Harbor 1% (71) non-compliant 3% (297) under legal	In FY2017, the percentages of residents in each work requirement compliance status will increase by 1 %; those in Safe Harbor will decrease by 1% (pending HUD approval of changes to this activity).	At the close of FY2017: 54% (2,811) of residents were compliant; 17% (873) were exempt; 23% (177) were non-compliant; and 3% (143) were under legal review.	CHA partially met the benchmark; compliant and exempt statuses exceeded benchmark with decreases of 5% and 10%, respectively. Decreasing the number in Safe Harbor was not met; it increased by 3% while the number in Legal remained unchanged.
<p>Compliant: Residents who are meeting the work requirement through authorized activities, including employment or other work experience opportunities, school/training participation or volunteer/community service opportunities.</p> <p>Exempt: Residents age 55 or older or those who meet disability/caretaker or other requirements for an exemption.</p> <p>Safe Harbor: Residents who are unable to comply with the work requirement may be eligible for Safe Harbor under certain circumstances, including but not limited too reasonable accommodation, temporary medical conditions, recent employment separation, and other circumstances that present barriers to finding/maintaining employment.</p> <p>Non-Compliant: Non-exempt residents who are not meeting the requirement and are not approved for Safe Harbor.</p> <p>Under Legal: Non-exempt residents who are undergoing eviction proceedings, whether for non-compliance with the work requirement or for any other reason.</p> <p>* See Chapter 8 of CHA's <i>Admissions and Continued Occupancy Policy (ACOP)</i> for more detail.</p>					

- **Data Collection:** CHA tracks work requirement compliance at the time of re-examination. CHA tracks the changes in compliance status each year compared to the previous year. In addition, CHA tracks income and employment outcomes for work-able public housing heads of household as well as contribution toward rent, average subsidy, engagement in services and average time for applicants on the wait list.
- **Authorization:** Attachment D, Paragraph 21 of CHA's Amended and Restated MTW Agreement which gives CHA authority to implement a work requirement as a condition of tenant occupancy in public housing.

Office of the Ombudsman (2008-01)

- **Description and Impact:** CHA established the Office of the Ombudsman in FY2008 to address the concerns of public housing residents in mixed-income communities. The Ombudsman serves as a liaison between residents and CHA leadership, while providing a forum for residents to learn about the benefits and offerings in the mixed-income communities. The Ombudsman holds meetings for public housing residents renting in mixed-income developments by region. Residents and other community members are provided an opportunity to share comments and concerns at these meetings, and comments are collected, responded to, and posted on CHA's website. The impact of this activity is that, by providing designated CHA staff to assist public housing residents in mixed-income communities in resolving any public housing related issues that may arise, residents are able to adapt to their new communities.
- **Implementation Year:** FY2008
- **Statutory Objective:** MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- **2017 Outcome:** The Office of the Ombudsman engaged 784 residents in 2017 and worked with several mixed income communities to enhance community well-being. The Office worked to assist residents in resolving issues within their mixed-income community with resolution time on average 16 days.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	2017 Outcome	Benchmark achieved?
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	0 residents engaged before the Office of the Ombudsman existed.	500 residents will engage through the Office of the Ombudsman in FY2017.	784 residents engaged through the Office of the Ombudsman.	CHA exceeded the benchmark.

Additional Metric	Unit of Measurement	Baseline	FY2017 Benchmark	2017 Outcome	Benchmark achieved?
Regional meetings to engage residents	Number of meetings held	0 meetings held before the creation of the Office of the Ombudsman.	Minimum of four meetings for mixed-income residents in FY2017.	Office of the Ombudsman hosted 4 meetings for mixed-income residents.	CHA met the benchmark.

- **Data Collection:** CHA tracks the number of residents engaged through the Office of the Ombudsman, the number of meetings and resident participants, and the posting of meeting notes and responses on CHA's website.
- **Authorization:** Attachment D, Paragraph 20 of CHA's Amended and Restated MTW Agreement, which waives provisions of 24 CFR 964.18 as well as 24 CFR 964 Subpart B.

MTW Activities Related to HCV Program***Exception Payment Standards (2010-02)***

- **Description and Impact:** In FY2010, CHA received HUD approval to implement exception payment standards that exceed the standard limit of 110% of HUD's published Fair Market Rents (FMRs) for the city of Chicago.^[4] Following an extensive analysis in FY2014, CHA lowered the limit for exception payment standards to no more than 150% of HUD FMR for all new requests with phase out of existing exception payments that exceed 150% over the next three years.

Exception payment standards are part of CHA's strategy to expand housing choices for HCV participants through access to Opportunity Areas throughout Chicago. CHA currently defines Opportunity Areas as census tracts with low poverty and low subsidized housing (in addition to some census tracts with low poverty, moderate subsidized housing, and improving community economic characteristics). Approval of exception payment standards is determined on a case-by-case basis. CHA will approve an exception payment standard only in the following cases:

1. CHA has approved a reasonable accommodation for the family; or
2. The family is residing in or moving into a CHA-designated Opportunity Area.
3. The impact of this activity is an increase in housing opportunities in neighborhoods designated as Opportunity Areas that typically may have higher rents.

- **Implementation Year:** FY2010
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low-income families.
- **2017 Outcome:** In FY2014, CHA conducted an extensive analysis and decided to cap the exception payment standard at 150% of HUD FMR for all new requests. The process to phase the EPS that exceed the cap has started and is expected to be complete by the middle of FY2018. CHA continues to use the Mobility Program to provide counseling to voucher holders to assist and encourage residents to move to Opportunity Areas.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	2017 Outcome	Benchmark achieved?
HC-5: Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	In FY2012, 37 households leased in Opportunity Areas with exception payment standards.	In FY2017, 1,460 households will lease in Opportunity Areas with exception payment standards, including new and existing leases.	In FY2017, 2,306 households were leased in Opportunity Areas with exception payment standards, including new and existing leases.	CHA exceeded the benchmark.

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

^[4] In FY2010, CHA received approval to implement exception payment standards that may be up to 300% of HUD's Fair Market Rents (FMRs).

HCV Vacancy Payments (2011-03)

- **Description and Impact:** As part of CHA's Inspection Excellence Program (IEP), CHA is authorized to provide a modest vacancy payment to participating owners who re-lease an IEP unit to another HCV participant. CHA will provide vacancy payments to eligible owners upon the execution of a new HAP contract for a re-leased IEP unit. One-hundred percent of the previous family's HAP amount will be paid to participating owners for the vacant period not to exceed 60 days. The unit shall be deemed vacant (A) commencing on the first day for which HAP is not paid for the unit following completion of a move out or termination of the lease, and (B) ending on the day preceding the first day for which HAP is paid for such unit based on the execution of a new HAP with CHA.
- **Implementation Year:** FY2012 (approved FY2011).
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low income families.
- **2017 Outcome:** In FY2017, CHA issued vacancy payments to preserve 52 units.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	2017 Outcome	Benchmark achieved?
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	9 UEP units preserved through vacancy payments in FY2012.	107 units will be preserved through a vacancy payment in FY2017.	CHA preserved 52 units through vacancy payments.	CHA did not meet the benchmark.

- **Data Collection:** CHA tracks the number of UEP units preserved in the HCV program through vacancy payments.
- **Authorization:** Attachment C, Section D(1) (d) of the MTW Agreement which waives certain provisions of Sections 8(o) (9) of the 1937 Act and 24 CFR 982.311.

Mobility Counseling Demonstration Program Work Requirement (2016-02)

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

CHA determines eligibility by filtering the existing public housing wait list and sending outreach letters to potential candidates who have more than one person listed in the household composition. If a candidate does not respond to the outreach letter, they remain on the public housing wait list. If a candidate does respond to the letter, household eligibility is determined in order to ensure that the household has a least one school-aged child under the age of 13 along with other requirements. If the household is deemed eligible by CHA, they are then referred to participate in a HCV screening and briefing/orientation prior to voucher issuance. Only participants who lease a unit are removed from the public housing wait list. If at any time during the outreach, eligibility and selection process a candidate is deemed ineligible, the household maintains their position on the wait list.

All HCV program rules apply. However, since the Mobility Counseling Demonstration Program targets CHA Opportunity Areas, exception payment standards are allowable. Furthermore, participants receive a 150-day search time from the time the voucher is issued, rather than requiring participants to request extensions. If a participant is not able to find a unit within the allotted time, they are returned to the public housing wait list.

Since the target population for the Mobility Counseling Demonstration Program comes from the public housing wait list, where applicants assume that they will participate in CHA's work requirement activity, CHA is proposing to carry the work requirement over to this population in order to test how a work requirement might work in the HCV program. CHA will utilize the same work requirement policies in effect for public housing, including Safe Harbor. Specifically, the Public Housing Work Requirement (2009-02) requires that applicable adult members of public housing households be engaged in employment or employment related activities for at least 20 hours per week, unless the resident is eligible for an exemption or granted Safe Harbor. Further, in the FY2011 ACOP, CHA changed the age range of the work requirement to apply to adult members of public housing households age 18 to age 54, or age 17 and not attending school full-time.

CHA intends to begin implementation of the Mobility Counseling Demonstration Program in FY2015, prior to HUD approval of the work requirement component. Upon HUD approval, all new participants who consent to the program will be subject to CHA's existing work requirement, Public Housing Work Requirement (2009-02). Details of the full work requirement activity can be found in the Work Requirement activity.

- Implementation Year: FY2016
- Statutory Objective: MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- 2017 Outcome: CHA did not enroll the anticipated number of participants in 2017. This was due to potential participants not responding to the invitation and by year's end, exhausting the pool of candidates as designed in the demonstration for outreach. For those who are participating, all are living in Opportunity or general areas and are receiving services. CHA implemented the work requirement and those who are required to comply are doing so.
- Hardship Policy: Participants unable to meet CHA's work requirement, who are not exempt, can apply for Safe Harbor which provides relief in 90-day increments while engaging in activities to become compliant.
- Standard Metrics:

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	2017 Outcome	Benchmark achieved?
SS-1: Increase in Household Income*	Average earned income of households affected by this policy in dollars (increase).	In FY2014, the average income from wages for public housing households with a "work-able" adult subject to the work requirement was \$12,085 (5,051 households).	The average income from wages for households with program participants will be consistent with CHA's average for public housing households subject to the work	The average income from wages among participants was \$13,613 (85 participants).	CHA exceeded the benchmark.

			requirement in FY2017.		
SS-3: Increase in Positive Outcomes in Employment Status*	Other category: Having earned income	In FY2014, 2,464 (59%) of 4,154 “work-able” public housing heads of household subject to the work requirement had income from wages.	The percent of program participant heads of household with income from wages will be consistent with CHA’s average for public housing households subject to the work requirement in FY2017.	In FY2017, 61 participants had income from wages.	CHA achieved the benchmark.
		In FY2014, 59% of “work-able” public housing heads of household subject to the work requirement had income from wages.		71% (61 of 85) participants had income from wages.	CHA exceeded the benchmark.
SS-4: Households Removed from TANF	Number of households receiving TANF assistance (decrease).	Zero program participants were removed from TANF prior to implementation of the demonstration program	Five households will be removed from TANF in FY2017.	Zero households were removed from TANF.	CHA did not meet the benchmark.
SS-5: Households Assisted by Services that Increase Self Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	Zero program participants received services prior to implementation of the demonstration program.	125 households participating in the program will receive services.	88 participants (100%) received services in 2017.	CHA met the benchmark
SS-6: Reducing Per Unit Subsidy Costs for Participating Households	Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	In FY2014, the average subsidy per HCV household was \$9,570 based on 39,319 vouchers.	The average subsidy per HCV household is projected to be \$9,756 (based on 45,977 HAP vouchers) in FY2106.	The average subsidy per household was \$9,727 (based on 45,879 eligible households).	CHA met the benchmark.
SS-7: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	Zero dollar increase in agency rental revenue prior to implementation of the demonstration program.	The total contribution of participation households will be consistent with CHA’s average in FY2017.	Contributions from participants in this activity averaged \$4,308 for 2017.	CHA met the benchmark.

SS-8: Households Transitioned to Self-Sufficiency**	Number of households transitioned to self-sufficiency (increase).	In FY2014, 47% of public housing households subject to the work requirement (2,357 of 5,051) had all adults in compliance.	The number of program participant households subject to the work requirement with all adults in compliance will be consistent with CHA's average for public housing households subject to the work requirement in FY2017.	45 households were subject to the work requirement. 82% (37/45) were in compliance.	CHA exceeded the benchmark.
HC-5: Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Zero program participants received services prior to implementation of the demonstration program.	125 households will be housed in FY2017.	A total of 88 households enrolled in this activity were housed.	CHA did not meet the benchmark.

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

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

*** Enrollment total differs from income metric household counts due to participants porting out prior to the end of 2016.

- **Data Collection:** CHA tracks work requirement compliance at the time of re-examination. CHA tracks the changes in compliance status each year compared to the previous year. In addition, CHA tracks income and employment outcomes for work-able public housing heads of household as well as contribution toward rent, average subsidy, engagement in services and average time for applicants on the wait list.
- **Authorization:** Attachment C, Section D(3)(b) of CHA's Amended and Restated MTW Agreement which gives CHA authority to implement resident eligibility policies in the HCV program that differ from standard program requirements and regulations. Attachment C, Section D(2)(a) of CHA's Amended and Restated MTW Agreement which gives CHA authorization for the security deposit. Attachment D, Section 21 of CHA's Amended and restated MTW Agreement which gives CHA authorization for the work requirement.

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

- **Data Collection:** CHA tracks EID participation at the time of re-examination. CHA will track income and employment outcomes for work-able heads of household in RAD PBV sites.
- **Authorization:** Attachment C, Section D(2)(a) of CHA's Amended and Restated MTW Agreement which allows CHA to adopt policies to calculate the tenant portion of the rent that differ from current HCV program requirements.

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

- **Description and Impact:** CHA proposes to reinstate this activity, which was previously closed out in FY2014. CHA acknowledges that it drastically improves program efficiency and limits the burden on program participants by decreasing the amount of documentation needed. Upon implementation, the calculation of assets will only be done at intake and is no longer necessary at re-examination. CHA wants to reduce administrative burden on staff by decreasing the amount of time spent on these calculations and achieve greater cost savings. Currently, asset calculations have minimal impact on overall rent calculation and tenant portion. The impact of this activity is a reduction in staff resources and costs associated with verifying assets after initial admission.

As of June 2016, approximately 29% of HCV households reported assets. Of these 10,380 households, only 1.4% (641) received income from assets that exceeded the threshold amount to impact their tenant portion. Of those, 73.6% (472) received less than \$100 annually from these assets. Since income from assets is small, eliminating asset calculations after initial eligibility will have a minimal impact on rent calculation for these households. CHA estimates that calculating assets takes roughly 20 minutes (.34 hours) during an examination for a cost of approximately \$15 per examination. In FY2015, CHA calculated assets 12,119 times and spent approximately 4,120 hours (.34 x 12,119) and \$181,785 (\$15 x 12,119). Overall, the elimination of assets after initial eligibility has minimal impact on households. In addition, CHA will reduce administrative costs by eliminating the asset calculation after the initial eligibility and participants will get the benefit of having income from assets omitted in future rent calculations.

- **Implementation Year:** CHA implemented this activity in February 2017.
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **Hardship Policy:** If a participant loses income from assets in between an initial examination and a re-examination, the participant may request an interim re-examination to adjust their rent calculation.
- **2017 Outcome:** In FY2017, CHA spent 1,371 hours and \$60,495 calculating assets, a significant decrease from the amount prior to the implementation of this activity.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	2017 Outcome	Benchmark achieved?
CE-1 Agency Cost Savings	Total cost of task (in dollars)	In FY2015, asset calculations for all examination types for HCV cost \$181,785 (\$15 x 12,119)	Once this policy is implemented in FY2017, CHA will track cost savings for this activity.	In FY2017, asset calculations for all re-examination types cost \$60,495 (4,033 x 15).	CHA met the benchmark.
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease)	In FY2015, CHA spent 4,120 staff hours on asset calculations for all examination types for HCV (.34 hours x 12,119 asset calculations)	Once this policy is implemented in FY2017, CHA will track staff time savings for this activity.	In FY2017, CHA spent 1,371 staff hours on asset calculations for all examination types (.34 hours x 4,033).	CHA met the benchmark.

- **Data Collection:** CHA will track staff time and cost savings for elimination of assets in income calculations after eligibility.
- **Authorization:** Attachment C, Section D (1)(c) and Attachment C, Section D, (3)(b) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of 24 C.F.R. 982.516 and 24 C.F.R. 982.518.

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

- **Description and Impact:** CHA is proposing to provide a one-time incentive payment in the amount of the contract rent to landlords in any instance where an HCV participant is entering into a new lease for a unit located in an Opportunity Area. The tight rental market in Chicago, especially in CHA Opportunity Areas, coupled with the additional processing time to lease-up an HCV tenant compared to a market rate tenant, may provide a disincentive for Opportunity Area landlords to participate in the HCV program. CHA believes this payment could incentivize more landlords in CHA Opportunity Areas to participate in the HCV program.

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

A potential impact of this activity is increased costs to CHA for such payments. On average, per unit rental price in an Opportunity Area is approximately \$1,300 per month. CHA had 584 participants move into units in Opportunity Areas in 2015, so if the activity had been implemented during that year, it would have cost the CHA roughly \$760,000. If this incentive is successful, the associated costs would increase. However, CHA initially proposes placing a cap at 750 of such payments to be made during FY2017. The maximum total amount of these payments, therefore, assuming the average \$1,300 monthly rental amount, would be approximately \$975,000. CHA will continue to monitor this activity and adjust the cap in coming years if necessary.

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

CHA proposes that these incentive payments are funded using HCV HAP funds, rather than HCV administrative funds.

- **Implementation Year:** proposed FY2017
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low-income families.
- **2017 Outcome:** This activity was implemented in June 2017, however for administrative purposes, an owner would only be eligible for a Landlord Incentive Payment (LIP) if the RTA was submitted on or after 6/1/17. Due to the relatively long lease-up process, CHA did not begin issuing payments until August 2017. Because of this CHA anticipates a significant increase in the number issued in subsequent years. CHA issued 321 LIPs for new moves with a 2017 effective date.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	2017 Outcome	Benchmark achieved?
HC-5: Increase in Resident Mobility	Number of households able to move to a neighborhood of opportunity as a result of the activity	In FY2015, CHA had a total of 586 households move into Opportunity Areas.	In FY2017, CHA anticipates that 650 households will move into Opportunity Areas and whose landlords will receive an incentive payment.	321 households moved into an Opportunity Area and whose landlords received an incentive payment.	CHA did not meet the benchmark. This activity was implemented in June 2017, however for administrative purposes, an owner would only be eligible for a LIP if the RTA

					was submitted on or after 6/1/17. Due to the relatively long lease-up process, CHA did not begin issuing payments until August 2017
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- **Data Collection:** CHA will track number of participants who move into an Opportunity Area whose landlords receive an incentive payment simultaneous with their first HAP payment.
- **Authorization:** Amendment No. 6 to CHA's Amended and Restated MTW Agreement.

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

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

- **Description and Impact:** CHA is authorized to increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building. CHA uses this flexibility to create innovative funding structures for PBV developments and enhance its Property Rental Assistance Program. The impact of making PBVs available in excess of the 25% limit is that more developers are enticed to preserve or create affordable housing, increasing the availability of quality housing options throughout Chicago's communities for low-income individuals and families.
- **Implementation Year:** FY2008
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low-income families.
- **2017 Outcome:** 140 new and preserved PBV units were made available to families by providing PBVs in excess of 25% in family properties.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	2017 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0 additional PBV units were made available by exceeding 25% in family PBV properties prior to FY2008.	0 additional PBV units will be made available by exceeding 25% in family PBV properties.	39 new PBV units were made available by exceeding 25% in family PBV properties.	CHA exceeded the benchmark.
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	0 housing units for low-income households were preserved by exceeding 25% in family PBV properties prior to FY2008.	0 housing units for low-income households will be preserved by exceeding 25% in family PBV properties in FY2017.	141 PBV units were preserved by exceeding 25% percent in family PBV properties.	CHA exceeded the benchmark.

- **Data Collection:** CHA tracks the number of additional PBV units in family properties made available through the flexibility to exceed the 25% limit.
- **Authorization:** Attachment D, Paragraph 6 of CHA's Amended and Restated MTW Agreement which waives Section 8(o)(13)(D)(i) of the 1937 Act and 24 CFR 983.56. This waiver provides CHA with the ability to supply more affordable housing units in family PBV buildings.

PBV Contract Commitments with 16-30 Year Initial Terms (2011-05)

- **Description and Impact:** To facilitate the expansion of affordable housing opportunities through the use of project-based vouchers, CHA enters into new PRA Program project-based voucher HAP contracts for an initial term between one and 30 years. CHA utilizes MTW authority to enter into contracts that have an initial term of 16-30 years. CHA's relevant contracts include a clause stating that the duration period is pursuant to CHA's MTW authorizations. The impact of this activity is that it will assist developers to obtain better financial terms and help to ensure the long-term availability of quality affordable housing. Through this activity, contracts with an initial term of 16-30 years do not have the 15-year extension option.
- **Implementation Year:** FY2011
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low income families.
- **2017 Outcome:** 267 new and preserved PBV units were made available with 16-30 year contracts.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	2017 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0 PBV units made available with 16-30 year contracts prior to implementation.	0 PBV units made available with 16-30 year contracts.	51 PBV units were made available with 16-30 year contracts.	CHA exceeded the benchmark.
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	0 PBV units preserved with 16-30 year contracts prior to implementation.	0 PBV units preserved with 16-30 year contracts.	216 PBV units were preserved with 16-30 year contracts.	CHA exceeded the benchmark.

- **Data Collection:** CHA tracks the number of additional PBV units that are made available through executed HAP contracts with initial terms of 16 to 30 years.
- **Authorization:** Attachment C, Section D (2)(b) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(7) and 8(o)(13) of the 1937 Housing Act and 24 C.F.R. 983 Subpart E.

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

- **Description and Impact:** For the PRA Program, CHA reduces the number of inspections required prior to lease-up of project-based voucher developments that are new construction or substantial rehabilitation. In cases involving such properties, CHA considers Certificates of Occupancy issued by the City of Chicago as evidence of the property's compliance with Housing Quality Standards. CHA will not perform initial inspections on such units prior to entering into the PRA Housing Assistance Payment (HAP) contracts. The impact of this activity is to reduce costs by reducing the number of inspections conducted by staff, as well as the associated tenant inconvenience in developments that have additional governmental funding such as tax credits and state-financed loans.
- **Implementation Year:** FY2011
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **2017 Outcome:** CHA used the Certificate of Occupancy for compliance with Housing Quality Standards for 39 units, saving the organization \$1,284.05 and 35.88 hours of staff time.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline [^]	FY2017 Benchmark	2017 Outcome	Benchmark Achieved?
CE-1: Agency Cost Savings	Total cost of task in dollars (decrease).	In FY2011, CHA spent \$5,054 for initial PRA inspections (351 units x \$14.40 per year).	In FY2017, CHA will spend \$4,844 on initial PRA inspections (147 units x \$32.95 per year).	In FY2017, CHA spent \$395.28 on initial PRA inspections (12 units x 32.95)	CHA exceeded the benchmark.
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	In FY2011, 176 hours of staff time were dedicated to initial PRA inspections for new construction and substantial rehab units (351 units x .50 hours).	In FY2017, 135 hours of staff time will be dedicated to initial PRA inspections for new construction and substantial rehab units 147 units x .92 hours).	In FY2017, 11.04 hours of staff time were dedicated to initial PRA inspections for new construction and substantial rehab units (12 units x .92 hours).	CHA exceeded the benchmark.

[^]Since the baseline was established, CHA has updated the cost of conducting initial PRA inspections to \$32.95 from \$14.40, and has also updated the estimated inspection time to .92 hours

- **Data Collection:** CHA estimates the cost of conducting initial PRA inspections per unit is \$32.95. CHA tracks the decrease in costs and staff time associated with accepting Certificates of Occupancy issued by the City of Chicago for initial inspections. CHA currently estimates it takes .92 hours to conduct an inspection.
- **Authorization:** Attachment C, Section D(7)(d)(ii) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(8) of the 1937 Housing Act and 24 C.F.R. 982 Subpart I.

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

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

CHA is authorized to make payments for a period not to exceed 90 days from the execution of the HAP contract. These vacancy payments are equal to 50% of the contract rent for the initial 60 days of the vacancy. CHA may determine that there is a reasonable opportunity to refer an applicant from its waiting list and may elect to pay an additional vacancy payment of 100% of the contract rent for the additional 30 days. Under no circumstances will the

vacancy payments exceed the 90-day period. Payments are contingent on the owner demonstrating compliance with program rules, including taking all feasible actions to fill the vacancies and not rejecting eligible applicants except for good cause acceptable to CHA. Further, CHA does not compensate landlords for units that receive funding from another source.

- Implementation Year: FY2012
- Statutory Objective: MTW Statutory Objective I: Increase housing choices for low-income families.
- 2017 Outcome: CHA did not make vacancy payments during initial leasing for any new developments.
- Standard Metrics:

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	2017 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0 PBV units made available through vacancy payments during initial leasing prior to the implementation of the activity.	47 PBV units will be made available through vacancy payments during initial.	0 PBV units were made available through vacancy payments during initial leasing.	CHA did not meet the benchmark. No units were eligible for vacancy payments during initial leasing in FY2017.

- Data Collection: CHA tracks the number of PRA developments and number of units that are made available through vacancy payments during initial leasing as well as the associated costs.
- Authorization: Amendment No. 6 to CHA's Amended and Restated MTW Agreement which authorizes implementation of approved local, non-traditional activities using MTW funds.

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

- Description and Impact: CHA is participating in the Rental Assistance Demonstration (RAD) program and is working to transition more than 10,000 public housing units to Project-Based Vouchers (PBV) through RAD. HUD regulations state that the Earned Income Disregard (EID) policy is only available to residents with disabilities for the HCV program. For public housing sites transitioning to PBV under the RAD program, including RAD PBV transfer of assistance, CHA is proposing to retain the EID policy for residents in RAD PBV units, which will allow any eligible resident, including non-disabled persons, to have the opportunity to utilize EID. As of February 2016, 17 households in sites transitioning to RAD PBV had an EID exclusion. CHA requested this authorization to prevent undue hardship on current and future working heads of household and families in sites that transition to RAD.
- Implementation Year: FY2017
- Statutory Objective: MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- Status Update: Due to the composition of the properties converting to RAD during FY2017, the number of eligible persons was lower than anticipated. The shift is primarily due to a larger number of senior properties converting to RAD PBV, decreasing the likelihood of eligible "work-able" persons. However, the average income and percentages for the given population are relatively stable, as anticipated by the FY2017 benchmark.
- Standard Metrics:

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	FY2017 Outcome	Benchmark Achieved?
SS-1: Increase in Household Income*	Average earned income of households affected by this policy in dollars (increase).	In FY2015, the average income from wages for households in RAD PBV sites with a "work-able" adult was \$14,091 (405 households).	In FY2017, the number of and average income from wages for households in RAD PBV sites is expected to remain stable at approximately \$15,000 (assuming a small adjustment for inflation).	In FY2017, the average income from wages among RAD PBV households was \$15,861 based on 137 "work-able" adults.	CHA met the benchmark.
SS-3: Increase in Positive Outcomes in Employment Status*	Other category: Having earned income	154 "work-able" heads of household in RAD PBV sites had income from wages in FY2015. 66% of "work-able" heads of household in RAD PBV sites had income from wages in FY2015.	In FY2017, the number of "work-able heads of households in RAD PBV sites, as well as the percentage of said households with income from wages is expected to remain stable at approximately 155 and 66%, respectively.	In FY2017, the number of "work-able" heads of households in RAD PBV sites with income from wages is 23, representing 57% of the total number of "work-able" heads of households.	CHA did not meet the benchmark. The number of eligible households declined due to the composition of the actual properties completing RAD PBV conversions.
*For SS-1 and SS-3 tracking, CHA defines "work-able residents" as those age 18 to 54 who are not receiving SSI, SSDI or a pension. CHA defines "employed" based on whether income from wages is recorded in Yardi, CHA's system of record.					

- **Data Collection:** CHA tracks EID participation at the time of re-examination. CHA will track income and employment outcomes for work-able heads of household in RAD PBV sites.
- **Authorization:** Attachment C, Section D(2)(a) of CHA's Amended and Restated MTW Agreement which allows CHA to adopt policies to calculate the tenant portion of the rent that differ from current Housing Choice Voucher (HCV) program requirements.

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

- **Description and Impact:** As a participant in the RAD program, CHA is evaluating administrative processes to better streamline the agency's role as Contract Administrator for the program. One primary responsibility of the Contract Administrator is to conduct inspections to ensure RAD PBV units and buildings meet HUD standards. For RAD and the HCV Program, HUD requires Housing Quality Standard (HQS) inspections. CHA is requesting authorization to continue utilizing public housing Uniform Physical Condition Standards (UPCS) for inspections in CHA public housing properties/units transitioning to PBV properties under the RAD program, including RAD PBV transfer of assistance sites. CHA is proposing to retain the UPCS inspection criterion because it is considered a more stringent set of standards for inspections when compared to HQS, therefore ensuring a better housing product. In addition, CHA anticipates this activity will be cost effective.
- **Implementation Year:** FY2017
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **2017 Outcome:** Approximate costs for UPCS inspections were actually lower than anticipated in FY2017 by approximately \$23,000.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	FY2017 Outcome	Benchmark Achieved?
CE-1: Agency Cost Savings	Total cost of task in dollars (decrease).	In FY2015, CHA spent \$113,067 on	In FY2017, CHA anticipates spending approximately	CHA spent approximately \$90,000 on inspections in	CHA exceeded the benchmark.

		inspections in sites transitioning to RAD PBV.	\$113,000 on inspections in sites transitioning to RAD PBV.	sites transitioning to RAD PBV.	
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- **Data Collection:** CHA will track the cost of inspections for RAD PBV sites.
- **Authorization:** Attachment C, Sections D(5) and D(7)(d) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(8) of the 1937 Housing Act and 24 C.F.R. 982 Subpart I.

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

- **Description and Impact:** In an effort to retain consistent housing quality and services across the PBV RAD portfolio of RAD properties, CHA is requesting authorization to exceed the Fair Market Rent (FMR) cap of 110% for RAD PBV properties (under current standard Project-Based Voucher rules), as needed to retain the subsidy level CHA currently receives for properties. FMR is one of three criteria used to set initial contract rents under the RAD program – the other two criteria are current subsidy levels and reasonable (market) rents; the lower of the three applies.

CHA has conducted an initial contract rent analysis using the aforementioned criteria. Of the 33 senior properties analyzed, nine were negatively impacted by the 110% of FMR cap imposed by current PBV rules. CHA is proposing that a cap up to 120% of FMR is necessary for certain properties to retain current subsidy levels. CHA has made a commitment to, at minimum, retain existing services and property maintenance at the level residents experience today. The increase of the cap from 110% to 120% of FMR would better safeguard the impacted CHA communities against a reduction in funds that could impact operations, service levels, and appropriate capital investments. As RAD was designed by HUD to be a budget-neutral program to preserve subsidized housing, the requested flexibility would allow CHA to retain current subsidy levels and maintain current standards for operating RAD PBV sites. Further, the requested increase to up to 120% of FMR is consistent with the rent cap for RAD Project-Based Rental Assistance (PBRA) properties.

- **Implementation Year:** FY2017
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low-income families.
- **2017 Outcome:** Estimated FY2017 Contract Rents were sustained based on the 2017 FMRs. As a result, CHA was able to continue with 2017 RAD PBV conversions with the full list of awarded properties identified. **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	FY2017 Outcome	Benchmark Achieved?
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	In FY2015, 2,242 dwelling units were available in nine properties transitioning to RAD PBV that may require an increased FMR threshold to maintain current standards for property operations.	In FY2017, 2,242 dwelling units across the nine impacted properties transitioning to RAD PBV will remain within the RAD portfolio, as the contract rent is expected to be sufficient to maintain comparable property operations standards as of FY2015.	In FY2017, due to the increase in FMR, the nine impacted properties (2,242 units) remained in the RAD PBV portfolio, as the contract rent was sufficient to maintain comparable property operations standards.	CHA met the benchmark.

- **Data Collection:** CHA will track the number of available dwelling units in applicable RAD PBV sites.

- **Authorization:** Attachment C, Section D(2)(a) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(1-3), 8(o)(10), and 8(o)(13(H-I) of the 1937 Act and 24 C.F.R. 982.508, 982.503, and 982.518.

Not Yet Implemented Activities

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

- **Description and Impact:** As part of the HCV Owner Excellence Program, and for units with a UEP (now IEP) designation only, CHA is authorized to approve tenancy for a unit that passed inspection within the previous 90 calendar days without conducting a new inspection for each Request for Tenancy Approval [RTA] received. The purpose of this activity is to provide incentives to retain high quality owners and units, to continue to provide viable housing options for HCV participants.
- **Implementation Year:** FY2012 (approved FY2011)
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low income families; MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **Status Update:** In response to a low number of units qualifying for this benefit, it was placed on hold as of June 2015. After re-evaluating, CHA reinstated the activity in the FY2017, however, as of January 2018, it has not been implemented.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	2017 Benchmark	2017 Outcome	Benchmark Achieved?
HC-5 Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	In FY2015, 0 households leased IEP units where a passed annual or initial inspection was transferred (passed inspection within 90 days of RTA receipt).	In FY2017, CHA anticipates 15 units will benefit from passed initial and annual inspections within 90 days of RTA receipt.	N/A	N/A
CE-1: Agency Cost Savings	Total cost of task (in dollars).	In FY2015, CHA spent \$89,568 on regular (annual) and initial inspections for IEP units (933 IEP inspections x \$96 per inspection).	In FY2017, CHA anticipates cost savings of \$1,440 from passed annual or initial inspections.	N/A	N/A
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	In FY2015, CHA would have spent 858 staff hours on initial inspections for IEP units (933 IEP inspections x .92 hours per inspection).	In FY2017, CHA anticipates time savings of 13.8 staff hours from passed annual or initial inspections.	N/A	N/A

- **Data Collection:** CHA tracks the number of units where a passed annual or initial inspection result has been transferred from one voucher holder to another. CHA estimates the cost of an initial/annual inspection is \$96 and takes .92 staff hours (55 minutes).

- Authorization: Attachment C, Section D (5) of the MTW Agreement which waives certain provisions of Section 8(o) (8) of the 1937 Act and 24 CFR 982 Subpart I.

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

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

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

The remaining 50 families will also be selected from the HCV wait list, with an AMI between 51% - 80% for participation (Group 2). As a condition of receiving the voucher, these 50 families will be required to participate in case management services from CHA FamilyWorks providers. Services will be aimed at increasing self-sufficiency so that families can successfully transition off the subsidy. These services include, but are not limited to, workforce development training and placement, education, financial literacy, and mental health case management resources. Group 2 will be subject to CHA's work requirement. CHA will utilize the same work requirement policies in effect for public housing, including Safe Harbor. CHA's work requirement applies to adult members age 18 to 54, or age 17 and not attending school full time. Applicable adult members are required to be engaged in employment or employment related activities for, at least, 20 hours per week, unless the resident is eligible for an exemption or granted Safe Harbor. Noncompliance with the work requirement will be reviewed by the HCV department and the participant's FamilyWorks provider, and may result in a capped HAP payment. The participant will not be required to give up the subsidy.

The 100 families (Group 1 and 2) will be allowed to access a voucher through a priority preference as demonstration program participants, thereby accessing a voucher quicker than if the wait list applicants were not selected for the demonstration program. While the final details will be determined in coordination with the HCV Participant Council, this will be achieved by sending out a letter notifying wait list participants about the demonstration program and an invitation to apply should they fit into the requirement of either group 1 or 2. The letters will be sent to the lower 50% of the wait list to create an additional incentive for participation, but may be sent in application order pending agreement with the Participant Council. Letters that are sent will detail the demonstration program and wait list holders will be invited to submit interest via telephone or email. There will be no adverse impact to wait list holders who are non-responsive. Interest in the demonstration program will be taken in response order for each of the two groups (prospective participants would be required to supply income information) and placed on a Demonstration Wait list, with sub lists for Groups 1 and 2. It is anticipated

that CHA will over recruit. Wait list holders who ultimately are not selected for enrollment will return to the HCV wait list in their previous order. CHA will require that all Participants in the program meet all of the regular HCV admissions requirements. Those not meeting the HCV Admission criteria will be removed from the demonstration and HCV wait lists. To the extent possible, each group will receive orientation and briefings with their respective group all at once and go through the demonstration as two cohorts. Demonstration participants would be subject to portability restrictions and will be required to remain in Chicago. Participants may however, dual enroll in CHA's Mobility Counseling Program should they choose to move to an Opportunity Area. Participants will also be allowed to enroll in CHA's Choose to Own program and purchase a home within the ten-year time period. Doing so would be treated as a positive exit from the program. Participants in Group 2 would be allowed to enroll in CHA's FSS program, although unlikely.

In order to evaluate the impacts of this demonstration program, CHA will issue a Request for Proposals to conduct research to determine the outcomes of the ten-year time limit.

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

- Implementation Year: FY2018
- Statutory Objective: MTW Statutory Objective I: Increase housing choices for low-income families. MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- Hardship Policy: A participant may request that their case be reviewed by a Hardship Panel if they have extenuating circumstances supporting a continuation of housing assistance beyond the eight-year period for an additional two years, for a total of ten years. The three-person Hardship Panel is comprised of (1) A Representative from the HCV Participant Council (2) A Representative from the HCV Program (3) A non-CHA Representative, either the assigned FamilyWorks Provider or FSS Provider. Requests to have cases reviewed by the Hardship Panel must be made at least six months prior to the end of participation in the demonstration program during the eight year. All recommendations made by the Hardship Panel will be forwarded to the HCV Administrator for review. Extenuating circumstances that may be considered include:
 - Health and/or medical issues
 - Employment/unemployment/or under-employment issues
 - Past performance of participant and adherence to Demonstration program requirements
 - Previous participation in CHA sponsored or referred services and/or programs
 - Other extenuating circumstances.

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

- 2017 Outcome: After careful analysis, CHA has decided to place this activity on hold. This is included in CHA's proposed FY2018 MTW Annual Plan.

- Standard Metrics:

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	FY2017 Outcome	Benchmark Achieved?
SS-1: Increase in Household Income*	Average earned income of households affected by this policy in dollars (increase).	50 households in Group 1 will not have income at baseline. 50 households in Group 2 will have earned income at baseline.	In FY2017, 0 households in Group 1 will have an income increase. In FY2017, 0 households in Group 2 will have an income increase.	N/A	N/A
SS-3: Increase in Positive Outcomes in Employment Status*	Other category: Having earned income	0% of households in Group 1 will have earned income	In FY2017, 0% of households in Group 1 will have earned income In FY2017, 0% of households in Group 2 will have earned income.	N/A	N/A
		100% of households in Group 2 will have earned income.		N/A	N/A
SS-4 Households Removed from Temporary Assistance for Needy Families (TANF)	Number of households receiving TANF assistance (decrease)	At program start, XX HCV participants who are work-able received TANF	The number of residents who transition off of TANF will remain consistent with the general CHA population	N/A	N/A
SS-5: Households Assisted by Services that Increase Self Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	0% of households will not have received services prior to program implementation.	In FY2017, 0% of households will receive services.	N/A	N/A
SS-6: Reducing Per Unit Subsidy Costs for Participating Households	Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	The average subsidy per HCV household was \$9,756 per HCV household (based on 45,977 HAP vouchers) in FY2016.	The average subsidy per HCV household is projected to be \$9,816 (based on 48,840 HAP vouchers) in FY2017.	N/A	N/A
SS-7: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	At program entry rental revenue will be comparable to general HCV population	The average subsidy for participants in the program will be projected to be greater than the general HCV population	N/A	N/A
SS-8: Households Transitioned to Self-Sufficiency**	Number of households transitioned to self-sufficiency (increase).	0% of participants will be transitioned to self sufficiency	In FY2017, 0% of participants will be transitioned to self-sufficiency.	N/A	N/A

HC-1: Increasing housing choice	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0 participants at baseline	In FY2017, 0 participants will obtain new housing.	N/A	N/A
HC-3: Decrease in Wait List Time	Average applicant time on wait list in months (decrease).	In FY2017, the average applicant wait list time was approximately 96 months (8 years).	In FY2017, 0% of applicants will decrease their wait list time.	N/A	N/A

- **Data Collection:** CHA will track the self-sufficiency activities for Housing Choice Voucher Participants and the average wait list time prior to implementation of the activity.
- **Authorization:** Attachment C, Section D(1)(b), Section D(2)(a) and (d).

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

- **Description and Impact:** When CHA last opened its wait list in 2014, more than 250,000 households applied to take part in a lottery of which only 90,000 were selected for placement on the wait lists. There is assumed to be more than 650,000 households that were potentially eligible for assistance in the city of Chicago. While CHA has put forth some MTW initiatives and demonstration programs, we are interested in a more streamlined approach to offer assistance through partnerships with two City partners who more directly work with vulnerable populations in need of housing assistance including short and longer term subsidy.

CHA proposes to implement program based assistance, using its single fund flexibility, to help families access and remain stably housed. This program will include two parts: 1) shorter term homeless prevention assistance or short-term assistance through rapid rehousing through the Department of Family & Support Services; and 2) longer term rental assistance by creating up to 60 additional units of subsidy through the low income trust fund program of the Chicago Department of Community Development. In all cases, social services will be linked to the housing assistance to ensure that families achieve stability. Examples of target populations would include families who experience homelessness or who are at risk of becoming homeless, transitional aged youth, survivors of domestic violence, homeless veterans and other vulnerable populations that are a priority of Chicago.

Funds would be used for bridge rental assistance, rent arrearages with a current landlord, move-in fees and deposits, and creation of up to 60 additional units of affordable housing through the Chicago Low Income Housing Trust Fund. CHA anticipates allocating no more than \$800,000 for bridge assistance, arrearage and deposits and unit subsidies for 60 units.

CHA proposes that participation should be as low barrier as possible in order to serve vulnerable households. Participants must include at least one person who is a U.S. citizen, national, or non-citizen with eligible immigration status, and cannot be subject to a lifetime ban for assistance due to registration as a sex offender, have been convicted of production/manufacture of methamphetamine on premises of federally assisted housing, or owe money to the CHA. All participants' annual gross income cannot exceed 80% of AMI.

- **Implementation Year:** FY2018

- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low-income families using Single Fund Budget with Full Flexibility.
- **2017 Outcome:** The implementation year for this activity will be 2018 and it will be done in coordination with the City of Chicago.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2017 Benchmark	FY2017 Outcome	Benchmark Achieved?
CE-4: Increase in Resources Leveraged	Amount of funds leveraged in dollars (increase)	Funds leveraged as part of City's homelessness plan equals zero	CHA will add an additional \$X to services and units available to address homelessness.	N/A	N/A
SS-5: Households Assisted by Services that Increase Self Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	Zero program participants received services prior to implementation of the program.	50 participants will receive services through CHA funding assistance for city programs in FY2017.	N/A	N/A
SS-8: Households Transitioned to Self Sufficiency	Number of households transitioned to self-sufficiency (Increase)	Zero program participants transitioned to self-sufficiency	50 participants will receive security deposits or homelessness prevention services in the first year of implementation	N/A	N/A
HC-1: Increasing housing choice	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Zero units were available made available through CHA funding assistance for city programs.	30 units of housing will be made available through CHA funding assistance for city programs in FY2017.	N/A	N/A
HC-7: Households Assisted by Services that Increase Housing Choice	Number of households receiving services aimed to increase housing choice (increase)	Zero households assisted in the Program Based Assistance program.	60 participants will receive social services that increased housing choice.	N/A	N/A

- **Data Collection:** CHA will track the metrics for the program through its partner agencies, including through Chicago's Homeless Management Information System (HMIS)
- **Authorization:** Amendment No. 6 to CHA's Amended and Restated MTW Agreement; Attachment C.

FY2017 Implemented MTW Activities				
Housing and Development				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2000-01	Revitalization of 25,000 Units	CHA continues to make progress toward the goal of 25,000 housing units and providing additional housing opportunities for residents.	Increase Housing Options	Attachment D, Paragraph 1 and MTW Agreement, Amendment 3

2010-01	Alternative Reasonable Cost Formula for Redevelopment and Rehabilitation	HUD approved the reasonable cost formula for redevelopment in FY2010. CHA utilizes the reasonable cost formula for both redevelopment and rehabilitation projects.	Increase Housing Options	Attachment C, Section C(16)
2015-01	Expedited Public Housing Unit Acquisition	CHA is authorized to use MTW flexibility to support CHA's Real Estate Acquisition Program and to expedite the acquisition of units and/or buildings as public housing units in CHA- designated Opportunity Areas as well as Gautreaux-designated General and Revitalizing Areas.	Increase Housing Options	Attachment C, Section C(13); Attachment C, Section B2
Public Housing and HCV				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2009-01	\$75 Minimum Rent for Public Housing and HCV Programs	CHA increased the minimum rent from \$50 to \$75 in FY2009.	Reduce Costs and Cost Effectiveness	Attachment C, Section C(11) and Attachment C, Section D(2)
2011-01	Choose to Own Homeownership Program for Public Housing and HCV	CHA expanded the Choose to Own (CTO) Home Ownership Program beyond HCV participants to current CHA public housing residents.	Increase Housing Options Self- Sufficiency	Attachment C, Section B, Paragraph 1(b)(iii), and Attachment C, Section D, Paragraph 8 (a-b)
2014-01	Modified Family Self-Sufficiency Program for HCV and Public Housing Participants	The modified program encourages participants to remain engaged, obtain escrow, and achieve consistent employment so they are better prepared for economic self-sufficiency upon graduation	Self Sufficiency	Attachment C, Section E
2014-02	Triennial Re-examinations for Households with only Elderly/Disabled Participants and Fixed Income for HCV and Public Housing	CHA implemented a streamlined triennial re-examination schedule for public housing and HCV fixed income households consisting of only elderly and/or disabled participants.	Reduce Costs and Cost Effectiveness	Attachment C, Section C (4) and Attachment C, Section D (1)(c)
2014-04	CHA Re-Entry Pilot Program	CHA received HUD approval to implement a Re-entry Pilot Program for up to 50 eligible participants in CHA traditional public housing or CHA's HCV Program.	Increase Housing Options	Attachment C, Section B(4)
2006-01, 2014-03	Biennial Re-examinations for Public Housing and HCV	CHA plans to implement biennial re-examinations for public housing residents and will continue to implement biennial re-examinations for HCV program participants	Reduce Costs and Cost Effectiveness	Attachment C, Section D (1) (c), and Section C (4)
2016-02	Mobility Counseling Demonstration Program Work Requirement	CHA has implemented a work requirement for applicants who consent to participation in the Mobility Counseling Demonstration Program and move to either a CHA Opportunity or Gautreaux-designated General Area utilizing a tenant-based Housing Choice Voucher.	Self- Sufficiency	Attachment C, Section D(3)(b)

Public Housing				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2008-01	Office of the Ombudsman	The Office of Ombudsman provides designated staff to address the concerns of public housing residents living in mixed-income communities and serves as a liaison between residents and CHA leadership.	Self-Sufficiency	Attachment D, Paragraph 20
2009-02	Public Housing Work Requirement	CHA implemented a work requirement across CHA's public housing portfolio. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement.	Self-Sufficiency	Attachment D, Paragraph 21
HCV				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2010-02	Exception Payment Standards	CHA is authorized to apply exception payment standards that may be up to 150% of HUD's published Fair Market Rents (FMRs) for the city of Chicago in order to increase housing options in mobility areas throughout Chicago.	Increase Housing Options	Attachment C, Section D(2)
2011-03	HCV Vacancy Payments	As part of the HCV Owner Excellence Program, CHA may provide a modest vacancy payment to eligible owners participating in the Owner Excellence Program who re-lease a unit currently in the HCV program to another HCV participant.	Increase Housing Options	Attachment C, Section D(1)(d)
2017-01	Elimination of Assets in Income Calculation after Initial Eligibility for HCV Program	The calculation of assets will only be done at intake and is no longer necessary at re-examination.	Reduce Costs and Cost Effectiveness	Attachment C, Section D(1)(c) and Attachment C, Section D (3)(b)
2017-02	Incentive Payments for Landlords	CHA will provide a one-time incentive payment in the amount of the contract rent to landlords in any instance where an HCV participant is entering into a new lease for a unit located in a mobility area.	Increase Housing Options	Amendment 6
PBV				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2008-02	Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties	CHA may increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building.	Increase Housing Options	Attachment D, Paragraph 6
2011-05	PBV Contract Commitments with 16-30 Year Initial Terms	To facilitate the expansion of affordable housing opportunities through the use of PBVs, CHA uses MTW authority to enter into HAP contracts for initial terms between 16-30 years.	Increase Housing Options	Attachment C, Section D (1)(a)

2011-06	Acceptance of City Certificates of Occupancy for Initial PRA Inspections	CHA is authorized to accept the issuance of Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards for initial PRA inspections.	Reduce Costs and Cost Effectiveness	Attachment C, Section D(7)(d)
2011-08	Payments During Initial Occupancy/Leasing - New Construction and Substantially Rehabilitated Properties	CHA provides vacancy payments, as determined necessary on a project-by-project basis, during the initial operating lease-up period in order to provide an incentive for owner participation and to ensure the long-term viability of newly constructed and substantially rehabilitated properties.	Increase Housing Options	MTW Agreement, Amendment 6
2016-03	Expansion of Public Housing Earned Income Disallowance (EID) Policy to CHA PBV Programs within the RAD Program	CHA will retain the public housing EID policy for residents in properties transitioning to RAD PBV.	Self-Sufficiency	Attachment C, Section D(2)(a)
2016-04	Uniform Physical Condition Standards (UPCS) Inspection Standards for PBV Properties within the RAD Program	CHA will continue utilizing UPCS for inspections in properties transitioning to RAD PBV.	Reduce Costs and Cost Effectiveness	Attachment C, Section D(7)(d)
2016-06	Adjusting Fair Market Rent (FMR) Thresholds to Retain Existing Subsidy Levels for Converting to PBV Properties within the RAD Program	CHA may exceed the FMR cap of 110% for RAD PBV properties, as needed, to retain existing subsidy levels.	Increase Housing Options	Attachment C, Section D(2)(a)

FY2017 Not Yet Implemented MTW Activities

HCV

MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2011-02	Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval within 90 Days of Passed Date	CHA is authorized to approve tenancy for a unit that passed inspection within the previous 90 calendar days without conducting a new inspection for each Request for Tenancy Approval (RTA) received.	Increase Housing Options	Attachment C, Section D (5)
2017-03	Time Limit Demonstration Program for Housing Choice Voucher Participants	CHA is authorized to implement an eight-year time limit demonstration program for a total of 100 families.	Increase Housing Options Self-Sufficiency	Attachment C, Section D(1)(b), Section D(2)(a) and (d).

Local Programs				
2017-04	Funding for City of Chicago Housing Assistance Programs	CHA will implement program-based assistance using its single fund flexibility to help families access housing and remain stably housed.	Increase Housing Options	Amendment 6

Closed Out Activities

CHA did not close out any activities in FY2017.

Section Five

MTW SOURCES AND USES OF FUNDS



CHA

CHICAGO HOUSING
AUTHORITY™

Section V: MTW Sources and Uses of Funds

Section V-A: Sources and Uses of MTW Funds

Actual Sources and Uses of MTW Funds

CHA submitted FY2017 unaudited financial information by the due date of February 28, 2018. CHA's FY2017 audited information will be submitted by the due date of September 30, 2018.

Activities that Used Only MTW Single-Fund Flexibility

Current Support to Families in the Process of Being Relocated

CHA provides a variety of support options to families in the process of being relocated from buildings undergoing rehabilitation or redevelopment. In accordance with the Relocation Rights Contract, CHA provides relocation notices to families impacted by building closures or consolidation and makes move-related payments. Additionally, residents are offered pre-move counseling, HCV mobility counseling, post-move counseling, unit tours, assistance in accessing other necessary services and support for residents in managing their household and adjusting to new communities. CHA also provides packing materials and moving assistance to families who are relocating. In FY2017, there were 13 moves associated with relocation. In addition, 81 of the families awaiting their right of return engaged in services.

Support Services for Families

CHA currently offers public housing families living in CHA properties or temporarily utilizing a Housing Choice Voucher a variety of case management and workforce development services, as well as select services to other HCV residents. These services focus on four main goals, each with measurable outcomes, including permanent housing choices, lease compliance, and employment preparation, placement and retention. A summary of the services provided in FY2017 is below.

Increasing Economic Independence:

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

Projected FY2017 Outcomes:

- 30 families will purchase a home through the CHA Choose to Own homeownership program.
- 65% of participants in the Family Self-Sufficiency program will accumulate escrow.

FY2017 Outcomes:

- 33 families purchased a home through the Choose to Own homeownership program
- 45% of participants in the Family Self-Sufficiency program accumulated escrow

Increasing Earning Power:

Employment placements. Job readiness training to prepare residents for work; assistance finding a job; follow-up to foster, promote, and enhance job retention.

- **Transitional Jobs.** Time-limited, subsidized jobs with a training component to help residents transition to permanent employment.
- **Employment readiness and placement for youth.** Starting in elementary school, career exploration programming. For older youth, job readiness training and summer placements with ongoing support.
- **Section 3.** Assist residents with registration in the new Section 3 database in order to apply for posted positions with CHA contractors.

Projected FY2017 Outcomes:

- 2,000 residents will be connected to new or better jobs.
- At least 2,000 youth will be engaged in paid summer opportunities.

FY2017 Outcomes:

- 1,405 adults were connected to new or better jobs
- 81.2% of residents employed have been retained in a job for a year
- 64% of work-able residents were employed
- 2,669 youth were engaged in paid summer opportunities, earning about \$2.7 million

Developing Academic Achievement:

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

Projected FY2017 Outcomes:

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

FY2017 Outcomes:

- There were 550 enrollments at City Colleges of Chicago through CHA's Partners in Education program, with more than 7,500 enrolled in a post-secondary institution

- 235 CHA college bound youth and adults received a CHA scholarship
- 48 families enrolled in a pilot home visiting program for families with children 0-3 years old that combines early education and clinical services.

Increasing Stability and Quality of Life:

- **Recreational programming for youth.** Sports, wellness and arts programs for youth starting at age six, including through the Chicago Park District, as well as special events throughout the year.
- **Lease violation referrals.** Assistance for families referred by their property manager to help them address lease violation issues.
- **Right of Return outreach.** Outreach and assistance for 10/1/99 families who still need to satisfy their Right of Return under the Relocation Rights Contract.
- **Clinical mental health services.** Individual and group counseling for any resident who needs it.
- **Victim Assistance.** Referral to counseling services and, if appropriate, relocation for residents who have been victims of violent crimes or trauma and who need to move for safety reasons.
- **Health initiatives.** Opportunities with CHA partners to address specific health issues such as asthma and cardiovascular health. For seniors, exercise and dance classes, health seminars, frail and emergency well-being checks, and crisis intervention.
- **Social events for seniors.** On-site, regional and city-wide activities such as clubs, classes, field trips and music events.
- **Assessments and outreach for seniors.** Ongoing one-on-one contact with seniors to identify and address issues and engage them in activities.
- **Senior referrals.** Connections to outside resources, such as assistance getting benefits, housekeeping services and transportation assistance. Many services are provided by the City of Chicago's Department of Family and Support Services (DFSS).

Projected FY2017 Outcomes:

- 7,000 youth will be engaged in out-of-school-time programming.
- 80% of lease compliance referrals will be resolved.
- 190,000 Golden Diner and 90,000 Summer Food meals will be served to seniors and youth.
- Percent of families with Right of Return outstanding will be maintained at 3.5%.
- Regional senior music fests and the Senior Holiday Luncheon will engage more than 2,000 seniors.

FY2017 Outcomes:

- More than 8,000 youth engaged in out-of-school time programming
- When measuring lease compliance data between Q1 and Q4 of 2017, 81% remained lease compliant
- 210,385 and 73,232 meals were served to seniors and youth respectively.
- Families with a Right of Return decreased to 3.1%
- Events for seniors engaged more than 6,900 senior residents

Section V-B: Local Asset Management Plan

Local Asset Management Plan

Has the PHA allocated costs within statute during the plan year?
 Has the PHA implemented a local asset management plan (LAMP)?

No
Yes

If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. It shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the PHA provided a LAMP in the appendix?

Yes

CHA implemented a Local Asset Management Plan (LAMP) in FY2008 and, though the basic components of the plan have not changed materially, CHA continually looks to ensure that the activities, accounting, and financial reporting are in keeping with the LAMP. Examples of CHA activities taken to ensure our LAMP is operating as designed include:

- The CHA property portfolio continues to be managed by professional private management companies with performance metrics and standards identified in their contracts;
- Budgeting and accounting activities are managed at the property level with a robust budgeting program in place that requires substantial internal CHA review be performed prior to approval;
- Detailed accounting activities and financial analysis efforts are performed monthly to ensure that property expenditures are within budget guidelines and appropriately reported.

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

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

**THE CHICAGO HOUSING AUTHORITY
USE of MTW SINGLE FUND
FY2017 ANNUAL REPORT**

	FY2017 Actuals
CENTRAL OFFICE	\$ 53,894,415
<u>HOUSING</u>	
Housing Choice Voucher	486,543,514
Property Office	188,682,253
Resident Services	39,935,937
TOTAL HOUSING	715,161,704
<u>CAPITAL</u>	
Capital Repairs and Improvements	222,512,497
Capital Development	3,878,565
Capital Administration	9,560,774
TOTAL CAPITAL	235,951,836
TOTAL USES	\$ 1,005,007,955

Section Six

ADMINISTRATIVE



Section VI: Administrative

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

Description of any HUD reviews, audits or physical inspection issues that require the agency to take action to review the issue.

This section is not applicable.

Results of PHA-Directed Evaluations of the Demonstration

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

Certification of Compliance with MTW Statutory Requirements

FY2017 MTW Annual Report
Section VI: Administrative

**Certification of Compliance with MTW Statutory Requirements:
Composition of Households Served**

Chicago Housing Authority
Applicant Name

Moving to Work Demonstration Program
Program/Activity Receiving Federal Funding

The undersigned certifies that:

- (1) At least 75 percent of the families assisted by CHA are very low-income families;
- (2) CHA continued to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and
- (3) CHA maintained a comparable mix of families (by family size) served, as would have been provided had the amounts not been used under the demonstration.

Eugene E. Jones, Jr.
Name of Authorized Official

Chief Executive Officer
Title


Signature

3-29-18
Date



Chicago Housing Authority
60 E. Van Buren
Chicago, IL 60605
312-742-8500
www.thecha.org

APPENDICES



Appendices

CHA Local Asset Management Plan

The amended MTW Agreement, effective June 26, 2008, authorizes the Authority to design and implement a local asset management program for its Public Housing Program. As identified in the amended MTW agreement, the term “Public Housing Program” means the operation of properties owned or subsidized by the Authority that are required by the U.S. Housing Act of 1937 to be subject to a public housing declaration of trust in favor of HUD.

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

The local asset management program incorporates the following key components:

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

Program Principles

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

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

Cost Allocation Approach

CHA’s Amended and Restated MTW Agreement identifies either a “fee-for-service” option or an “indirect cost” option to be utilized to distribute direct and indirect costs under local asset management plan under Circular A-87. CHA utilizes an indirect cost allocation. CHA is in keeping with 24 CFR 990 and uses property level management, accounting, and budgeting and has established a Central Office Cost Center (COCC).

As stated in Circular A-87, there is no universal rule for classifying costs as either direct or indirect. A cost may be direct with respect to some specific service or function, but indirect with respect to the final cost objective. Direct costs associated with project activities are allocated to the specific properties receiving the benefit of the expenditure. Direct and indirect costs associated with the COCC are allocated on a reasonable basis and, if allocated to public housing properties, are substantially done using a project unit distribution basis. The following Central Office Cost Center business units are in place at CHA:

- Executive Offices
- Internal Audit
- Legal Services
- Office of the Inspector General
- Finance
- Administration
- Property Office
- Capital Construction and Development
- Housing Choice Voucher
- Resident Services

CHA Cost Objectives Under MTW

As a MTW Demonstration program agency, the CHA utilizes single fund flexibility which allows the combination of the Public Housing Operating Fund, Public Housing Capital Fund, and Section 8 Housing Choice Voucher Program funding sources. Cost objectives for each program are taken into consideration as program level budgets are developed, accounting activities implemented, and financial reporting designed.

Direct and indirect costs associated with the COCC are allocated on a reasonable basis and use a cost benefit approach. The following tables include, but are not limited to, the direct and indirect costs associated with CHA’s MTW Demonstration program:

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

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

Financial Reporting

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

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

Certification for Drug-Free Workplace

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name
 Chicago Housing Authority

Program/Activity Receiving Federal Grant Funding
 Public Housing and Housing Choice Voucher Programs

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

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

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

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

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

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

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

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- c. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
- f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---
 - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

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

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

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

Name of Authorized Official <i>ENEILLE R. BARNES</i>	Title <i>Dir. Human Resources</i>
Signature <i>Enelle R Barnes</i>	Date <i>7/10/2018</i>

Form HUD-50070 (3/88)
 ref. Handbooks 7417.1, 7475.13, 7485.1 & 3



CHA Sites for Work Performance:

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



Excessive Absenteeism and/or Tardiness

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

4.4 Smoking

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

4.5 Drug Use and Alcohol Abuse

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

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

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

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

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

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

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

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

4.6 Workplace Safety

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

4.7 Workplace Violence

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

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

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

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

BOC Resolution



March 20, 2018

Item No. 1

FY2017 MTW Annual Report

Presenter: Jennifer Hoyle, Director, Strategic Management and Partnership

Recommendation

The Chief Executive Officer recommends that the Board of Commissioners of the Chicago Housing Authority approve the FY2017 Moving to Work (MTW) Annual Report and authorize CHA to submit the FY2017 MTW Annual Report to HUD.

Background

Submission of the FY2017 Moving to Work (MTW) Annual Report fulfills CHA's annual MTW reporting requirements and supports CHA's goal of successful continued compliance with the obligations of HUD's MTW Demonstration Program.

On February 6, 2000, CHA and HUD signed the original MTW Agreement, which allowed CHA to implement the Plan for Transformation. On June 26, 2008, CHA's Amended and Restated MTW Agreement with HUD was fully executed, extending CHA's participation in the MTW Demonstration Program through FY2018. On April 14, 2016, HUD extended the MTW Agreement through 2028.

As part of the MTW Agreement, CHA is required to submit an Annual Report to HUD, due 90 days after the end of CHA's fiscal year. The MTW Annual Report provides information necessary for HUD to assess CHA's performance in FY2017 in its operations as well as activities authorized by the MTW Program.

CHA has complied with the requirements of the Amended and Restated MTW Agreement and HUD regulations regarding the submission of annual reports. The Board action recommended in this item complies in all material respects with applicable Chicago Housing Authority Board policies and federal (HUD) regulations.

Respectfully Submitted:

[Handwritten signature of Jennifer Hoyle]

Jennifer Hoyle
Director, Strategic Management and Partnerships

RESOLUTION NO. 2018-CHA-9

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated March 20, 2018, requesting approval of the FY2017 MTW Annual Report and authorization to submit the FY2017 MTW Annual Report to HUD attached hereto;

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

THAT, The Board of Commissioners hereby approves the FY2017 Moving to Work Annual Report and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final updates as deemed necessary;

THAT, This approval of the FY2017 MTW Annual Report supersedes any and all conflicting language found in prior CHA MTW Annual Reports;

THAT, The Board of Commissioners grants authorization to submit the FY2017 MTW Annual Report to the U.S. Department of Housing and Urban Development upon Board approval. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.



[Handwritten signature of Eugene E. Jones, Jr.]
Eugene E. Jones, Jr.
Chief Operating Officer
Chicago Housing Authority



CHA

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