

FY2020 MOVING TO WORK ANNUAL REPORT



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1 Section One **INTRODUCTION**



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Section I: Introduction

Overview of CHA's MTW Goals and Objectives

Since 2000, CHA has been engaged in achieving the following strategic goals: to 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 provided CHA with the tools to achieve these goals. 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 addition to its own strategic goals, CHA continues to pursue the three statutory objectives of the MTW Demonstration Program through a variety of innovative program initiatives:

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

As part of the MTW Agreement, CHA must submit an annual plan to HUD no later than 75 days prior to the start of the fiscal year and annual report by March 31st every year. In February 2018, HUD issued a revised Form 50900 (Attachment B to the MTW Agreement) which outlines requirements for the content of MTW annual plans and reports and for tracking the impact of MTW activities. CHA continues to work with HUD for technical guidance and feedback on MTW reporting processes and requirements to ensure compliance.

Key CHA Initiatives

Throughout FY2020, CHA continued 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

In FY2020, CHA pursued a variety of unit delivery strategies to achieve the strategic goal of rehabilitating or replacing 25,000 units of affordable housing in Chicago:

- ***Mixed-Income Redevelopment:*** CHA will continue with new on- and off-site phases in mixed-income developments which have replaced many former CHA properties.
- ***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.

In FY2020, CHA delivered 204 housing units, including 21 Public Housing units and 183 Project-Based Voucher units. In addition to the completed projects, there are many other projects in progress, with units scheduled to be delivered in FY2021 and FY2022. *(Please refer to Section II and IV for more information on completed and in progress developments.)*

FY2020 UNIT DELIVERY				
Portfolio	Type	Development Name	Projected Unit Delivery	Actual Unit Delivery
Public Housing	Mixed-Income	4400 Grove	21	21
Public Housing	Real Estate Acquisition Program	1221 W. Sherwin	10	0
Project-Based Vouchers	Property Rental Assistance (PRA)	Butler Lindon Apartments 6146 S. Kenwood	23	7
		Humboldt Park Residence 1152 N. Christiana	8	0
		Mark Twain Apartments 111 W. Division	148	0
		Montclare Senior Residences of Calumet Heights 9401 S. Stony Island	34	34
		Sarah’s on Sheridan	18	27
		Warren Apartments 3-11 N. Ashland	25	25
		Heartland Phoenix House 1251 S. Sawyer	0	21
		Heartland Garden View 1235 S. Sawyer	0	16
		Pullman Artspace 11137 S. Langley	0	6
		Project-Based Vouchers	RAD1 PBV	Southbridge
Parkside 4 Phase 2	22			0
Pennycuff Apartments 2031 N. Milwaukee	0			47
TOTAL			343	204

- Local, Non-Traditional Programs:** CHA has implemented program-based assistance to help families access housing and remain stably housed, with social services that are linked to the housing assistance to ensure that participants achieve stability. Through an MTW activity, CHA provided funding to the City of Chicago's flexible housing pool and this investment was leveraged to provide housing assistance and services to families in need, including 170 who received services and 82 who received housing. Of for 82 families who received housing, 43 families were housed due to CHA's investment alone.

Rental Assistance Demonstration (RAD) Program

In October 2013, CHA submitted a portfolio application to HUD to utilize RAD to provide a more consistent budgeting platform to support long-term operation and affordability of CHA Public Housing units. CHA elected to transition the proposed Public Housing units to the Project-Based Voucher (PBV) program. In anticipation of a potential future RAD award, CHA proceeded with required revisions to the annual plan through an amendment to the FY2014 MTW Annual Plan. In FY2014, CHA updated the HCV Administrative Plan to reflect RAD-specific policies, as well as created a RAD lease/lease

addendum and RAD grievance policy. These RAD policies were released for public comment in November 2014 and approved by CHA's Board in January 2015. As reflected in these policies, CHA will adhere to the requirements of the RAD program and PBV regulations, including the incorporation of key Public Housing provisions that protect residents' interests and encourage resident participation and self-sufficiency. In June 2015, CHA received a RAD award for its portfolio application. Since then, CHA has closed multiple RAD transactions with more than 4,800 units converted to RAD as of Q4 2020 and more than 200 RAD1 transfer of assistance units delivered. CHA will continue to move forward with RAD PBV conversions for the entire portfolio application in FY2021 and FY2022.

Approved MTW Activities in FY2020

In FY2020, CHA administered the following 26 approved MTW activities designed provide expanded 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 deliver new units and redevelop existing units in its portfolio to expand housing opportunities for low-income Chicagoans.
- ***Alternative Reasonable Cost Formula for Redevelopment and Rehabilitation (2010-01):*** CHA uses 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 for the Public Housing and HCV programs.
- ***Choose to Own Homeownership Program for HCV and Public Housing (2011-01):*** CHA has implemented a housing ownership program available to both HCV and Public Housing residents.
- ***Modified Family Self-Sufficiency Program for HCV and Public Housing Participants (2014-01):*** CHA's 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 has implemented a streamlined triennial re-examination schedule for Public Housing and HCV fixed-income households consisting of only disabled and/or elderly participants.
- ***CHA Re-entry Pilot Program (2014-04):*** CHA has implemented a Re-entry Pilot Program for up to 50 eligible participants who are reuniting with a family member currently living in CHA traditional Public Housing or CHA's HCV Program or who are eligible participants currently on a CHA wait list.
- ***Mobility Counseling Demonstration Program Work Requirement (2016-01):*** CHA has implemented a work requirement for applicants who consent to participation in the Mobility Counseling Demonstration Program and move to either a CHA Opportunity or Gautreaux-designated General Area utilizing a tenant-based voucher. CHA proposes to close this activity in this report.

- ***Biennial Re-examinations for Public Housing (2014-03) and HCV and (2006-01):*** CHA has implemented biennial re-examinations for Public Housing and HCV 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.
- ***Work Requirement for Public Housing Properties and Public Housing and Mixed-Income Properties Transitioning to PBVs or Added As PBVs Through the RAD Program (2009-02):*** CHA has implemented a work requirement for Public Housing residents, residents in RAD conversion properties previously subject to the work requirement and new residents of RAD properties for whom the work requirement is applicable. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement.

Housing Choice Voucher Program

- ***Exception Payment Standards (2010-02):*** CHA utilizes exception payment standards up to 150% of HUD's published Fair Market Rents for Chicago to increase housing options in Mobility Areas and up to 250% in cases where it is needed as a reasonable accommodation.
- ***HCV Vacancy Payments (2011-03):*** As part of the HCV Inspection Excellence Program, CHA can provide a modest vacancy payment to eligible owners 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): The calculation of assets is only be done at intake and is no longer necessary at re-examination. CHA also disregards any assets below \$50,000 at initial eligibility.

- ***Incentive Payments for Landlords in CHA Mobility Areas (2017- 02):*** CHA can provide a one-time incentive payment in the amount of the contract rent to landlords in any instance where an HCV participant is entering into a new lease for a unit located in a Mobility Area.
- ***Increased Payment Standards at Interims (2018-01):*** CHA can increase payment standards at Interims for elderly/disabled households and others who receive a rent increase.
- ***Income Calculation Hardship Exemption (2018-02):*** CHA has implemented a hardship exemption for all working adult household members who are making required child support payments that hinder their ability to pay their monthly rent portion.

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 21-30 Year Initial Terms (2011-05):*** CHA can enter into HAP contracts for initial terms between 21 and 30 years.
- ***Acceptance of City Certificates of Occupancy for Initial PRA Inspections (2011-06):*** CHA may accept a City of Chicago Certificate of Occupancy 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 to provide an incentive for owner participation and to ensure the long-term viability of newly constructed and substantially rehabilitated properties.
- ***Expansion of Public Housing Earned Income Disallowance Policy to CHA PBV Properties within the RAD Program (2016-03):*** CHA has retained the Public Housing EID policy for residents in properties transitioning to RAD PBV.
- ***Uniform Physical Conditions Standards (UPCS) Inspection Standards for PBV Properties within the RAD Program (2016-04):*** CHA has continued to use 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 supporting the implementation of program-based assistance to help individuals access housing and remain stably housed. Social services are linked to the housing assistance to ensure that individuals achieve stability.

Closed MTW Activities in FY2020

- ***Time Limit Demonstration Program for Housing Choice Voucher Participants (2017- 03):*** This activity was placed on hold in the FY2018 MTW Annual Plan and CHA closed it in the FY2018 MTW Annual Report.
- ***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 closed this activity in the FY2019 MTW Annual Report.

In FY2020, 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.)*

2 Section Two

GENERAL HOUSING AUTHORITY OPERATING INFORMATION



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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 IIA: Housing Stock Information

i. Actual New Project-Based Vouchers

Since 2001, CHA has continued to expand the use of project-based vouchers (PBVs) to increase housing options for low-income families in the region. Unlike tenant-based vouchers, PBVs are issued directly to property owners and remain with the unit if a tenant moves out. The following table provides an overview of the 111 new PBVs that were placed under PRA/RAD1/RAD2 HAP or AHAP in FY2020. Planned RAD conversions were delayed due to the COVID-19 pandemic and will proceed in FY2021 and FY2022.

FY2020 Actual New Project-Based Vouchers					
Property Name	Number of Project Based Vouchers		Actual Status at End of Plan Year	RAD?	Description of Project
	Planned	Actual			
PRA/PBV					
5150 Northwest Hwy Apartments	30	0	Leased	No	Family and individual housing in the Jefferson Park community. This project was under AHAP in 2019 and is included in the existing PBV table.
Sarah's on Sheridan 1005 W Leland	18	27	Leased	No	Supportive housing for homeless women in the Uptown community.
North Park Village Apartments 5801 N Pulaski	81	0	Committed	No	Senior housing for seniors age 62+ in the North Park community. This project is expected to be under AHAP in 2021.
Paseo Boricua Arts Building 2709 W Division	6	0	Committed	No	Family and individual housing in the West Town community. This project is expected to be under AHAP in 2021.
Casa Veracruz	0	60	Committed	No	AHAP
Schiller Place LP (aka New City)	0	24	Committed	No	AHAP
Total	135	111			
RAD1 PBV					
Ada S. Dennison McKinley 661 E 69 th St	124	0	Leased	Yes	Senior housing for seniors 62+ in the Woodlawn community. Former public housing units.
Edith Spurlock Sampson Apartments 2640 N Sheffield	386	0	Committed	Yes	Senior housing for seniors 62+ in the Lincoln Park community. Former public housing units.
Elizabeth Wood 1845 N Larrabee	82	0	Committed	Yes	Senior housing for seniors 62+ in the Lincoln Park community. Former public housing units.
Ella Flagg Young 4645 N Sheridan	235	0	Committed	Yes	Senior housing for seniors 62+ in the Uptown community. Former public housing units.
Hilliard Senior 1	94	0	Leased	Yes	Senior housing for seniors 62+ in the Near South Side community. Former public housing units.

Hilliard Family 1	59	0	Leased	Yes	Family and individual housing in the Near South Side community. Former public housing units.
Lathrop Phase 1B	77	0	Committed	Yes	Family and individual housing in the Lincoln Park/North Center communities.
Mahalia Jackson 9141 S Chicago	282	0	Leased	Yes	Senior housing for seniors 62+ in the South Chicago community. Former public housing units.
Margaret Day Blake 2140 N Clark	98	0	Leased	Yes	Senior housing for seniors 62+ in the Lincoln Park community. Former public housing units.
Maria Diaz Martinez 2111 N Halsted	133	0	Leased	Yes	Senior housing for seniors 62+ in the Lincoln Park community. Former public housing units.
Mary Jane Richardson 4922 S Langley	170	0	Leased	Yes	Senior housing for seniors 62+ in the Grand Boulevard community. Former public housing units.
Maudelle Brown Bousfield 4949 S Cottage Grove	91	0	Leased	Yes	Senior housing for seniors 62+ in the Kenwood community. Former public housing units.
Total	1,831	0			

Please describe differences between the Planned and Actual Number of Vouchers Newly Project-Based:

Certain PRA PBV projects did not move forward as planned and CHA did not close any RAD1 PBV projects due to the pandemic.

ii. Actual Existing Project-Based Vouchers

The following table lists the project-based vouchers that were committed or leased at the beginning of FY2020.

FY2020 Actual Existing Project-Based Vouchers					
Property Name	Number of Project Based Vouchers		Planned Status at End of Plan Year	RAD?	Description of Project
	Planned	Existing			
PRA/PBV					
3225 W. 111th Street LLC (formerly Mount Greenwood Estates)	3	0	Leased	No	Supportive housing for disabled individuals in the Mount Greenwood community.
3714-16 W. Wrightwood Apartments (Data Properties Inc.)	5	5	Leased	No	Family and individual housing in the Logan Square community.
5150 Northwest Highway	30	30	Committed	No	Family and individual housing in the Jefferson Park community.
5751 S Michigan Inc (Harriet Tubman Apartments)	11	11	Leased	No	Family housing in the Washington Park community.
5801 S Michigan LLC (Sojourner Truth Apartments)	23	23	Leased	No	Family housing in the Washington Park community.
5840 S Dr Martin Luther King Jr Drive	4	4	Leased	No	Supportive housing for families and individuals experiencing homelessness in the Washington Park community.

600 S Wabash LP	76	71	Leased	No	Supportive housing for individuals experiencing homelessness in the Loop community.
65th Infantry Regiment Veterans Housing	12	12	Leased	No	Supportive housing for veteran families in the West Town community.
65 th Infantry Regiment Veterans Housing	36	36	Leased	No	Supportive housing for veteran families in the West Town community. (VASH)
9000 S Justine LLC (formerly aka 90th Street Development -Tremarq Partners Inc.)	4	4	Leased	No	Family and individual housing in the Washington Heights community.
Access Housing Multiple Addresses	38	38	Leased	No	Supportive housing for disabled families and individuals in the Hermosa, Humboldt Park, Logan Square and West Town communities.
Anchor House 1230 W 76th St	108	108	Leased	No	Family and individual housing in the Auburn Gresham community.
Archer Avenue Senior Residences (Community Housing Partners VII, LP) 2928 S Archer Ave	12	12	Leased	No	Senior housing for seniors 62+ in the Bridgeport community.
Bettendorf Place 8425 S Saginaw Ave	18	18	Leased	No	Supportive housing for individuals experiencing homelessness with HIV/AIDS in the South Chicago community.
Boulevard Apartments Multiple Addresses	12	12	Leased	No	Family and individual housing in the West Town and Logan Square communities
Boxelder Court 6205-6215 S. Langley	6	6	Leased	No	Family housing in the Woodlawn community.
Brainerd Park Apartments (Brainerd Park Apartments Limited Partnership) 8920 S Loomis St	9	9	Leased	No	Family and individual housing in the Washington Heights community.
Branch of Hope 5628-5630 S Halsted St	58	58	Leased	No	Family and individual housing in the Englewood community area for families & individuals.
Bryn Mawr (Belle Shore Limited Partnership) 5550 N Kenmore Ave	10	10	Leased	No	Family and individual housing in the Edgewater community.
Buffett Place 3208 N Sheffield Ave	51	51	Leased	No	Supportive housing for disabled individuals in the Lakeview community.
Butler Linton 6146 S Kenwood Ave	18	7 11	Leased Committed	No	Supportive housing for homeless individuals in the Woodlawn community.
Carling, LLC 1512 N La Salle Dr	39	39	Leased	No	Individual housing in the Near North community.
Clark Estes Apartments 7070 N Clark St	0	15	Leased	No	Family and individual housing in the Rogers Park community.
Crestwood Apartments (MICH Chicago LLC) 525 N Austin Blvd	57	57	Leased	No	Senior housing for seniors 55+ in the Austin community.
Crowder Place Apartments 3801 N Pine Grove Ave	0	16	Leased	No	Senior housing for seniors 62+ in the Lakeview community.

Deborah's Place II (Deborah's Place I, Limited Partnership) 1530 N Sedgwick St	39	39	Leased	No	Supportive housing for female individuals experiencing homelessness in the Near North community.
Devon Place 1950 W Devon Ave	21	16	Leased	No	Family and individual housing in the West Ridge community.
Diversey Manor LLC 3213-3223 W Diversey Ave/2749-2761 N Sawyer Ave	50	50	Leased	No	Family and individual housing in the Logan Square community.
Drex 8031 LLC 8031-8035 S Drexel Ave	12	12	Leased	No	Supportive housing for veteran families and individuals in the Chatham community.
East Park Apartments 3300 W Maypole Ave	150	150	Leased	No	Individual housing in the East Garfield Park community.
Englewood Permanent Supportive Housing 901 W 63rd St	50	50	Leased	No	Supportive housing for individuals experiencing homelessness in the Englewood community.
Evergreen Towers II LLC 1343 N Cleveland Ave	10	10	Leased	No	Senior housing for seniors 62+ in the Near North community
Focus Apartments 165 N Central Ave	10	10	Leased	No	Supportive housing for ex-offenders in the Austin community.
G & A Senior Residence at Eastgate Village (East Gate Village Partners LP) 300 E 26th St	35	35	Leased	No	Senior housing for seniors 62+ in the Near South community.
G & A Senior Residences at Ravenswood (Ravenwood Partners of Illinois Limited Partnership) 1818 W Peterson Ave	37	37	Leased	No	Senior housing for seniors 62+ in the Ravenswood community.
G & A Senior Residences of West Ridge (West Ridge Senior Partners Limited Partnership) 6142 N California Ave	19	19	Leased	No	Senior housing for seniors 62+ in the West Ridge community.
Garden View, LLC. 1235 S Sawyer Ave	16	16	Leased	No	Supportive housing for families and individuals with HIV/AIDS in the North Lawndale community.
Greenwood Courts (TWG Greenwood LLC) 4433-4437 S Greenwood Ave	9	9	Leased	No	Family housing in the Kenwood community.
Hancock House Limited Partnership 12045 S Emerald Ave	18	18	Leased	No	Senior housing for seniors 62+ in the West Pullman community.
Harvest Commons Apartments 1519 W Warren Blvd	89	89	Leased	No	Supportive housing for individuals experiencing homelessness in the Near West community.
Hilliard Homes I & II 2111 S Clark St & 30 W Cermak Rd	159	159	Leased	No	Senior housing for seniors 62+ in the Near South community.
Hollywood House 5700 N Sheridan Rd	51	51	Leased	No	Senior housing for seniors 62+ in the Edgewater community.

HOME (Nathalie Salmon/Blackhawk Manor) Multiple Addresses	6	8	Leased	No	Senior housing for seniors 62+ in the Belmont Cragin and Rogers Park communities.
Hope Manor Apartments I 3053 W Franklin Blvd	30	29	Leased	No	Supportive housing for veteran, male individuals in the Humboldt Park community.
Hope Manor Apartments II 815-823 W 60th St & 6000-6030 S Green St & 6002 S Halsted St	73	73	Leased	No	Supportive housing for veteran families & individuals in the Englewood community.
Howard Apartments Limited Partnership 1567-1569 N Hoyne Ave	12	12	Leased	No	Individual housing in the West Town community.
Humboldt House 1819 N Humboldt Blvd	31	31	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Logan Square community.
Humboldt Park Residence (HPR Preservation Limited Partnership) 1152 N Christiana Ave	28	20	Leased	No	Individual housing in the Humboldt Park community.
Illinois Accessible Housing Initiative Multiple Addresses	45	46	Leased	No	Supportive housing for disabled families and individuals in the Lakeview, Bridgeport, Edgewater, Hyde Park, Lakeview, Near South Side and New City communities.
Independence Apartments (Westside Village Phase V Limited Partnership) 924 S Lawndale Ave & 925-935 S Independence Blvd	9	9	Leased	No	Family and individual housing in the North Lawndale community.
Ironwood Courts 6019-6029 S Indiana Ave	14	14	Leased	No	Family housing in the Washington Park community.
Ivy Park Homes Dan Ryan Expy & W 91st St	4	2	Leased	No	Family and individual housing in the Roseland community.
Jade Garden Limited Partnership 330-338 W Cermak Rd & 2156-2162 S Tan Ct	35	31	Leased	No	Family housing in the Armour Square community.
Jarvis Apartments 2049-2051 W Jarvis Ave	4	4	Leased	No	Family housing in the Rogers Park community.
Karibuni Place (Ellis Neighborhood Development Corp) 8200 S Ellis Ave	11	11	Leased	No	Supportive housing for individuals experiencing homelessness in the Chatham community.
Kenmore Plaza 5225 N Kenmore Ave	105	105	Leased	No	Senior housing for seniors 62+ in the Edgewater community.
King Legacy LP 3800-3814 W 16th St/1550-1556 S Hamlin Ave/1549-1555 S Avers Ave	10	10	Leased	No	Family housing in the Lawndale community.
Lake Street Studios 727 W Lake St	61	61	Leased	No	Individual housing in the Near West community.
Lake Village East Apartments 4700 S Lake Park Ave/1350-1360 E 47th Pl	67	65	Leased	No	Family and individual housing in the Kenwood community.
Leigh Johnson Courts 1034-1112 E 73rd St & 7227-7239 S Dobson Ave	18	18	Leased	No	Family housing in the Greater Grand Crossing community.

Leland Apartments (VASH) 1207 W Leland Ave	10	14	Leased	No	Supportive housing for veteran families and individuals in the Uptown community.
Leontyne Apartments E 43rd St & S Vincennes Ave	14	14	Leased	No	Family and individual housing in the Grand Boulevard community.
Liberty Square Apartments S Central Park Blvd & W Harrison St	16	16	Leased	No	Family and individual housing in the East Garfield Park community.
Los Vecinos Apartments 4250 W North Ave	11	11	Leased	No	Supportive housing for individuals experiencing homelessness in the Humboldt Park community.
LPCS Permanent Supportive Housing 1521 N Sedgwick St	20	20	Leased	No	Supportive housing for individuals experiencing homelessness in the Near North community.
Luxe Properties (Verity Investments LLC) Multiple Addresses	6	6	Leased	No	Family and individual housing in the East Garfield Park, Hermosa, Logan Square, South Lawndale and West Town communities.
Lyndale Apartments (THC Lyndale Place Limited Partnership) 2569-2575 W Lyndale St/ 2207-2221 N Rockwell St	42	35	Leased	No	Family and individual housing in the Logan Square community.
Major Jenkins (Red Door Limited Partnership) 5016 N Winthrop Ave	80	64	Leased	No	Individual housing in the Uptown community.
Maple Pointe Apartments (Standard Maple Owner LLC) 150 W Maple St	114	114	Leased	No	Family and individual housing in the Near North community.
Mark Twain Apartments 111 W Division St	148	148	Leased	No	Individual housing in the Near North community.
Marshall 1232 LLC 1216 N La Salle St	90	90	Leased	No	Individual housing in the Near North community.
Midwest Apartments 6 N Hamlin Ave	20	32	Leased	No	Individual housing in the West Garfield Park community.
Milwaukee Avenue Apartments 3064 N Milwaukee Ave	11	11	Leased	No	Supportive housing for disabled families in the Avondale community.
Montclare Senior Residences of Avalon Park Phase II, LLC 1210 E 78th St	38	38	Leased	No	Senior housing for seniors 55+ in the Avalon Park community.
Montclare Senior Residences of Calumet Heights 9401 S Stony Island Ave	34	34	Committed	No	Senior housing for seniors 62+ in the Calumet Heights community.
Mulvey Place 416 W Barry Ave	19	14	Leased	No	Senior housing for seniors 62+ in the Lakeview community.
Near North Limited Partnership (aka Schiff Residence) 1244 N Clybourn Ave	46	46	Leased	No	Individual housing in the Near North community.
New Mom's Transformation Project (New Mom's Housing Development LLC) 5317 W Chicago Ave	40	40	Leased	No	Supportive housing for single mothers age 18-24 with children in the Austin community.
North & Talman III Limited Partnership 1605-1619 N Washtenaw	8	8	Leased	No	Family and individual housing in the West Town community.

Park Apartments (Park R, LLC) 202-224 E Garfield Blvd/ 5447 S Indiana/5446-50 S Prairie/5732 S Calumet Ave	30	30	Leased	No	Family and individual housing in the Washington Park community.
Phoenix House 1251 S Sawyer Ave	32	21 11	Leased Committed	No	Supportive housing for individuals with HIV/AIDS in the North Lawndale community.
Pierce House 3527 W North Ave	25	25	Leased	No	Supportive housing for homeless aged 18-24 in the Logan Square community.
Pullman Artspace 11137 S Langley Ave	6	6	Leased	No	Family housing in the Pullman community.
Reba Place Fellowship 1528 W Pratt Blvd/1545 W Pratt Blvd	7	7	Leased	No	Family and individual housing in the Rogers Park community.
Renaissance West Apartments 2517 W Fullerton Ave	99	98	Leased	No	Individual housing in the Logan Square community.
Roosevelt Road Veterans (VASH)	75	75	Committed	No	Supportive housing for veterans in the North Lawndale community.
Roosevelt Towers LLC 3440 W Roosevelt Rd	126	126	Leased	No	Senior housing for seniors 62+ in the North Lawndale community.
Rosa Parks Limited Partnership N Central Park Ave & W Chicago Ave	26	26	Leased	No	Family housing in the Humboldt Park community.
Rosenwald Courts 4642 S Michigan Ave	60	60	Leased	No	Senior housing for seniors 62+ in the Grand Boulevard community.
San Miguel (Argyle Neighborhood Development Corporation) 907 W Argyle St	14	14	Leased	No	Family and individual housing in the Uptown community.
Sankofa House 4041 W Roosevelt Rd	36	26	Leased	No	Family and individual housing in the North Lawndale community.
Senior Suites Chicago, Auburn Gresham, LLC 1050 W 79th St	17	17	Leased	No	Senior housing for seniors 62+ in the Auburn Gresham community. .
South Park Plaza LP S Dr Martin Luther King Jr Dr & E 26th St	34	34	Leased	No	Family and individual housing in the Douglas community.
Spaulding & Trumbull Limited Partnership (aka Trumbull Apts) 1310-1314 S Spaulding Ave & 1428 S Trumbull Ave	13	13	Leased	No	Supportive housing for homeless families in the North Lawndale community.
St. Andrews Court, LP 50 N Hoyne Ave	30	30	Leased	No	Supportive housing for ex-offender graduates of St. Leonard's in the Near West community.
St. Edmund's Court, LLC 5921-5937 S Wabash Ave	10	10	Leased	No	Family housing in the Washington Park community.
St. Leo Residence 7750 S Emerald Ave	50	50	Leased	No	Supportive housing for homeless and disabled veteran individuals in the Auburn Gresham community.

St. Leo Residence (VASH) 7750 S Emerald Ave	40	40	Leased	No	Supportive housing for homeless and disabled veteran individuals in the Auburn Gresham community.
Sunnyside Kenmore Apartments (Community Housing Partners XII, LP) 4130 N Kenmore Ave & 847-849 W Sunnyside Ave	10	10	Leased	No	Family housing in the Uptown community.
The Douglass (aka Eastwood Garden) 6531 S Lowe Ave	47	47	Leased	No	Family and individual housing the Englewood community.
The Resurrection Home 1910 S Albany Ave & 2124 W 19th St	5	5	Leased	No	Family housing in the Lower West Side and North Lawndale communities.
The Suites of Autumn Green at Wright Campus 4255 N Oak Park Ave	8	8	Leased	No	Senior housing for seniors 55+ in the Dunning community.
Thresholds at Casa de Troy 6355-6357 S Troy St/3116-3120 W 64th St	16	16	Leased	No	Supportive housing for families & individuals with a diagnosed mental illness in the Chicago Lawn community.
Thresholds at Edgewater Shores 5326 N Winthrop Ave	8	8	Leased	No	Supportive housing for individuals with a diagnosed mental illness in the Edgewater community.
Thresholds RAD LLC (Austin Apartments) 334 N Menard Ave	5	5	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in Austin.
Thresholds RAD LLC (Grais Apartments) 6808 N Wayne Ave	4	4	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Rogers Park community.
Thresholds RAD LLC (Rowan Trees Apartments) 500 W Englewood Ave	6	5	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Englewood community.
Tierra Linda Apartments (Tierra Linda Limited Partnership) Varies by Building	14	14	Leased	No	Family and individual housing in the Humboldt Park and Logan Square communities.
Town Hall Apartments (Halsted Limited Partnership) 3600 N Halsted St	79	79	Leased	No	Senior housing for seniors 55+ and LGBT-friendly in the Lakeview community.
Veterans New Beginnings Limited Partnership 8140 S Racine Ave	48	48	Leased	No	Supportive housing for veteran individuals in the Auburn Gresham community.
Victory Centre of South Chicago SA (South Chicago SA Associates, LP) 9233 S Burley Ave	18	18	Leased	No	Senior housing for seniors 62+ in the South Chicago community.
Wabash Apartments 23-31 E 61st St/6100-6108 S Wabash Ave	24	24	Leased	No	Family housing in the Washington Park community.
Warren Apartments 3-11 N Ashland Ave	25	25	Leased	No	Family and individual housing in the Near West community.

Washington Park Apartments (AHPF 51st Street Y, LLC) 5000 S Indiana Ave	32	32	Leased	No	Individual housing in the Grand Boulevard community.
West Humboldt Place (Children's Place Community Living LLC) 3543 W Chicago Ave	4	4	Leased	No	Supportive housing for families with a child with HIV/AIDS in the Humboldt Park community.
Wilson Yards Partners Limited Partnership 1026 W Montrose Ave	16	16	Leased	No	Family and individual housing in the Uptown community.
Wilson Yards Senior Apartments 1032 W Montrose Ave	20	20	Leased	No	Senior housing for seniors 62+ in the Uptown community.
Winterberry Place, Inc. 321-325 E 48th St/4802-4806 S Calumet Ave	6	6	Leased	No	Family and individual housing in the Grand Boulevard community.
Wrightwood Apartments (Wright Avers LLC) 3821 W Wrightwood Ave	5	3	Leased	No	Family housing in the Logan Square community.
Wrightwood Senior Apartments 2815 W 79th St	17	17	Leased	No	Senior housing for seniors 62+ in the Ashburn community.
Xavier Apartments (625 W Division LLC) 625 W Division St	24	24	Leased	No	Family and individual housing in the Near North community.
Zapata Apartments Limited Partnership 3734 W Cortland St & 3503 W Armitage Ave & 1955 N St Louis Ave & 3230 W Armitage Ave	18	18	Leased	No	Family housing in the Logan Square community.
TOTAL	3,963	3,912			
RAD1/PBV					
Ravenswood Senior Living 4501 N. Winchester	74	74	Committed	Yes	Senior housing for seniors 62+ in the Lincoln Square community. Lathrop Homes transfer of assistance
Aurea Martinez Apartments 3213-3223 W Diversey Ave/2749-2761 N Sawyer Ave	45	45	Leased	Yes	Family and individual housing in the Belmont Cragin community. Lathrop Homes transfer of assistance.
Caroline Hedger Apartments 6400 N Sheridan Rd	450	450	Leased	Yes	Senior housing for seniors 62+ in the Rogers Park community. Former public housing units.
Concord at Sheridan 6438 N Sheridan Rd	65	65	Leased	Yes	Family and individual housing in the Rogers Park community. Lathrop Homes transfer of assistance.
Daniel Hudson Burnham Apartments 1930 W Loyola Ave	178	178	Leased	Yes	Senior housing for seniors 62+ in the West Ridge community. Former public housing units.
Devon Place 1950 W Devon Ave	33	0	Leased	Yes	Family and individual housing in the West Ridge community. Lathrop Homes transfer of assistance
Elizabeth Davis Apartments 440 N Drake Ave	148	148	Leased	Yes	Senior housing for seniors 62+ in the Humboldt Park community. Former public housing units.

Fannie Emanuel Apartments 3916 W Washington Blvd	180	180	Leased	Yes	Senior housing for seniors 62+ in the West Garfield Park community. Former public housing units.
Hattie Callner Apartments 855 W Aldine Ave	146	146	Leased	Yes	Senior housing for seniors 62+ in Lakeview community. Former public housing units.
Ickes Phase 1A	34	34	Committed	Yes	Family housing in the Near South community. Lathrop transfer of assistance.
Ickes Phase 1B	34	34	Committed	Yes	Family housing in the Near South community. Lathrop transfer of assistance.
Independence Apartments 4022 N Elston Ave	30	30	Leased	Yes	Senior housing for seniors 62+ in the Irving Park community. Lathrop Homes transfer of assistance.
John Pennycuff Memorial Apartments 2031 N Milwaukee	47	47	Leased	Yes	Family and individual housing in the Logan Square community. Lathrop Homes transfer of assistance.
Judge Fisher Apartments 5821 N Broadway St	199	199	Leased	Yes	Senior housing for seniors 62+ in the Edgewater community. Former public housing units.
Judge Green Apartments 4030 S Lake Park Ave	153	153	Leased	Yes	Senior housing for seniors 62+ in the Oakland community. Former public housing units.
Judge Slater Apartments 4218 S Cottage Grove Ave & 740 E 43rd St	402	402	Leased	Yes	Senior housing for seniors 55+ in the Grand Boulevard community. Former public housing units.
Kenneth Campbell Apartments 6360 S Minerva Ave	165	165	Leased	Yes	Senior housing for seniors 62+ in the Woodlawn community. Former public housing units.
Las Americas Apartments 1611 S Racine Ave	211	211	Leased	Yes	Senior housing for seniors 62+ in the Lower West Side community. Former public housing units.
Lathrop 1A N Clybourn Ave & W Diversey Pkwy	151	151	Leased	Yes	Family and individual housing in the Lincoln Park and North Center community areas.
Lincoln Perry Apartments and Annex 243 E 32nd St & 3245 S Prairie Ave	442	442	Leased	Yes	Senior housing for seniors 62+ in the Douglas community. Former public housing units.
Long Life Apartments 344 W 28th Pl	114	114	Leased	Yes	Senior housing for seniors 62+ in the Armour Square community. Former public housing units.
Lorraine Hansberry 5670 W Lake St	168	168	Leased	Yes	Senior housing for seniors 62+ in the Austin community. Former public housing units.
Major Robert Lawrence Apartments 655 W 65th St	191	191	Leased	Yes	Senior housing for seniors 55+ in the Englewood community. Former public housing units.
Minnie Riperton 4250 S Princeton Ave	335	335	Leased	Yes	Senior housing for seniors 55+ in the Fuller Park community. Former public housing units.

Northtown Apartments 2410 W Pratt Blvd	30	30	Leased	Yes	Senior housing for seniors 62+ in the West Ridge community. Lathrop Homes transfer of assistance.
Oso Apartments 3435 W Montrose Ave	32	32	Leased	Yes	Family and individual housing in the Irving Park community. Lathrop Homes transfer of assistance.
Parkside 4 Phase 2	54	54	Committed	Yes	Family housing in the Near North community. Lathrop Homes transfer of assistance
Patrick Sullivan Apartments 1633 W Madison St	480	480	Leased	Yes	Senior housing for seniors 55+ in the Near West community. Former public housing units.
Schneider Apartments 1750 W Peterson Ave	174	174	Leased	Yes	Senior housing for seniors 62+ in the Edgewater community. Former public housing units.
Villages of Westhaven N Damen Ave & W Madison St	95	95	Leased	Yes	Family and individual housing in the Near West community. Former public housing units.
Vivian Carter Apartments 6401 S Yale Ave	221	221	Leased	Yes	Senior housing for seniors 55+ in the Englewood community. Former public housing units.
Vivian Gordon Harsh Apartments 4227 S Oakenwald Ave	123	123	Leased	Yes	Senior housing for seniors 62+ in the Oakland community. Former public housing units.
William Jones Apartments 1447 S Ashland Ave	114	114	Leased	Yes	Senior housing for seniors 62+ in the Near West community. Former public housing units.
TOTAL	5,318	5,316			
RAD2/PBV					
Butler Lindon Apartments 6146 S Kenwood Ave	0	5	Leased	Yes	Supportive housing for individuals experiencing homelessness in the Woodlawn community.
Eddie Mae & Alex Johnson Apartments (POAH JBL1, LLC) 6230 S Dorchester Ave	0	29	Leased	Yes	Supportive housing for individuals experiencing homelessness in the Woodlawn community.
Deborah's Place III, Limited Partnership 2822 W Jackson Blvd	90	90	Leased	Yes	Supportive housing for female individuals experiencing homelessness in the East Garfield Park community.
Thresholds RAD LLC (Austin Apartments) 334 N Menard Ave	52	52	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Austin community.
Thresholds RAD LLC (Grais Apartments) 6808 N Wayne Ave	40	41	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Rogers Park community.
Thresholds RAD LLC (Rowan Trees Apartments) 500 W Englewood Ave	39	39	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Englewood community.
TOTAL	221	256			
City-State/PBRA					

Harrison Courts 2910-2950 W Harrison St	123	122	Leased	No	Family housing in the East Garfield Park community.
Lathrop Elderly 2717 N Leavitt St	92	91	Leased	No	Senior housing for seniors 62+ in the Lincoln Park community.
Loomis Courts 1314-1342 W 15th St	124	124	Leased	No	Family housing in the Near West community.
TOTAL	339	337			
Mod-Rehab					
16 N Lorel	23	23	Leased	No	Family and individual housing in the Austin community.
4240-4248 S Michigan (Arrisa, LLC)	42	42	Leased	No	Family and individual housing in the Grand Boulevard community.
4441-47 S Greenwood LP	32	32	Leased	No	Family and individual housing in the Kenwood community.
Austin Village (CRPI 431 N Central LLC /Looking Glass Opportunity Fund Ltd) 431-439 N Central Ave	29	29	Leased	No	Family and individual housing in the Austin community.
Belray Apartments (Belray Limited Partnership) 3150 N Racine Ave	70	70	Leased	No	Supportive housing for individuals experiencing homelessness in the Lakeview community.
Butler Lindon Apartments 6146 S Kenwood Ave	5	0	Leased	No	Supportive housing for individuals experiencing homelessness in the Woodlawn community.
Carlton/Magnolia Apartments 4626 N Magnolia Ave	70	70	Leased	No	Supportive housing for individuals experiencing homelessness in the Uptown community.
Dickens Apartments (3625 W Dickens LLC) 3621-3629 W Dickens Ave	34	34	Leased	No	Family and individual housing in the Logan Square community.
Eddie Mae & Alex Johnson Apartments (POAH JBL 1, LLC) 6230 S Dorchester Ave	29	0	Leased	No	Supportive housing for individuals experiencing homelessness in the Woodlawn community.
Holland House 240 W 107th Pl	70	70	Leased	No	Supportive housing for individuals experiencing homelessness in the Roseland community.
Karibuni Place (Ellis Neighborhood Development Corp) 8200 S Ellis Ave	60	60	Leased	No	Supportive housing for individuals experiencing homelessness in the Chatham community.
Lawson House 30 W Chicago Ave	100	100	Leased	No	Supportive housing for individuals experiencing homelessness in the Near North community.
Los Vecinos Apartments 4250 W North Ave	50	50	Leased	No	SRO located in the Humboldt Park community area for individuals experiencing homelessness.
Mae Suites (Mayfield LP / Mayfield Neighborhood Development Corp) 148 N Mayfield Ave	39	39	Leased	No	SRO located in the Austin community area for individuals experiencing homelessness.
Major Jenkins (Red Door Limited Partnership) 5012 N Winthrop Ave	80	1	Leased	No	SRO located in the Uptown community area for individuals experiencing homelessness.
Pine Central 743-755 N Central Ave	35	35	Leased	No	Family and individual housing in the Austin community.

Rebecca Walker 126 S Central Ave	22	22	Leased	No	Supportive housing for individuals experiencing homelessness in the Austin community.
Renaissance Partners 3757 S Wabash Ave	100	100	Leased	No	Supportive housing for individuals experiencing homelessness in the Douglas community.
Washington Park Apartments (AHPF 51st Street Y, LLC) 5000 S Indiana Ave	31	31	Leased	No	Supportive housing for individuals experiencing homelessness in the Grand Boulevard community area
TOTAL	897	808			
RHI/PBV					
Casa Kirk 3248 E 92d Street	5	0	Leased	No	Family housing in the South Chicago community.
Casa Maravilla LP 2021 S Morgan St	16	15	Leased	No	Senior housing for seniors 62+ in the Lower West Side community.
Casa Morelos LP 2015 S Morgan St	9	9	Leased	No	Family and individual housing in the Lower West Side community.
Colonial Park Apartments Varies by Building (Park City, IL)	60	60	Leased	No	Family housing in Park City.
Congress Parkway Apartments (Pedcor Investments-2012-CLXLV Limited Partnership) 385-416 Ambassador Dr (Crystal Lake, IL)	6	6	Leased	No	Family and individual housing in Crystal Lake.
G & A Residence at Spaulding (Spaulding Partners LP) 1750 N Spaulding Ave	9	9	Leased	No	Family housing in the Humboldt Park community.
Hope Manor Joliet Apartments 1331-1361 Eagle St & 1330-1360 Copperfield Ave (Joliet, IL)	42	42	Leased	No	Supportive housing for veteran families and individuals in Joliet.
HOW Evanston (2215 Dempster LLC) 2215 Dempster St (Evanston, IL)	12	12	Leased	No	Supportive housing for disabled, homeless, HIV/AIDS positive, or mentally ill families & individuals in Evanston.
Leland Apartments 1207 W Leland Ave	14	14	Leased	No	Family and individual housing in Uptown.
New Mom's Oak Park 206-212 Chicago Ave (Oak Park, IL)	18	14	Leased	No	Supportive housing for homeless mothers (age 18-24) with children in Oak Park.
North Avenue Apartments (North & Talman Family LP) 2654 W North Ave	16	16	Leased	No	Family and individual housing in the West Town community.
Nuestro Hogar 1314-1318 N Karlov Ave/4101-4103 W Kamerling Ave & 3653- 3657 W Wabansia Ave	12	12	Leased	No	Family housing in the Humboldt Park community.
Pearl Street Commons, LLC 3512 Pearl St (McHenry, IL)	12	12	Leased	No	Supportive housing for disabled or veteran families & individuals in McHenry, IL.

Wentworth Commons 11045 S Wentworth Ave RHI)	10	10	Leased	No	Family housing in the Roseland community.
Woodstock Commons (111th and Wentworth LP) 1400-1475 Commons Dr (Woodstock, IL)	23	17	Leased	No	Family and individual housing in Woodstock..
TOTAL	264	248			

PLANNED VS ACTUAL PROJECT BASED VOUCHERS		
CATEGORY	PLANNED	ACTUAL
PRA/ PBV	4,098	4,023
RAD1 / PBV	7,149	5,316
RAD2 / PBV	221	256
Mod Rehab	897	808
City-State/PBRA	339	337
RHI /PBV	264	248

12,968	10,877
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PLANNED/ACTUAL EXISTING PROJECT-BASED VOUCHERS

Please describe differences between the Planned and Actual Existing Number of Vouchers Project-Based:

CHA maintained fewer PRA/PBV units than expected at certain locations and did not proceed with the RAD1 conversions scheduled for FY2020 as originally planned.

Overview of Planned and Existing Project-Based Vouchers in FY2020

CHA invests in privately-owned rental housing throughout the City of Chicago to create affordable housing opportunities utilizing Project-Based Vouchers through a variety of programs, including Property Rental Assistance (PRA) and Rental Assistance Demonstration (RAD) programs. In FY2020, a total of 10,877 PBVs were under a Housing Assistance Payment (HAP) contract or Agreement to enter into a Housing Assistance Payment (AHAP), including 111 new PBVs under HAP or AHAP.

The following is an overview of CHA's project-based voucher initiatives through the Property Rental Assistance (PRA) Program and the Rental Assistance Demonstration program by category:

- ***Project-Based Vouchers / Project Rental Assistance (PRA) (3,778 HAP, 245 AHAP, 4,023 total)***
In FY2020, through the PRA/PBV program, CHA administered 3,778 vouchers with an additional 245 units under AHAP for individuals, families and seniors, as well as for those in need of comprehensive supportive services.
 - **PRA Supportive Housing:** In FY2020, through the PRA Program, CHA provided 1,035 supportive housing units through partnerships with developers/owners and service providers who provide affordable housing for families and individuals in need of comprehensive supportive services. Target populations included those who are homeless or at-risk of becoming homeless, those facing serious persistent life challenges such as HIV/AIDS, mental illness, alcohol/substance abuse, veterans in need of supportive services, young single parents and persons with physical and/or developmental disabilities. An additional 97 supportive housing units are under AHAP.
 - **PRA Family & Senior (Non-supportive) Housing:** In FY2020, CHA provided 2,743 high-quality affordable housing units to families, seniors and individuals on CHA's wait lists by providing PBV rental subsidies in non-supportive housing properties under the PRA program. Through this

strategy, CHA reviews proposals received through the standard PRA selection process and, if selected, CHA ensures long-term affordability through the use of project-based vouchers. CHA also had an additional 148 units for families, seniors, and individuals under AHAP in FY2020.

- ***Project-Based Vouchers / Rental Assistance Demonstration (RAD) (5,316 HAP)***
Component 1 of RAD allows Public Housing to transition to long-term Section 8 rental assistance contracts. The stability of a long-term contract promotes the preservation and improvement of affordable housing properties by allowing the leveraging of public and private debt and equity. CHA uses the first component of RAD to transition public housing units to Section 8 PBV units, as well as to create and preserve new housing opportunities in the City of Chicago. In FY2020, CHA administered 5,316 RAD units.
- ***Project-Based Rental Assistance / City-State (337 HAP)***
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.
- ***Project-Based Vouchers / Regional Housing Initiative (248 HAP)***
The Regional Housing Initiative (RHI), formed in 2002, is a consortium of regional housing authorities 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 staffed by the Metropolitan Planning Council (MPC) and works closely with the Illinois Housing Development Authority (IHDA) when reviewing applications that are being considered by IHDA for Low Income Housing Tax Credits.^[1]

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

In FY2020, a total of 248 CHA PBV units were under HAP contracts in the region through RHI. Of these, 163 were located outside of the boundaries of the City of Chicago and an additional 85 were located within the Chicago city limits.

- ***Moderate Rehabilitation (808 total)***
Similar to PRA, Mod Rehab, provides property-based rental assistance to low-income households but is governed by separate regulations. CHA continues to work with the properties benefitting from the Mod Rehab program to transition them to the PBV program and will process applications to CHA's PBV portfolio either through RAD conversions or the standard PRA/PBV selection process. In FY2020, CHA administered 808 Mod Rehab units.

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

- ***Project Based Vouchers / Rental Assistance Demonstration (RAD2) (256 HAP)***

Utilizing the second component of the Rental Assistance Demonstration program, CHA assists privately owned properties receiving benefit under the Mod Rehab program to convert to long-term Section 8 Housing Assistance Payments (HAP) contracts to support the preservation of existing affordable housing. CHA administered 256 RAD2/PBV units during FY2020.

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

A total of 5,054 PBV units are counted towards unit delivery.

iii. Other Changes to the Housing Stock that Occurred During FY2020

The following section describes changes to CHA's housing stock during FY2020 by category, including Public Housing Units Added, Demolition Activity, Disposition Activity, Offline Units, Additional Capital Maintenance Activity and Additional Redevelopment Activity.

ACTUAL OTHER CHANGES TO MTW HOUSING STOCK IN FY2020	
Public Housing Units Added	CHA added 21 Public Housing units.
Demolition Activity	CHA demolished two dwelling units at 736 N. Throop.
Disposition Activity	CHA disposed of property at 508 E. Pershing (Ida B. Wells) for development of mixed-use, mixed-income housing
Offline Units	CHA had 924 offline units in the following categories: pending redevelopment/planning; undergoing capital maintenance; used for non-dwelling purposes; and pending demo/disposition.
Additional Capital Maintenance Activity	CHA engaged in capital maintenance activity including conversion of the former Pope Elementary School into CHA office space for the Housing Choice Voucher program; construction of the Altgeld Family Resource Center at Altgeld Murray Homes; elevator modernization throughout the portfolio; renovations at Las Americas and units throughout the Scattered Site portfolio.
Additional Redevelopment Activity	In FY2020, CHA engaged in additional redevelopment activity at a variety of sites, including but not limited to Washington Park, Cabrini, Ickes, Lathrop, LeClaire Courts and Roosevelt Square that will result in future unit delivery.

Public Housing Units Added in FY2020

In FY2020, CHA added 21 Public Housing units at 4400 Grove through mixed-income housing development.

Demolition Activity in FY2020

CHA demolished two units at 736 N. Throop.

Disposition Activity in FY2020

IL Number	Development/ Site	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition	Description of FY2020 Activity
IL0020017000	Ida B. Wells Homes		508 East Pershing Avenue			99-year ground lease at \$1/year	Development of mixed-use, mixed- income housing

Offline Units Status

As of Q4 2020, CHA had 924 public housing units across several categories 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 2020, CHA had 637 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's responsible entity, the City of Chicago, completed initial EA research that highlighted the Rowhouses' eligibility for designation as a historic property. Consequently, in FY2018, CHA worked with the City of Chicago and the Illinois Housing Preservation Agency (IHPA) and the Chicago Department of Facilities and Fleet Management (2FM) to determine next steps. CHA's redevelopment activities at the property must be in compliance with an existing Memorandum of Agreement and Court Order regarding development of this site. CHA has started discussion with the residents of adjacent properties about a RAD conversion for the rowhouses and is drafting a request for proposal for a development partner to redevelop the rowhouses. In February 2020, the CHA released a Request for Proposals (RFP) for the redevelopment of the Rowhouses and responses were received in June 2020. The RFP called for interested respondents to propose redevelopment, rehabilitation or a combination of redevelopment and rehabilitation. The solicitation is currently on hold.

Lathrop Homes – 199 offline units (IL002022000): CHA remains committed to delivering 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 and a total of 200 housing units were completed in FY2018, including 56 for CHA residents. The remaining units, including 95 for CHA residents, were completed and fully leased in FY2019. The Lathrop development team, Lathrop Community Partners (LCP), was successful in securing funding for Phase 1B and anticipates closing on this phase in Q2 2021. LCP is pursuing both public and private funding sources for the next redevelopment phase at Lathrop (Phase 1C). CHA is also working to create off-site units in accordance with the Lathrop Homes Agreed Court Order.

- ***Units Undergoing Capital Maintenance:*** As of Q4 2020, 136 units were offline for capital maintenance work. 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. The following is a summary of major capital projects for FY2020.

FY2020 Major Capital Projects				
IL Number	Project/Site	Construction Start	Units Back Online/Available for Leasing	Project Description
Various	Scattered Sites Units	Various	Various	Varies per site; generally complete renovation including upgrades, full replacement or repairs to plumbing and electrical infrastructure, exterior envelope restorations, windows, roofs and other site work.
IL002063000	Las Americas Apartments	January 2020	June 2021	Selective envelope and HVAC repairs, upgrades to common area amenities and finishes

- ***Units Pending Demolition/Disposition:*** Units in this category are pending demolition or disposition and will not come back online. As of Q4 2020, there are five Scattered Site units offline pending demolition or disposition.
- ***Units Used for Non-Dwelling Purposes:*** As of Q4 2020, there were 146 units offline 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 FY2020

In addition to the projects listed in the table above, CHA also began or continued the following projects in FY2020:

- Conversion of the former Pope Elementary School into CHA office spaces for Housing Choice Voucher programs. Phase 1 has been completed and Phase 2 scheduled for completion by April 2021. Phase 3, which included the auditorium and the 3rd floor, has been eliminated until further notice.
- Construction of the Altgeld Family Resource Center at Altgeld Murray Homes continued throughout the year. The Chicago Public Library, Centers for New Horizons and community space are within the center. Work is scheduled to be completed February 2021.
- Continuation of the elevator modernization program throughout the portfolio. There are a total of 110 elevators in the program; 5 were substantially complete in 2019, 6 in 2020, 97 are anticipated to be substantially complete in 2021 with the last 2 in 2022.

Additional Redevelopment Activity

- ***Altgeld Gardens-Murray Homes Community Facility:*** In FY2020, work on the Altgeld Family Resource Center was completed. The new center contains a state licensed childcare program and a Chicago Public Library. The library portion is funded with New Markets Tax Credits. The entire facility is owned by a nonprofit entity created by the CHA.
- ***Ravenswood Senior Living Apartments (FKA The Winchester):*** In FY2020, CHA's developer continued construction on Ravenswood Senior Living Apartments at 4501 N. Winchester. This RAD project-based voucher subsidized development will create 74 new CHA senior housing units. All units are projected for delivery in FY2021, following some construction delays due to Covid-19.
- ***Lawndale Complex/Ogden Courts:*** In FY2017, CHA selected a development team for the remaining undeveloped land formerly known as Lawndale Complex and Ogden Courts. In FY2019, the

development team closed on the purchase of the first site (non-federal land) which will be a commercial property. Planning continues for subsequent phases which will include mixed-income residential development. The development team hopes to close on the first residential phase in 2021 which will create 110 new rental apartments including 44 for CHA families.

- Harold Ickes Homes (IL002016000): CHA's selected development commenced construction on the first two phases of Southbridge, replacement housing for the demolished Harold Ickes Homes. The two phases are expected to deliver 206 total new rental apartments consisting of 68 CHA (RAD PBV transfer of assistance from Altgeld), 26 other affordable and 112 market rate units.
- Parkside of Old Town Phase III/Former Cabrini: In FY2020, CHA closed on a construction/permanent loan for Phase 4 Two (formerly III) at Parkside of Old Town, which is expected to provide a total of 102 mixed-income housing units including 35 RAD PBV transfer of assistance rental units, 31 affordable units and 36 market rate units. Phase 4 Two is the second to last phase of Parkside of Old Town, which is part of Cabrini North Extension replacement housing.
- Emmett Street (Logan Square TOD Project): In FY2020, CHA closed on a construction/permanent loan for the construction of a new mixed-income development at 2630 N. Emmett Street in Logan Square. This RAD PBV subsidized development will provide approximately 100 total new housing units including 50 for CHA and 50 affordable units for families.
- Oakwood Shores Phase 508 Pershing (ILXXXXXXXXXX): In FY2020, CHA closed on a construction/permanent loan for the construction of the next phase of replacement housing for the former Ida B. Wells Homes, Darrow Homes, Wells Extension and Madden Park Homes sites. This phase will create approximately 53 new mixed-income housing units, including approximately 20 CHA units.
- Sheffield: In FY2020, CHA submitted a RAD financing plan for the conversion of Edith Spurlock Sampson apartments. In addition to the RAD conversion, CHA and its development partner will build a new building between the two existing buildings (the "Bridge Building"). The Bridge Building will provide mixed-income units including project-based voucher units.
- Lathrop Homes Phase IB: Lathrop's development team successfully applied for 9% low-income housing tax credits to move forward with Lathrop IB. CHA is working with the team to close this phase in FY2021. The phase includes 74 total new housing units, including 28 CHA, 15 other affordable and 31 market rate units.
- Levy House: CHA plans to lend \$3 million to Preservation of Affordable Housing (POAH) to assist with the rehabilitation of this 56-unit senior building in Rogers Park. POAH acquired the building in January of 2021 and received 35 Project Based Vouchers from CHA. POAH will close on a Tax-Exempt bond transaction in late 2021 to provide updates to the interior and exterior of the building.
- Oakwood Shores/Former Madden Wells – Phase 3-1 Rental and Phase IC For Sale: In FY2021 or 2022, CHA plans to convey land for the Oakwood Shores Phase 3-1 rental development as well as the Phase IC for sale development. These activities are part of the Madden Park, Ida B. Wells, and Darrow Homes revitalization program. The Phase 3-1 rental development will create 51 new apartments including 19 for CHA families. The new Phase IC homeownership units will be dispersed across the Oakwood Shores revitalization site.
- Park Boulevard/Former Stateway Gardens: CHA plans to convey land for the next phase of Park Boulevard as part of the Stateway Gardens revitalization activities. CHA's development partner still

plans to commence construction rental housing in FY2021 and continues to plan for for-sale housing. Further, CHA continues to work with the City of Chicago on a plan to swap equal land in order to spur commercial and/or mixed-use development to further redevelopment goals for both the former Stateway Gardens and Robert Taylor sites.

- Roosevelt Square 3B/Former ABLA: In FY2021, CHA plans to close on financing for the construction of approximately 222 new rental housing units including 80 for CHA families. This represents the next phase of development for the former ABLA site.
- Westhaven Phase IID Rental/Former Henry Horner: In FY2021, CHA developer plans to close on the last Westhaven Park rental development phase. LIHTCs and tax increment financing has been identified to help fund this development. The developer applied to the City of Chicago in FY2019 and is waiting for the response. This development plans to provide approximately 96 total new rental apartments including 38 for public housing residents, above the requirement of the CHA HOPE VI Revitalization Plan unit delivery requirements for Henry Horner.
- Robert Taylor Homes: In FY2021, 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.
- Cabrini Green: In FY2017, CHA awarded development teams for two Phase I sites under the Cabrini Green DZP. CHA and its selected developers continue to seek low-income housing tax credits to leverage funds for new housing on the site. Demolition of an old school on one of the sites was substantially completed in 2020. The demolition was funded by City of Chicago tax increment financing funds.
- LeClaire Courts: In FY2018, CHA issued an RFP for the LeClaire Court site seeking one or more developers to advance plans for a new mixed-use, mixed-income development at the former LeClaire Courts site. A development team was selected in FY2019. Planning for this site continues. CHA contemplates multiple closings in FY2022 – FY2026.
- Lakefront Properties Phase II For Sale Development: Lakefront's developer still plans to initiate construction on the Sullivan Station for sale development as part of the Lakefront Properties Phase II redevelopment activities. The new homeownership units will be dispersed among the 12 new Phase II rental three- and six-flat structures located on the Lakefront Properties Phase II site. This did not progress in 2020 due to Covid-19. (This was previously included as proposed disposition activity in CHA's FY2016 MTW Annual Plan.)

iv. General Description of Actual Capital Expenditures in FY2020

General Description of Actual Capital Expenditures During FY2020	
CHA's total FY2020 capital expenditures were \$133.5M	
<ul style="list-style-type: none"> Upgrades and repairs at CHA properties totaled \$10.6M. Major expenditures at family properties included: \$2.4M CHA Headquarters renovation; \$1.8M Overton Section 3 Office renovation; \$1.7M renovation at Pope School; \$1.1M for comprehensive modernization at Scattered Site properties in the North Central, North East, South East and South West regions; 0.9M renovation at Congress Parkway; \$0.9M for design and construction at Altgeld Family Resource Center; \$0.8M for comprehensive modernization at Horner Westhaven and \$0.9M at other family properties. 	
<ul style="list-style-type: none"> Upgrades and renovations at CHA senior buildings totaled \$4.1M. Expenditures included: \$1.8M for design work for upgrades and repairs at Ada S. Dennison McKinley Apartments; \$0.7M for design work for upgrades and repairs at Flannery Apartments; \$0.6M for elevator design work at Maria Diaz Martinez Apartments; and \$1.0M in expenditures at other senior developments for design work for interior and common area renovations. 	
<ul style="list-style-type: none"> Construction costs for mixed income properties totaled \$38.7M. Major expenditures included: \$11.5M at Lathrop; \$5.4M at Emmett Street Apartments: \$3.5M Adams Community Center (ABLA); \$3.5 Parkside 4 Phase 2; \$3.3M Ravenwood Senior Living; \$2.7M at Southbridge Phase 1A; \$2.4M Southbridge Phase 1B; \$2.3M Near North High School; \$0.7M Oso Apartments and expenditures of \$3.4M at other mixed income developments for due diligence, Sheffield Pre Development, LeClaire Courts, Concord at Sheridan, Pennycuff Apartments, Westhaven IID CHA Community Support Corporation, remediation and other capital-related activity. 	
<ul style="list-style-type: none"> \$35.0M represents fully funding the capital escrowed balance for five properties converted to RAD prior year: Hattie Callner, Kenneth Campbell, Las Americas, Major Robert Lawrence and Minnie Riperton. 	
<ul style="list-style-type: none"> Other/Administrative expenses totaled \$45.1M. Major expenses included: Capital Construction, Office of Development Management and Chief of Capital Construction Central Office costs of \$8.6M; \$35.4M for debt service; \$303K Central Office; \$473K for COVID-related expenses; Overton Section 3 Office \$322K and \$25K for the Family Investment Center. 	

Section IIB: Leasing Information

i. Actual Number of Households Served

NUMBER OF HOUSEHOLDS SERVED BY SOURCE/NAME:	NUMBER OF UNIT MONTHS OCCUPIED/LEASED*		NUMBER OF HOUSEHOLDS SERVED**	
	Planned^^	Actual	Planned	Actual
MTW PUBLIC HOUSING UNITS LEASED	131,880	160,572	10,990	13,381
MTW HOUSING CHOICE VOUCHERS (HCV) UTILIZED	551,472	536,784	45,956	44,732
LOCAL, NON-TRADITIONAL: TENANT-BASED	0	516	0	43
LOCAL, NON-TRADITIONAL: PROPERTY-BASED	0	0	0	0
LOCAL, NON-TRADITIONAL: HOMEOWNERSHIP	0	4,260	0	355
Planned/Actual Totals	683,352	702,132	56,946	58,511

*"Planned Number of Unit Months Occupied/Leased" is the total number of months the MTW PHA planned to have leased/occupied in each category throughout the full Plan Year (as shown in the Annual MTW Plan)

***"Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year (as shown in the Annual MTW Plan)

^^Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

Please describe any differences between the planned and actual households served:

The Property Office's occupancy rate goals and RAD conversion schedule were updated in FY2020 as objectives changed and subsequently impacted previous projections.

LOCAL NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	NUMBER OF UNIT MONTHS OCCUPIED/LEASED		NUMBER OF HOUSEHOLDS TO BE SERVED	
		Planned	Actual	Planned	Actual
Tenant-Based	Funding for City of Chicago Housing Assistance Programs (2017-04)	0	516	0	43
Property-Based	N/A	0	0	0	0
Homeownership	Choose to Own Homeownership Program (2011-01)	0	4,260	0	355
Planned/Actual Totals		0	4,776	0	398

HOUSEHOLDS RECEIVING LOCAL, NON-TRADITIONAL SERVICES ONLY	AVERAGE NUMBER OF HOUSEHOLDS PER MONTH	TOTAL NUMBER OF HOUSEHOLDS IN THE PLAN YEAR
N/A	0	0

Non-MTW HCV Households Served at the End of FY2020

In FY2020, CHA served a total of 6,711 households through non-MTW voucher programs, including Veterans Affairs Supportive Housing (VASH), Moderate Rehab, Mainstream 5-Year and RAD programs.

Non-MTW Households to be Served Through:	Number of Unit Months Occupied/Leased	Number of Households Served
VASH	13,236	1,103
Mod Rehab	8,580	715
Mainstream 5-Year	1,788	149
RAD	56,928	4,744
Total Non-MTW Households	80,523	6,711

ii. Discussion of Any Actual Issues/Solutions Related to Leasing

HOUSING PROGRAM	DESCRIPTION OF ACTUAL LEASING ISSUES AND SOLUTIONS
MTW Public Housing	Public Housing occupancy rates are below what was planned; this is partially driven by a backlog of offline units. The Property Office is continuously assessing strategic ways to reduce unit turnaround time and subsequent leasing time.
MTW Housing Choice Voucher	CHA continued to increase housing opportunities for HCV participants by facilitating lease-up in mobility areas through use of exception payment standard and landlord incentive payment activities.

Local, Non-Traditional	N/A
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Section IIC: Wait List Information

i. Actual Wait List Information

WAIT LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAIT LIST	WAIT LIST OPEN, PARTIALLY OPEN OR CLOSED?	WAS THE WAIT LIST OPENED DURING THE PLAN YEAR
Federal MTW Public Housing Units	Site-Based (Family Housing)	38,746	Open	Yes
Federal MTW Public Housing Units	Program Specific (Scattered Site/Community Area)	36,838	Open	Yes
Federal MTW Public Housing Units	Site-Based (Senior)	8,009	Open	Yes
Federal MTW Project-Based Voucher Program	Site-Based (Senior)	6,627	Open	Yes
Federal MTW Project-Based Voucher Program	Site-Based (PRA Family & Supportive)	66,345	Open	Yes
Federal MTW Housing Choice Voucher Program	Program Specific (Tenant-Based Vouchers Only)	37,881	Partially Open	Yes
Total		194,176		

Please describe any duplication of applicants across wait lists:

CHA Wait List applicants can be on a single PH Wait List, a single PBV Wait List and the HCV Wait List at the same time. As of Q4 2020, there were 50,748 applicants on more than one wait list.

Description of Partially Opened Wait Lists

HCV Wait List

In FY2020, the CHA HCV Wait List will remain open for the following families:

- a) A family that meets the eligibility criteria for and is participating in a CHA demonstration program or special initiative
- b) A family that is a victim of a federally declared natural disaster affecting the city of Chicago
- c) A family that is an active participant in a Witness Protection Program or State Victim Assistance Program
- d) A family living in a CHA public housing unit which must be rehabilitated to meet ADA/504 requirements and for whom an alternate CHA public housing unit is not available
- e) An over-housed or under-housed family living in a Section 8 Moderate Rehabilitation project administered by CHA for which no appropriate size unit is available in the same project that is already under a HAP contract
- f) A family that qualifies for a targeted funding voucher (e.g. VASH, NED, FUP, etc.)
- g) Public Housing residents covered under the Violence Against Women Act (VAWA) and for whom the CHA has determined that it does not have a suitable unit in its portfolio to which the household can be relocated.

ii. Actual Changes to Wait List in FY2020

Wait List Name	Description of Actual Changes to Wait List
Federal MTW Public Housing Units (Family Housing)	N/A

Federal MTW Public Housing Units (Site-Based Senior)	N/A
Federal MTW Project-Based Voucher Program (Senior)	N/A
Federal MTW Project Based Voucher Program (PRA Family & Supportive)	N/A

Wait List Overview

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

Public Housing Wait Lists

- **Family Housing (Site-Based) Wait Lists:** CHA's Family Housing Wait Lists include adult applicants who are interested in units within CHA's city-wide traditional family portfolio and mixed-income family portfolio. CHA transitioned over two, staggered phases from a Community-Wide Wait List to Site-Based Wait Lists in FY2018. In FY2020, all Family Housing Site-Based Wait Lists remained open.
- **Scattered Site (Community Area) Wait Lists:** CHA's Scattered Site (Community Area) Wait Lists include adult applicants who are interested in housing opportunities in CHA's scattered site portfolio. CHA has a wait list for each of the community areas in the City of Chicago where scattered site units are located. In FY2020, all Scattered Site (Community Area) Wait Lists remained open.
- **Senior Site-Based Wait Lists:** The Senior-Site Based Wait Lists are for applicants requesting studio and one-bedroom apartments in senior designated housing developments. CHA continues to lease according to the current, approved Senior Designated Housing Plan. In FY2020, all Senior Site-Based Wait Lists remained open.

HCV Wait List

The HCV Wait List opened in late 2014 and in early 2015, selected registered applicants by lottery. The HCV Wait List is partially open for the following categories of applicants: (1) families that are participating in CHA demonstration programs or special initiative; (2) victims of federally declared natural disasters affecting the city of Chicago; (3) families that are active participants in Witness Protection or State Victim Assistance Programs; (4) families living in CHA public housing units that must be rehabilitated to meet ADA/504 requirements and for whom alternate CHA public housing units are not available; (5) over-housed or under-housed families living in Section 8 Moderate Rehabilitation projects administered by CHA for which no appropriate size units are available in the same projects that are already under HAP contracts; (6) families who qualify for targeted funding vouchers (e.g. VASH, NED, FUP, etc.); and (7) Public Housing residents covered under the Violence Against Women Act (VAWA) and for those whom the CHA has determined that it does not have a suitable unit in its portfolio to which the household can be relocated.

PBV Wait Lists

- **Family and Supportive (Site Based) Wait List**
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. In FY2018, CHA established Site-Based Wait Lists for all PBV properties, including RAD, PRA and Mod Rehab properties. All applicants were provided an opportunity to update their wait list contact and family information as well as select a PBV site-based wait list. In FY2020, PBV Family and Supportive Site-Based Wait Lists remained open.
- **Senior (Site Based) Wait List**

CHA began planning the development of Senior Site-Based wait lists for the PRA program in FY2015 and planning for Senior Site-Based wait lists was ongoing throughout FY2017. In FY2018, CHA established Site-Based Wait Lists for all senior PBV properties, including RAD1 and PRA senior properties. All applicants were provided an opportunity to update their wait list contact and family information as well as select a PBV senior site-based wait list. In FY2020, PBV Senior Wait Lists remained open.

Section IID: Information on Statutory Objectives and Requirements

i. 75% of Families Assisted Are Very Low-Income

CHA currently serves 378 families through local, non-traditional programs including Choose to Own Homeownership Program and Funding for City of Chicago Housing Assistance Programs.

INCOME LEVEL	NUMBER OF LOCAL, NON-TRADITIONAL HOUSEHOLDS ADMITTED IN FY2020
80-50% Area Median Income	0
49-30% Area Median Income	335
Below 30% Area Median Income	43

Total Local, Non-Traditional Households Admitted

378

ii. Maintain Comparable Mix

BASELINE MIX OF FAMILY SIZES SERVED (upon entry to MTW)					
FAMILY SIZE	OCCUPIED PUBLIC HOUSING UNITS	UTILIZED HCVs	NON-MTW ADJUSTMENTS*	BASELINE MIX NUMBER	BASELINE MIX PERCENTAGE
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%
TOTAL	23,422	27,644	N/A	51,066	

*"Non-MTW Adjustments" are defined as factors that are outside the control of the MTW PHA. An example of an acceptable "Non-MTW Adjustment" would include demographic changes in the community's overall population. If the MTW PHA includes "Non-MTW Adjustments," a thorough justification, including information substantiating the numbers given, should be included below.

Please describe the justification for any "Non-MTW Adjustments" given above:

N/A

MIX OF FAMILY SIZES SERVED IN FY2020				
FAMILY SIZE	BASELINE MIX PERCENTAGE**	NUMBER OF HOUSEHOLDS SERVED IN PLAN YEAR	PERCENTAGE OF HOUSEHOLDS SERVED IN PLAN YEAR^	PERCENTAGE CHANGE FROM BASELINE YEAR TO CURRENT PLAN YEAR
1 person	36.8%	32,985	51.8%	15.0%
2 person	19.0%	12,504	19.6%	0.7%
3 person	17.2%	7,490	11.8%	-5.4%
4 person	12.9%	5,810	9.1%	-3.7%
5 person	7.3%	2,624	4.1%	-3.2%
6+ person	6.9%	2,293	3.6%	-3.3%
TOTAL	100%			

**The "Baseline Mix Percentage" figures given in the "Mix of Family Sizes Served (in Plan Year)" table should match those in the column of the same name in the "Baseline Mix of Family Sizes Served (upon entry to MTW)" table.

^The percentages in this column should be calculated by dividing the number in the prior column for each family size by the "Total" number of households served in the Plan Year. These percentages will reflect adjustment to the mix of families served that are due to the decisions of the MTW PHA. Justification of percentages in the current Plan Year that vary by more than 5% from the Baseline Year must be provided below.

Please describe the justification for any variances of more than 5% between the Plan Year and Baseline Year:

Over the past twenty 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 one-, two- and three-person households. The majority of CHA's wait list applicants need a one- or two-bedroom unit, in addition to an aging population seeking smaller unit sizes at senior properties. The combination of these factors over more than a decade has shifted the distribution by household size.

iii. *Households Transitioned to Self-Sufficiency in FY2020*

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 FY2020, a total of 4,417 CHA households have increased self-sufficiency based on the below definitions.

MTW ACTIVITY NAME/NUMBER	NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF- SUFFICIENCY*	MTW PHA LOCAL DEFINITION OF SELF-SUFFICIENCY
Biennial Re-Exams for HCV 2006-01*	1,904	Households who move up to a higher AMI category compared to the previous year.
Choose to Own Program 2011-01	55	Households who purchase a home through CTO
Family Self-Sufficiency Program 2014-01	102	Participants who graduate from FSS
Public Housing Work Requirement 2009-02	2,782	Households subject to the work requirement in which all adults are compliant
Positive exits from CHA subsidy (not associated with an MTW activity)	200 (47 PH, 153 HCV)	Public Housing households at or above 51% AMI who moved out and HCV participants who terminated their subsidy after six months of zero HAP.
	54	Households Duplicated Across Activities
	4,989	Total Households Transitioned to Self-Sufficiency

*Figure should match the outcome reported where metric SS#8 is used in Section IV of this Annual MTW Report.

3

Section Three

PROPOSED

MTW ACTIVITIES



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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'.

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Section Four

APPROVED

MTW ACTIVITIES



CHICAGO HOUSING
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Section IV: Approved MTW Activities: HUD Approval Previously Granted

Implemented Activities

MTW Activities Related to Housing/Development

Revitalization of 25,000 Units (2000-01)

- Plan Year Approved, Implemented, Amended: Approved FY2000, Implemented FY2004
- Description/Impact/Update: CHA continues to preserve and expand housing options for low-income residents in Chicago through investment in new housing construction, rehabilitation of CHA's existing housing stock and the use of project-based vouchers to subsidize units in privately-owned properties. In FY2020, CHA delivered an additional 204 units of housing, including 68 new construction units and 136 existing units preserved through the use of project-based vouchers.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	FY2020 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.	225 units of housing will be made available as a result of this activity.	68 units of housing were made available as a result of this activity.	CHA did not meet the benchmark. Additional housing units are in progress or under construction for delivery in FY2021.
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.	120 units of housing will be preserved as a result of this activity.	136 units of housing were preserved as a result of this activity.	CHA met the benchmark.

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

- Plan Year Approved, Implemented, Amended: Approved FY2010, Implemented FY2010, Amended FY2014
- Description/Impact/Update: 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 increased reasonable cost limit enables CHA to finance the full cost of

Public Housing units in mixed-income developments which allows the tax equity and soft loan funds to be directed toward the construction of the accompanying affordable housing units at these mixed-income developments. Through a FY2014 MTW Annual Plan Amendment, CHA received approval to utilize this alternative reasonable cost formula for both redevelopment and rehabilitation projects. Based on parameters for rehabilitation in the Capital Fund regulations, CHA had determined it no longer needed separate alternative reasonable cost limitations for rehabilitation and redevelopment. CHA instead utilizes one alternative reasonable cost formula for all projects moving forward, and, in accordance with Capital Fund regulations, rehabilitation project cost levels will be no more than 90% of the alternate cost formula.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	2020 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 PH units made available through use of the alternate TDC formula.	4 additional PH units will be delivered through the use of the alternate TDC formula.	5 additional public housing units were delivered through use of the alternate TDC formula.	CHA met 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).	Eight housing units preserved through use of the alternate TDC formula.	0 housing units will be preserved through use of the alternate TDC formula.	0 household units were preserved using the alternate TDC formula in 2020.	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.	57,000 applicants on PH Family Wait Lists will have an average wait time of 40 months.	75,158 applicants on PH Family Wait Lists had an average wait time of 28.9 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 alternate TDC formula.	0 households will lose assistance or have to move through use of the alternate TDC formula.	0 households will lose assistance or have to move due to the use of the alternate 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 alternate TDC formula prior to implementation.	CHA will use the alternate TDC formula to deliver 4 additional units at a cost of \$2,407,737 and place 6 additional units under construction at a cost of approximately \$3,000,000	CHA used the alternate TDC formula to deliver 5 additional units at a cost of \$1,667,619 and placed 4 additional units under construction at a cost of approximately \$1,292,000.	CHA met the benchmark
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Units Delivered in FY2020 using MTW TDC	Public Housing Units Without MTW TDC	Additional Public Housing Units With MTW TDC	Total Public Housing Units
4400 Grove	16	5	21
TOTAL	16	5	21
Units Under Construction in FY2020 using MTW TDC	Public Housing Units Without MTW TDC	Additional Public Housing Units With MTW TDC	Total Public Housing Units
508 Pershing	16	4	20
TOTAL	16	4	20

Expedited Public Housing Unit Acquisition Process (2015-01)

- Plan Year Approved, Implemented, Amended: Approved FY2015
- Description/Impact/Update: CHA is authorized to use MTW flexibility to support CHA's Real Estate Acquisition Program and to expedite the acquisition of units and/or buildings as Public Housing units in CHA-designated Opportunity Areas as well as Gautreaux-designated General and Revitalizing Areas. Through this activity, CHA would acquire units and/or buildings without prior HUD approval, provided that CHA certifies that HUD site selection requirements have been met. CHA would also be able to provide a commitment to certain developers before they acquire properties that they intend to sell to CHA after rehabilitation or construction. The units acquired may be condominiums, single-family homes (four or less units), or multifamily buildings containing non-Public Housing units. Condominium properties with less than 10 dwelling units are excluded from this activity unless CHA acquires all of the dwelling units in the association. While CHA would ensure that all applicable HUD and other federal requirements are met prior to acquisition, including environmental reviews, CHA would submit appropriate documentation to the local HUD Field Office for subsequent approval. Permitted costs for acquisition and rehabilitation would be within CHA's approved mixed-income total development cost limits using the alternate cost formula previously approved by HUD. Environmental review would be completed by CHA's designated Responsible Entity. Further, CHA will not pay more for a property than its assessed value; if a property is purchased for more than the assessed value, CHA will make up the difference between the assessed value and purchase price with non-federal funds. This initiative will increase the effectiveness of CHA's efforts to expand the number of available Public Housing units, including in mixed-income settings, by allowing CHA to take advantage of time-sensitive market opportunities for unit and/or building purchases and by expediting the acquisition process. CHA continues to look for opportunities to acquire units as they become available.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A

• Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	2020 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 PH units were made available as a result of CHA's expedited acquisition process prior to FY2015.	10 additional PH units will be made available as a result of this activity.	0 PH units were made available as a result of this activity.	CHA did not meet the benchmark. CHA did not acquire any units in 2020.
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.	57,000 applicants on PH Family Wait Lists will have an average wait time of 40 months.	75,158 applicants on PH Family Wait Lists had an average wait time of 28.9 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.	Up to 10 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. CHA did not acquire any units in 2020.

MTW Activities Related to Public Housing and HCV

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

- Plan Year Approved, Implemented, Amended: Approved FY2009, Implemented FY2009
- Description/Impact/Update: Through the approval of the FY2007 ACOP for Public Housing and the approval of the FY2008 HCV Administrative Plan, CHA instituted an increase in the minimum rent from \$50 to \$75 for Public Housing and HCV programs. The \$75 minimum rent was approved in FY2009 and first implemented in FY2009 across both programs as resident re-examinations took place. The impact of the revised minimum rent level is an increase in household contributions from residents paying the minimum rent. CHA continues to provide a hardship policy for this activity. 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; it has not established any additional hardship criteria and clearly differentiates between temporary and long-term hardships.
 - HCV: The minimum rent population (those paying \$75 per month) includes 7,639 households, approximately 15% of the total HCV population. There are 3,779 additional HCV households (8% of the total HCV population) with a hardship and paying less than \$75 per month.

- Public Housing: The minimum rent population includes 1,409 PH households and 158 RAD1 PBV households. An additional 347 PH households and 4 RAD1 PBV households have a hardship and are paying less than \$75 per month.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	FY2020 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>PH</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>: 7,884 residents will pay \$75 minimum rent for a total annual contribution of \$7,095,000.</p> <p><u>PH and RAD1 PBV</u>: 1,945 households will pay \$75 minimum rent for a total annual contribution of \$1,750,500</p>	<p><u>HCV</u>: 7,639 HCV residents paid \$75 minimum rent for a total annual contribution of \$6,875,100.</p> <p><u>PH and RAD1 PBV</u>: 1,567 households paid the \$75 minimum rent for a total annual contribution of \$1,410,300.</p>	<p><u>HCV</u>: CHA met the benchmark.</p> <p><u>PH and RAD1 PBV</u>: CHA did not meet the benchmark. During FY2020, more households had a hardship and paid less than the minimum rent.</p>

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

- Plan Year Approved, Implemented, Amended: Approved FY2011 (expansion to Public Housing), Implemented FY2011, Amended FY2014 (new income eligibility requirement)
- Description/Impact/Update: Participants of this program receive a subsidy to be used toward the payment of their monthly mortgage obligation. Pre- and post-home ownership education and counseling requirements are an integral component to remaining an eligible participant. The overall impact of the CTO Program is to increase self-sufficiency and expand housing options through opportunities for home ownership. In FY2011, CHA expanded the CTO program beyond HCV participants to include Public Housing residents. In FY2014, CHA received approval to institute a higher minimum income requirement for eligibility for the CTO Homeownership Program to 50% of the Area Median Income (AMI) to support the goal of participants successfully transitioning to self-sufficiency once the program was over. This change does not apply to those who are elderly or disabled who enroll in the program. The overall impact of the CTO Program is to increase self-sufficiency and expand housing options through opportunities for home ownership. In FY2020, a change was made in the way adjustments were calculated for credits for home repair/maintenance. Homeowners now receive 1% of their purchase price divided by 12 as a credit on their 50058 or \$75 whichever is higher. Through the program, now in its 18th year, 687 participants have purchased their own home and 233 have assumed their own mortgage.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A

• **Actual Changes to Metrics/Data Collection:** N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	FY2020 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 in the program	55 families (44 HCV and 11 PH) enrolled in the program.	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 PH) purchased a home in FY2012.	30 families (27 HCV and 3 PH) will purchase homes.	55 families (44 HCV and 11 PH) purchased homes.	CHA exceeded 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 PH) purchased a home in FY2012.	30 families (27 HCV and 3 PH) will purchase homes.	55 families (44 CHV and 11 PH) purchased homes.	CHA exceeded the benchmark.
*For the SS-8 standard metric tracking, CHA is establishing the purchase of a home through Choose to Own as a definition of self-sufficiency.					

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

- **Plan Year Approved, Implemented, Amended:** FY2014, FY2017 updates; FY2018 for this updated activity
- **Description/Impact/Update:** Over the past few years, CHA has modified the Family Self-Sufficiency (FSS) program. These include (from oldest to most recent):
 - In FY2014 a revision of the participation requirements included an opt-out of EID, the ability to terminate participants who were not engaged in the program, a 12-month employment requirement and annual requirement to participate in financial education and coaching.
 - In FY2017, CHA received authorization for an exemption from the requirement that FSS Program enrollments must take place within 120 days of an annual or interim recertification of income process. CHA Public Housing and 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 recertification.
 - In FY2018, CHA received authorization to move to a modified escrow calculation based on goal achievement rather than escrow based on an increase in earned income. The pay points and associated goals are included in CHA's approved FSS Action Plan.
 - In FY2019, CHA received authorization to allow household members other than the head of household to enroll in the program and to remove interest earned from participant escrow to create a grant fund.

The goal of these revisions was to maximize engagement in the program and remedy several issues, including disincentives to participation due to not earning escrow while enrolled in EID; underutilization of the program by participants who were not fully interested in engaging; the lack of financial self-sufficiency of current graduates; and confusing calculations and rules that resulted in participants being unable to reconcile their goal attainment with an escrow payout. The most recent changes to the program have had a significant impact on enrollment and success. For

example, in 2018 only 77% of participants had escrow compared to 86% in FY2020. At the end of FY2020, CHA's FSS Program had 1,070 participants.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	FY2020 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 \$18,000.	The average income from wages for FSS participants was \$23,856.	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).	The average escrow per FSS participant will remain stable at \$4,000.	The average escrow per FSS participant was \$5,097.	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.	500 FSS participants will have income from wages	416 FSS participants had income from wages	CHA did not meet the benchmark due to the pandemic
		In FY2013, 46% of FSS participants had income from wages.	The percent of FSS participants with income from wages will remain stable at 50%.	52% of 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.	The number of FSS participants receiving TANF will remain stable at 100.	36 FSS participants 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).	Approximately 1,000 FSS participants as of 12/31/12.	1,000 total FSS participants (including 200 new FSS participants) will be enrolled.	1,256 total FSS participants (including 171 new participants) were enrolled.	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	<u>PH:</u> In FY2013, the average subsidy per PH household was \$6,519 (based	<u>PH:</u> The average subsidy per PH household will be \$9,014.64	<u>PH</u> The average subsidy per PH household was \$9,123 (based	CHA met the benchmark.

	affected by this policy in dollars (decrease).	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).	(based on 13,886 units). <u>HCV</u> The average subsidy per HCV household will be \$10,504.92 (based on 48,385 eligible vouchers).	on 15,989 eligible units) <u>HCV</u> Average subsidy per HCV household was \$11,005 (based on 45,856 eligible units).	
SS-7: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	<u>PH:</u> In FY2013, PH FSS participants contributed a total of \$1,006,056 (237 households). <u>HCV:</u> In FY2013, HCV FSS participants contributed a total of \$1,831,476 (505 households).	<u>PH:</u> The total contribution of PH FSS participants will remain stable at \$1,000,000 (230 households). <u>HCV</u> The total contribution of HCV FSS participants will remain stable at \$1,800,000 (500 households).	<u>PH:</u> The total contribution of PH FSS households was \$1,994,580 (355 households). <u>HCV:</u> The total contribution of HCV FSS households was \$3,349,620 (733 households).	CHA met the benchmark.
SS-8: Households Transitioned to Self-Sufficiency	Number of households transitioned to self-sufficiency (increase).	In FY2012, 109 participants graduated from the FSS program.	50 participants will graduate from the program.	102 participants graduated in 2020	CHA exceeded the benchmark.

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

- Plan Year Approved, Implemented, Amended: Approved FY2014, Implemented FY2015
- Description/Impact/Update: CHA has implemented a streamlined triennial re-examination schedule for Public Housing and HCV fixed income households consisting of only elderly and/or disabled participants. Given the infrequency of income changes for these households, the impact of this activity is decreased staff time and resources currently utilized for conducting re-examinations for this population. In addition, this activity has decreased the re-examination burden for fixed income elderly/disabled households.
 - HCV: In FY2020, 2,153 fixed-income households had re-examinations
 - PH: In FY2020, 2,842 fixed-income households had re-examinations.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline^	FY2020 Benchmark	FY2020 Outcome	Benchmark Achieved?
CE-1: Agency Cost Savings	Total cost of task (in dollars).	<p><u>HCV:</u> 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><u>PH:</u> In FY2013, CHA spent \$367,800 on annual re-exams for fixed-income elderly/disabled households (4,904 re-exams x \$75).</p>	<p><u>HCV:</u> CHA will spend approximately \$322,045 (2,221 re-exams x \$145) to administer re-exams for fixed income/elderly disabled households.</p> <p><u>PH:</u> CHA will spend approximately \$232,000 (1,600 re-exams x \$145) to administer re-exams for fixed income elderly/disabled households.</p>	<p><u>HCV:</u> CHA spent \$312,185 on re-exams for fixed-income elderly/disabled households (2,153 re-exams x \$145).</p> <p><u>PH:</u> CHA spent \$412,090 on re-exams for fixed-income elderly/disabled households (3,318 re-exams x \$145).</p>	<p><u>HCV:</u> CHA met the benchmark.</p> <p><u>PH:</u> CHA did not meet the benchmark. Because there were fewer than anticipated RAD conversions, more PH households had re-examinations.</p>
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	<p><u>HCV:</u> In FY2013, based on the existing biennial schedule, CHA spent 12,569 staff hours on re-exams for eligible fixed-income elderly/disabled households (3,591 x 3.5 hours).</p> <p><u>PH:</u> In FY2013, CHA spent 17,164 staff hours on annual re-exams for PH fixed-income disabled/elderly households (4,904 re-exams x 3.5 hours).</p>	<p><u>HCV:</u> CHA will spend approximately 14,367 staff hours (2,221 re-exams x 6.5 hours) on re-exams for fixed-income elderly/disabled households.</p> <p><u>PH:</u> CHA will spend approximately 10,400 staff hours (1,600 re-exams x 6.5 hours) on re-exams for fixed-income elderly/disabled households.</p>	<p><u>HCV:</u> CHA spent 13,994.5 staff hours on re-exams for fixed-income elderly/disabled households (2,153 re-exams x 6.5 hours).</p> <p><u>PH:</u> CHA spent 18,473 staff hours on annual re-exams for fixed-income elderly/disabled households (3,318 re-exams x 6.5 hours).</p>	<p><u>HCV:</u> CHA met the benchmark.</p> <p><u>PH:</u> CHA did not meet the benchmark. Because there were fewer than anticipated RAD conversions, more PH households</p>

					had re-examinations.
CE-5: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	<p><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).</p> <p><u>PH:</u> In FY2013, PH fixed-income elderly/ disabled households contributed a total of \$15,526,368 (4,904 households).</p>	<p><u>HCV:</u> Fixed-income elderly/disabled households who had a triennial re-exam will contribute a total of approximately \$33,954,072 (10,438 households).</p> <p><u>PH:</u> Fixed-income elderly/disabled households eligible for the triennial re-exam will contribute approximately \$8,194,212 (2,418 households).</p>	<p><u>HCV:</u> Fixed-income elderly/disabled households who had a triennial re-exam contributed a total of \$54,276,624 (16,124 households).</p> <p><u>PH:</u> Fixed-income elderly/disabled households eligible for the triennial re-exam schedule contributed a year-end total of \$21,068,184 (6,160)</p>	<p><u>HCV:</u> CHA exceeded the benchmark.</p> <p><u>PH:</u> CHA exceeded the benchmark. Because there were fewer than anticipated RAD conversions, more PH households contributed rent.</p>
^CHA has updated the staff times for these activities from 3.5 hours to 6.5 hours and the cost per re-examination from \$75 to \$145.					

CHA Re-Entry Pilot Program (2014-04)

- Plan Year Approved, Implemented, Amended: Approved FY2014, Implemented FY2015
- Description/Impact/Update: In FY2014, CHA proposed a Re-entry Pilot Program for up to 50 eligible participants who are:
 - 1) Reuniting with a qualifying family member currently living in CHA Public Housing (excluding mixed-income sites) or participating in CHA's HCV Program, or
 - 2) On a CHA wait list and meeting eligibility requirements for the program when they are called for screening (in the existing wait list order).

As of Q4 2020, there are 48 participants who continue to have a housing choice voucher. All of the participants referred for participation came from CHA's wait list. The program is at capacity as of FY2020 and no new participants were enrolled.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	FY2020 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.	\$125,000 in funds will be leveraged through the re-entry pilot	0 funds were leveraged	CHA did not meet the benchmark. This program did not receive

			program for services for 25 participants.		any new participants
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 be consistent with CHA's average.	The average income from wages for households with program participants was consistent with CHA's average.	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 be consistent with CHA's average.	The percent of "work-able" heads of household with income from wages, with program participants, will be consistent with CHA's average.	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.	25 participants will receive services.	0 participants received services.	CHA did not meet the benchmark. All participants transitioned to HCV program without services and services have ended.
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>PH:</u> In FY2013, the average subsidy per PH 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>PH:</u> The average subsidy per PH household will be \$9,014.64 (based on 13,886 units). <u>HCV</u> The average subsidy per HCV household will be \$10,504.92 (based on 48,385 eligible vouchers).	<u>PH</u> The average subsidy per PH household was \$9,123 (based on 15,989 eligible units) <u>HCV</u> Average subsidy per HCV household was \$11,005 (based on 45,856 eligible units).	CHA met the benchmark.
SS-7: Increase in Agency	Rental revenue in dollars (increase).	<u>PH:</u> In FY2013, PH households contributed a	The total contribution of HCV families with program	HCV re-entry households contributed a total of	CHA met the benchmark.

Rental Revenue		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.	participants will be consistent with CHA's average in FY2020.	\$154,860 and averaged \$3,687 per household (41 households) compared to \$3,650 for all HCV households	
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.	0 participants will transition from a conditional lease as there were none in this situation in the pilot	N/A	N/A: no participants were enrolled in the program under a conditional lease
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 moved to CHA housing through the re-entry program prior to implementation.	No program participants are projected to move to CHA housing through the re-entry pilot program.	N/A	N/A program enrolled is now closed

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

- Plan Year Approved, Implemented, Amended: Approved FY2014 (Public Housing), Implemented FY2016 (Public Housing), Implemented FY2006 (HCV)
- Description/Impact/Update: CHA has implemented biennial re-examinations to review family circumstances, income, assets, expenses, and family composition to establish continued program eligibility for Public Housing and HCV residents. Biennial re-examinations are applicable for those Public Housing residents who are not on annual or triennial re-examination schedules.¹ 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

¹ CHA conducts annual re-examinations for public housing and HCV households participating in programs including but not limited to Choose to Own program and households in Moderate Rehab properties. CHA conducts triennial re-examinations for fixed-income households with only elderly and/or disabled participants.

who undergo re-examinations on a biennial basis instead of an annual basis. All eligible Public Housing and HCV residents are currently on a biennial re-examination schedule. The outcomes were as follows:

- HCV: In FY2020, 12,855 households eligible for biennial re-examinations had a re-examination conducted.
- PH: In FY2020, 3,795 households were on a biennial re-examination schedule and 1,623 had a re-examination conducted, saving CHA \$314,940.

Both HCV and Public Housing continue to provide a 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 FY2020, 4,818 families had an interim re-examination due to a decrease in income, an increase over last year due financial hardships caused by the pandemic.
- PH: 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 FY2020, 905 Public Housing households had interim re-examinations due to decreases in income.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline^	FY2020 Benchmark	FY2020 Outcome	Benchmark Achieved?
CE-1: Agency Cost Savings	Total cost of task (in dollars)	<u>HCV</u> : In FY2013, CHA spent \$1,057,875 to administer biennial re-exams (14,105 re-exams x \$75). <u>PH</u> : In FY2013, CHA spent \$960,075 to administer re-exams (12,801 re-exams x \$75).	<u>HCV</u> : CHA will spend \$2,089,885 (14,413 re-exams x \$145) to administer biennial re-exams. <u>PH</u> : CHA will spend \$181,250 (1,250 re-exams x \$145) to administer biennial re-exams.	<u>HCV</u> : CHA spent \$1,863,975 (12,855 re-exams x \$145) to administer biennial re-exams. <u>PH</u> : CHA spent \$235,335 (1,623 re-exams x \$145) to administer biennial re-exams.	<u>HCV</u> : CHA met the benchmark. <u>PH</u> : CHA did not meet the benchmark.
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease)	<u>HCV</u> : In FY2013, CHA spent 49,368 staff hours (14,105 re-exams x 3.5 hours) on re-exams. <u>PH</u> : In FY2013, CHA spent 44,804 staff hours on re-exams (12,801 x 3.5 hours).	<u>HCV</u> : CHA will spend 93,685 staff hours (14,413 re-exams x 6.5 hours) on biennial re-exams. <u>PH</u> : CHA will spend 8,125 staff hours (1,250 re-exams x 6.5 hours) on biennial re-exams.	<u>HCV</u> : CHA spent 83,557.5 staff hours (13,741 re-exams x 6.5 staff hours) on biennial re-exams <u>PH</u> : CHA spent 10,549.5 staff hours (1,623 re-exams x 6.5 hours) on biennial re-exams.	<u>HCV</u> : CHA met the benchmark. <u>PH</u> : CHA did not meet the benchmark. Because there were fewer than anticipated RAD conversions, more PH

					households needed to be re-examined.
CE-5: Increase in Agency Rental Revenue	Rental revenue in dollars (increase)	<p><u>HCV:</u> In FY2013, HCV households who had biennial re-exams, contributed a total of \$47,568,930 (14,105 households or half of the total 28,209 biennial-eligible households).</p> <p><u>PH:</u> In FY2013, PH households eligible for biennial re-exams contributed a total of \$49,185,852 (12,801 households).</p>	<p><u>HCV:</u> HCV households eligible for biennial re-exams will contribute a total of \$121,041,036 (30,211 households).</p> <p><u>PH:</u> PH households eligible for biennial re-exams will contribute approximately \$15,237,200 (2,800 households).</p>	<p><u>HCV:</u> HCV households eligible for biennial re-exams contributed a total of \$117,649,032 (32,065 households).</p> <p><u>PH:</u> PH households eligible for biennial re-exams contributed a total of \$22,823,928 (3,795 households).</p>	<p><u>HCV:</u> CHA met the benchmark.</p> <p><u>PH:</u> CHA did not meet the benchmark. Because there were fewer than anticipated RAD conversions, more households remained in the PH portfolio contributing rent.</p>
SS-1: Increase in Household Income	Average earned income of households affected by this policy in dollars (increase)	<p><u>HCV:</u> In FY2013, the average income from wages or 18,034 HCV households who had biennial re-exams was \$4,208.</p> <p><u>PH:</u> In FY2013, the average income from wages for PH households eligible for biennial re-exams was \$5,564 (12,801 households).</p>	<p><u>HCV:</u> The average income from wages for 30,211 HCV households eligible for biennial re-exams is expected to be \$9,789.</p> <p><u>PH:</u> The average income from wages for PH households eligible for biennial re-exams will be \$16,725 (2,800 households).</p>	<p><u>HCV:</u> The average income from wages for HCV households eligible for biennial re-exams was \$8,400 (32,065 households).</p> <p><u>PH:</u> The average income from wages for PH households eligible for biennial re-exams was \$17,182 (3,795 households).</p>	<p><u>HCV:</u> CHA did not meet the benchmark due to financial hardships issues caused by the pandemic.</p> <p><u>PH:</u> CHA met the benchmark.</p>
SS-3: Increase in Positive	Other category: Having	<p><u>HCV:</u> In FY2013, 3,478 work-able</p>	<p><u>HCV:</u> 10,396 work-able HCV</p>	<p><u>HCV:</u> 9,097 work-able HCV heads of</p>	<p><u>HCV:</u> CHA did not meet the benchmark</p>

Outcomes in Employment Status*	earned income	<p>HCV heads of household eligible for biennial re-exams had income from wages.</p> <p>In FY2013, 45% of work-able HCV heads of household eligible for biennial re-exams had income from wages.</p> <p><u>PH:</u> In FY2013, 2,976 work-able PH heads of household eligible for biennial re-exams had income from wages.</p> <p>In FY2013, 59% of work-able PH heads of household eligible for biennial re-exams had income from wages.</p>	<p>heads of household eligible for biennial re-exams are expected to have income from wages.</p> <p>50% of work-able HCV heads of household eligible for biennial re-exams are expected to have income from wages.</p> <p><u>PH:</u> 1,440 work-able PH heads of household eligible for biennial re-exams are expected to have income from wages.</p> <p>75% of work-able PH heads of household eligible for biennial re-exams are expected to have income from wages.</p>	<p>household eligible for biennial re-exams had income from wages.</p> <p>41% of work-able HCV heads of household eligible for biennial re-exams had income from wages.</p> <p><u>PH:</u> 1,818 work-able PH heads of household eligible for biennial re-exams had income from wages.</p> <p>71% of work-able PH heads of household eligible for biennial re-exams had income from wages.</p>	<p>due to financial hardships caused by the pandemic.</p> <p><u>PH:</u> CHA exceeded the benchmark.</p> <p>CHA met the benchmark.</p>
SS-4: Households Removed from Temporary Assistance for Needy Families (TANF)	Number of households receiving TANF assistance (decrease)	<p><u>HCV:</u> In FY2013, 1,480 HCV households were receiving TANF (of 14,105 households or half of the total 28,209 biennial-eligible households).</p> <p><u>PH:</u> In FY2013, 6,319 PH households (out</p>	<p><u>HCV:</u> The number of HCV households eligible for biennial re-exams who will receive TANF will remain stable at 1,167.</p> <p><u>PH:</u> 318 PH households eligible for</p>	<p><u>HCV:</u> 1,058 HCV households eligible for biennial re-exams received TANF.</p> <p><u>PH:</u> 247 PH households eligible for</p>	<p><u>HCV:</u> CHA met the benchmark.</p> <p><u>PH:</u> CHA exceeded the benchmark.</p>

		of 12,801) eligible for biennial re-exams were receiving TANF.	biennial re-exams will receive TANF.	biennial re-exams received TANF.	
SS-8: Households Transitioned to Self-Sufficiency**	Number of households transitioned to self-sufficiency (increase)	<u>HCV:</u> In FY2013, 1,374 HCV households (out of 18,034) who had biennial re-exams moved up at least one AMI category.	<u>HCV:</u> 2,171 HCV households (out of 30,211 eligible for biennial re-exams) will move up at least one AMI category. <u>PH:</u> 250 PH households (out of 2,800 eligible for biennial re-exams) are expected to move up at least one AMI category.	<u>HCV:</u> 1,665 HCV households (out of 32,065 eligible for biennial re-exams) moved up at least one AMI category. <u>PH:</u> 290 PH households (out of 3,795 eligible for biennial re-exams) moved up at least one AMI category.	<u>HCV:</u> CHA did not meet the benchmark due to financial hardships caused by the pandemic. <u>PH:</u> CHA exceeded the benchmark.
<p>^CHA has adjusted baselines for these metrics based on implementation plans for biennial and triennial re-exams</p> <p>*For SS-3 tracking, CHA defines “work-able heads of household” as those age 18 to 54 who are not receiving SSI, SSDI or a pension.</p> <p>**For SS-8 tracking, CHA is establishing the movement up to a higher Area Median Income (AMI) category as a definition of self-sufficiency.</p>					

MTW Activities Related to Public Housing

Work Requirement for Public Housing Properties and Public Housing and Mixed-Income Properties Transitioning to PBVs or Added As PBVs Through the RAD Program (2009-02)

- Plan Year Approved, Implemented, Amended: Approved FY2009, Implemented FY2009, Amended FY2016
- Description/Impact/Update: As outlined below, this activity is applicable to both Public Housing (PH) residents and residents of PH and Mixed-Income properties transitioning to PBVs through the RAD Program or added as PBVs through transfer of assistance under the RAD Program:
 - *Public Housing*
In FY2009, CHA implemented a work requirement as a condition of occupancy across its Public Housing (PH) portfolio that requires applicable adult members of PH 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. The work requirement policy for PH residents is outlined in detail in the Public Housing Admissions and Continued Occupancy Policy (ACOP). With Board approval of the FY2011 ACOP, CHA changed the age range of the

work requirement to apply to adult members of PH households age 18 to age 54, or age 17 and not attending school full time.²

- RAD1 PBVs

In the FY2016 MTW Annual Plan, CHA updated this activity to reflect that existing work requirements in PH and Mixed-Income properties (as described above) transitioning to PBVs through the RAD Program or added as PBVs through transfer of assistance under the RAD program, as outlined in CHA's ACOP and Tenant Selection Plans, will apply to any individual previously subject to a work requirement as well as new residents after RAD PBV conversions. The work requirement policy for RAD PBV sites is also outlined in Chapter 18 of the HCV Administrative Plan, which was released for public comment in November 2014 and approved by CHA's Board in January 2015.

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

Since it was first approved, CHA has implemented the following updates to the PH work requirement:

- CHA increased the time for each Safe Harbor period from 90 days to 180 days. CHA determined that 90 days was an insufficient amount of time for residents to establish an action plan to meet the requirement, which has often resulted in multiple Safe Harbor requests. Increasing the time period to 180 days enables residents to work with a service provider to create and implement an action and engagement plan.
- CHA requires participation in services for all residents who receive Safe Harbor and for those who are non-compliant with the work requirement. Mandatory services are provided by CHA's FamilyWorks program. This requirement ensures that FamilyWorks service providers intervene in a timely manner to assist residents and provide them with the necessary support to become compliant with the work requirement. CHA implemented the following procedures to enforce this requirement:
 - The resident and service provider develop and sign a resident-driven action plan upon the initial and any subsequent requests for Safe Harbor, which outlines what is needed to become compliant with the work requirement.
 - At the end of the 180-day Safe Harbor period (or upon the resident obtaining employment), the FamilyWorks service provider will confirm that the resident is engaged with the work requirement, as defined in the agreed-upon individual action plan.
 - Residents who are engaged, as defined by the action plan, but who need additional time will be approved to receive Safe Harbor or additional Safe Harbors, per provider-engagement process.
 - Residents who are not engaged, as defined by the action plan, and are not meeting the work requirement will not be approved to receive additional Safe Harbors.
 - Non-compliant residents are subject to lease termination.

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

- Actual Non-Significant Change: N/A

² The original work requirement applied to every adult member of a PH household, age 18 to age 61 (or age 17 and not attending school full time).

- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	FY2020 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 be \$15,383 (6,400 households).	The average income from wages for PH households with a work-able adult subject to the work requirement was \$14,372 (6,013 households).	CHA met the benchmark.
SS-3: Increase in Positive Outcomes in Employment Status*	Other category: Having earned income	2,347 work-able PH heads of household subject to the work requirement had income from wages in 2008. 52.7% of work-able PH heads of household subject to the work requirement had income from wages in 2008.	3,400 work-able PH heads of household subject to the work requirement are expected to have income from wages. 63% of work-able PH heads of household subject to the work requirement are expected to have income from wages.	2,834 work-able PH heads of household subject to the work requirement had income from wages. 56% of work-able PH heads of household subject to the work requirement had income from wages.	CHA did not meet the benchmark due to financial hardships caused by the pandemic. CHA did not meet the benchmark due to financial hardships caused by the pandemic.
SS-4: Households Removed from TANF	Number of households receiving TANF assistance (decrease).	In FY2013, 2,390 “work-able” PH households with a “work-able” adult subject to the work requirement received TANF.	Work-able households with a work-able adult subject to the work requirement receiving TANF will decrease to 680.	341 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 PH households with a “work-able” adult subject to the work requirement were engaged with service	The number of PH households with a work-able adult subject to the work requirement engaged with service providers through FamilyWorks will	1,980 (out of 6,013) households with a work-able adult subject to the work requirement engaged with service	CHA exceeded the benchmark.

		providers through Family Works.	increase slightly to 4,315.	providers through FamilyWorks.	
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 PH household was \$6,519 (based on 21,417 eligible units).	The average subsidy per PH household will be \$9,014.64 (based on 13,886 eligible units).	The average subsidy per PH household was \$9,123 (based on 15,989 eligible units)	CHA met the benchmark.
SS-7: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	In FY2013, PH households with a “work-able” adult subject to the work requirement contributed a total of \$21,401,844 (5,081 households).	The total contribution of households with a work-able adult subject to the work requirement will increase slightly to \$29,744,110 (6,400 households.)	Work-able households subject to the work requirement contributed a total of \$30,711,612 (6,013 households).	CHA met 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 have all adults in compliance will increase slightly to 47% (2,500 households). Compliance is achieved by either meeting the work requirement or obtaining an exemption from the work requirement.	The percent and number of households subject to the work requirement that have all adults in compliance was 68.4% and 2,782, respectively.	CHA exceeded the benchmark.
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.	57,000 applicants on PH Family Wait Lists will have an average wait time of 40 months.	75,158 applicants on PH Family Wait Lists had an average wait time of 28.9 months.	CHA met the benchmark.

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

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

• **Additional Metrics:**

Additional Metric	Unit of Measurement	Baseline	FY2020 Benchmark	2020 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.	The percentages of residents in each work requirement compliance status will increase by 1%; those in Safe Harbor and Under Legal will decrease by 1%: 52.7% compliance 15.4% exempt 24.5% Safe Harbor 5.6% non-compliant 1.8% under legal	At the close of FY2020: 54.7% (2,226 residents) were compliant; 13.7% (556 residents) were exempt; 4.9% (200 residents) were non-compliant; 25.3% (1,031 residents) were in Safe Harbor; and 1.4% (55 residents) were under legal review.	CHA met the benchmark for residents in compliant status.

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

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

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

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

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

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

Office of the Ombudsman (2008-01)

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

in mixed-income communities in resolving any Public Housing-related issues that may arise, residents are able to adapt to their new communities. The Office of the Ombudsman continues to address resident concerns and engage in community building activities. In FY2020 in person Ombudsman meetings could not be held due to the pandemic. However, there was community engagement at various sites to assist residents with food and supplies (e.g. masks) throughout the pandemic.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	FY2020 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.	573 residents engaged	CHA exceeded the benchmark.

Additional Metric	Unit of Measurement	Baseline	FY2020 Benchmark	FY2020 Outcome	Benchmark Achieved?
Regional meetings to engage residents	Number of meetings held	0 meetings held before the creation of the Office of the Ombudsman.	A minimum of 4 meetings for mixed-income residents will be held.	0 meetings were held for mixed-income residents	CHA did not meet the benchmark. CHA did not hold in-person meetings in 2020 due to the pandemic.

MTW Activities Related to HCV Program

Exception Payment Standards (2010-02)

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

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

EPS for Reasonable Accommodations

In FY2018, CHA received approval for an amendment to this activity that increased the FMR limit to 250% in cases where it is needed as a Reasonable Accommodation for households who need specific accessibility features. Previously, CHA had requested waivers from HUD in these situations, however, this process was time consuming and burdensome for the family, and many times while approval was pending, the unit became unavailable. Research shows that units with

accessibility features have significantly higher rents. Without the increase to 250% FMR, households with accessibility needs are severely limited in their housing options. The median rent for accessible units in Mobility Areas ranges from 192% of FMR (studios) to 295% (3 bedrooms). Moreover, the median minimum rents for accessible properties throughout the entire city of Chicago range from 178% to 240% of FY2017 FMR. Additionally, under the 150% FMR, households had access to less than 20% of the accessible units in these areas. The FY2018 amendment drastically expanded the housing options for these families. In FY2019, CHA amended this activity to include the location of the unit as a factor in determining whether an EPS up to 250% is appropriate. In addition to specific accessibility features, residents also request approval for units with specific location features, such as proximity to a medical facility or accessible public transportation options. This amendment allowed CHA to consider this factor in unit cost when reviewing EPS requests related to reasonable accommodations.

CHA will review all reasonable accommodation requests for the 250% EPS, whether for specific unit accessibility features or specific location features, by completing the following process: (1) Verify through a third-party knowledgeable professional that the participant is disabled and requires the unit features or location features; (2) Confirm that the unit or location has the features needed by the disabled participant; (3) Substantiate that the participant was unable to locate a unit in a location that meets the needs of their disability within CHA's payment standard. To complete the first step of the verification process, CHA utilizes a "certification of need" form that is completed by a knowledgeable professional. Step (2) is accomplished by contacting the property owner or manager and requesting a letter verifying the features of the unit or a layout of the unit that contains the structural features. Step (3) may be completed in various ways, including by reviewing a list of units viewed by the participant or a letter from a case manager attesting to the participant's unit search. All information received from the participant and third parties will be verified by the fair housing department.

EPS for Mobility Areas

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

All HCV rents, including rents for which an Exception Payment Standard might apply, are subject to a review for rent reasonableness. CHA continues to use the Mobility Program to provide counseling to voucher holders to assist and encourage residents to move to Mobility Areas.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	2020 Outcome	Benchmark Achieved?
HC-5: Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood	In FY2012, 37 households leased in Opportunity Areas with exception	3,562 households, will lease in Mobility Areas with an exception	7,210 households leased in Mobility Areas with an exception payment.	CHA exceeded the benchmark.

	of opportunity as a result of the activity (increase).	payment standards.	payment, including new and existing leases.		
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HCV Vacancy Payments (2011-03)

- Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2012
- Description/Impact/Update: As part of CHA's Inspection Excellence Program (formerly OEP and UEP), CHA is authorized to provide a modest vacancy payment to participating owners who re-lease a unit in the IEP program to another HCV participant. CHA will provide vacancy payments to eligible owners upon the execution of a new HAP contract for a re-leased IEP unit. One hundred percent of the previous family's HAP amount will be paid to participating owners for the vacant period not to exceed 60 days. The unit shall be deemed vacant (A) commencing on the first day for which HAP is not paid for the unit following completion of a move out or termination of the lease, and (B) ending on the day preceding the first day for which HAP is paid for such unit based on the execution of a new HAP with CHA. The purpose of this activity is to provide incentives to retain high quality owners and units in the program, and to continue to provide viable housing options for families. In FY2016, CHA altered the IEP program and expanded the number of units eligible for this payment to approximately 6,000. In FY2020, CHA issued 12 vacancy payments at a total cost of \$18,294. The evaluation of this activity is ongoing and CHA will continue to review vacancy payment data to ensure the financial sustainability of this activity.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	2020 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.	14 units will be preserved through a vacancy payment.	12 units were preserved through vacancy payments.	CHA did not meet the benchmark.

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

- Plan Year Approved, Implemented, Amended: Approved FY2017, Implemented FY2017, Amended FY2019
- Description/Impact/Update: CHA reinstated this activity, which was previously closed out in FY2014. This activity drastically improves program efficiency and limits the burden on program participants by decreasing the amount of documentation needed. Currently, calculation of assets is done only at intake and is no longer necessary at re-examination. This activity has reduced staff resources and costs associated with verifying assets after initial admission. CHA reinstated this activity after determining asset calculations have minimal impact on overall rent calculation and tenant portion. As of June 2016, when CHA proposed reinstating this activity, approximately 29% of HCV households reported assets. Of these 10,380 households, only 6.1% (641) received income from assets that exceeded the threshold amount to impact their tenant portion. Of those, 73.6% (472) received less than \$100 annually from these assets. Since income from assets is small, eliminating asset calculations after initial eligibility has had 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). 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.

In FY2019, through an amendment to the activity, CHA began disregarding assets below \$50,000 at initial eligibility, only including those that exceed this amount. Moreover, when calculating income from assets, CHA uses the actual income received using the current interest rate. Prior to proposing this change, CHA determined (as of April 2018) that there were 1,567 (37.5% of total participants whose most recent 50058 is a new admission) who had assets that ranged between \$1 and \$49,999. Of these, only 147 had income from assets, with an aggregate yearly total of approximately \$9,300. However, the amount saved in time and dollars from not reviewing assets under \$50,000 would be 534 hours (.34 hours x 1,567) and \$23,505 (\$15 x 1,567).

In FY2020, CHA spent \$889 and 23 staff hours calculating assets, a significant decrease since this activity was reinstated.

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.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	2020 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).	CHA will spend \$29,220 (\$15 x 1,948) on calculating assets.	CHA spent \$889 (59 exams x \$15) calculating assets	CHA exceeded 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).	CHA will spend 662 staff hours (.34 x 1,948) staff hours calculating assets.	CHA spent 23 hours (.34 hours x 59 exams) calculating assets.	CHA exceeded the benchmark

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

- Plan Year Approved, Implemented, Amended: Approved FY2017, Implemented FY2017
- Description/Impact/Update: CHA received approval to provide a one-time incentive payment in the amount of the contract rent to landlords when an HCV participant enters into a new lease for a unit located in a Mobility Area. The tight rental market in Chicago, especially in Mobility Areas,

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

A potential impact of this activity is increased costs to CHA for such payments. On average, per-unit rental price in Mobility Areas is approximately \$1,300 per month. If the activity had been implemented during FY2015, it would have cost the CHA roughly \$760,000. If this incentive is successful, the associated costs would increase. In conjunction with this activity, the CHA also commits to study ways to streamline its lease-up process to decrease the need for these types of payments in the future. If CHA is able to reduce the time from when an RTA is submitted to when a HAP contract is executed, HCV participants will be at less of a disadvantage in the rental market. CHA proposed that these incentive payments are funded using HCV HAP funds, rather than HCV administrative funds. From FY2017 through early FY2018, CHA used the Opportunity Area map to determine where incentive payments would be made. In March FY2018, CHA began using the new Mobility Area map to issue Landlord Incentive Payments (LIPs), which resulted in an increase in the amount of funds spent on this program. In FY2020, CHA spent approximately \$1.9 million on LIPs. Since the LIP program was implemented, 859 new landlords have joined the HCV program due to this activity.

- **Actual Non-Significant Changes:** In September 2020, CHA altered this activity to only provide an incentive payment to new HCV owners (never received HAP previously) that lease up a voucher holder in Mobility Areas. Previously, a payment was given to all new lease ups in Mobility Areas, irrespective of the participation in the program of the property owner in the past.
- **Actual Significant Changes:** N/A
- **Actual Changes to Metrics/Data Collection:** N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	2020 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.	261 households will move into Mobility Areas and their landlords will receive an incentive payment.	1,148 households moved into a Mobility Area where the property owner received an incentive payment.	CHA exceeded the benchmark.

Increased Payment Standards at Interims (2018-01)

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

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

Since CHA implemented this activity in April of 2018, a total of 6,710 participants have received an increase in their payment standard at their interim (2,260 in 2018, 2,060 in 2019, and 2,390 in 2020); 3,463 participants subsequently had a decrease in the tenant portion of the rent (743 in 2018, 1,229 in 2019, and 1,491 in 2020).

Actual Non-Significant Changes: N/A

- Actual Significant Changes: N/A

- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	2020 Outcome	Benchmark Achieved?
SS-2 Increase in Household Savings	Total number of participants who received an increase in payment standard at their interim due to this activity.	In FY2016, 0 participants received an increase in payment standard at their interim.	1,324 participants will receive an increase in their payment standard at their interim.	2,390 participants received an increase in payment standard at their interim.	CHA met its benchmark

Income Calculation Hardship Exemption (2018-02)

- Plan Year Approved, Implemented, Amended: Approved FY2018, Implemented FY2018
- Description/Update/Impact: In FY2018, CHA implemented a hardship exemption for working heads of households making required child support payments that hinder their ability to pay their monthly rent portion, allowing them to receive a 100% deduction of their total child support payments. Prior to the implementation of this activity, these payments were not deducted from income calculations that determine the portion of rent paid by the participant, which put participants at risk of falling behind on their rent and eventually being evicted. In FY2019, CHA expanded this hardship exemption to all working adults in the household who are making required child support payments. As of FY2020, 28 participants are receiving a deduction of their child support payment from their income (10 in 2020, 12 in 2019 and 6 in 2018).

- Planned Non-Significant Changes: N/A

- Planned Significant Changes: N/A

- Planned Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	2020 Outcome	Benchmark Achieved?
HC-4: Displacement Prevention	Number of households at or below 80% AMI who would lose assistance or need to move (decrease).	In FY2016, 3 participants would have met the criteria to receive this income deduction.	12 participants will receive this income deduction.	In FY2020, 28 participants received this income deduction.	CHA achieved its benchmark

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)

- Plan Year Approved, Implemented, Amended: Approved FY2008, Implemented FY2008
- Description/Impact/Update: 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. CHA continued to identify opportunities to increase the number of PBV units in family properties with new contracts and existing contract renewals throughout FY2020. CHA invested 25 PBVs in one family property that exceeded the 25% cap: Warren Apartments (25 PBV units). An additional 90 new PBV family units are under AHAP, with units to be delivered in FY2021: 5150 Northwest Apartments (30 PBV units) and Casa Veracruz Apartments (60 PBV units).
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	FY2020 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.	100 additional PBV units will be made available by exceeding 25% in family PBV properties.	25 new PBV units were made available by exceeding 25% in family PBV properties	CHA did not meet the benchmark. One additional project is under AHAP and an additional 90 PBV units will be delivered in FY2021
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.	0 housing units for low-income households were preserved by exceeding 25% in family PBV properties	N/A

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

- Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2011, Amended FY2018
- Description/Impact/Update: To facilitate the expansion of affordable housing opportunities through the use of project-based vouchers, when originally proposed, this activity allowed CHA to enter into project-based voucher HAP contracts for an initial term between 16 and 30 years. In light of regulatory changes, CHA was granted MTW authority to enter into contracts that have an initial term of 21-30 years. CHA's relevant contracts include a clause stating that the duration period is pursuant to CHA's MTW authorizations. The impact of this activity is that it will assist

developers to obtain better financial terms and help to ensure the long-term availability of quality affordable housing. CHA worked to identify opportunities to increase the initial term of PBV HAP contracts to 21-30 years throughout FY2020. CHA delivered units with 30-year initial contracts at Pullman Artspace LLC (6 units); Warren Apartments (25 units); Montclare Senior Residences of Calumet Heights (34 units); Sarah's on Sheridan LLC (27 units). An additional 90 units are under AHAP, with 90 PBV units to be delivered in FY 2021: 5150 Northwest Apartments (30 units) and Casa Veracruz Apartments (60 units).

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	FY2020 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.	125 PBV units with 21-30 year contracts will be made available.	92 new PBV units were made available with 21-30-year PBV HAP Contracts	CHA did not meet the benchmark. An additional 90 PBV units are under AHAP to be delivered in FY2021
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.	120 PBV units with 21-30 year initial contracts will be preserved.	0 PBV units were preserved with 21-30 year initial HAP.	CHA did not meet the benchmark. An additional 90 PBV units are under AHAP to be delivered in FY2021

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

- Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2011
- Description/Impact/Update: For the Property Rental Assistance (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 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. In FY2020, 94 units were delivered using a City of Chicago Certificate of Occupancy rather than an initial inspection. Through a CHA procurement process, the HQS inspection contract for FY2020 was contracted at \$20 per unit. CHA saved \$3,097.30 (94 units x \$32.95 per inspection) and 86.48 staff hours (94 units x .92 staff hours) on initial PRA PBV inspections for units that are new construction or require substantial rehab by using the City of Chicago Certificate of Occupancy as evidence of HQS compliance. The following units were delivered using a Certificate of Occupancy: Warren Apartments (25 PBV units), Pullman Artspace (6 PBV units), Montclare Seniors of Calumet Heights (34 PBV units), Sarah's on Sheridan (29 PBV units)
- Actual Non-Significant Changes: N/A

- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline^	FY2020 Benchmark	FY2020 Outcome	Benchmark Achieved?
CE-1: Agency Cost Savings	Total cost of task in dollars (decrease).	In FY2011, CHA spent \$5,054 for initial PRA PBV inspections (351 units x \$14.40 per year).	CHA will spend \$0 on initial PRA PBV inspections. (0 units x \$32.95 per inspection) for new construction and substantial rehab units.	CHA spent \$0 on initial PRA PBV inspections for new construction and substantial rehab units. (0 units x \$32.95)	CHA met 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 PBV inspections for new construction and substantial rehab units (351 units x .5 hours).	0 hours of staff time will be dedicated to initial PRA PBV inspections for new construction and substantial rehab units. (0 units x .92 hours)	0 hours of staff time was spent for initial PRA PBV inspections for new construction and rehab units (0 units x .92 hours)	CHA met the benchmark.
^Since the baseline was established, CHA has updated the cost of conducting initial PRA PBV inspections: the baseline cost was \$14.40 and the contracted FY2020 cost was \$20. The estimated time also increased to .92 hours from the baseline of .5.					

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

- Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2012
- Description/Impact/Update: 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.

These vacancy payments are equal to 50% of the contract rent for up to the initial 60 days of the contract. In FY2020, no PBV units were made available through this activity.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	FY2020 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.	30 PBV units will be made available through vacancy payments during initial leasing periods.	0 PBV units made available through vacancy payments during initial leasing period.	CHA did not meet the benchmark.

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

- Plan Year Approved/Implemented/Amended: Approved FY2019, Implemented FY2019
- Description/Impact/Update: CHA has implemented an activity that allows for a single HAP contract for PBV units under the same ownership entity and located in buildings of 4 or more units that are not contiguous. Prior to the implementation of this activity, HUD regulations required a separate HAP for every “project” with “project” defined as “a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land.” This meant that multiple HAPs were required for projects with the same owner in which the units were spread across separate properties. CHA’s PBV portfolio includes seven developments like this. This activity reduces the administrative burden on CHA by allowing for a single HAP rather than multiple HAPs in these situations and enhances CHA’s ability to facilitate housing in communities that have traditionally been underserved, many of which are residential communities containing 2-4 unit buildings. Each site within the defined project will continue to meet all HUD requirements, including environmental clearance and subsidy layering review.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	FY2020 Outcome	Benchmark Achieved?
CE-1	Total cost of task in dollars (decrease).	Prior to the implementation of this activity, it cost CHA \$57,000 to manage 57 HAPs at 7 developments (57 HAPs x \$1,000).	CHA will spend \$8,000 to manage 8 HAPs at 65 developments (8 HAPs x \$1,000).	CHA spent \$9,000 to manage 9 HAPs at 9 developments (9 HAPs x \$1,000).	CHA exceeded the benchmark. More projects than expected qualified for this activity.
CE-2	Total time to complete the task in staff hours (decrease).	Prior to the implementation of this activity, CHA spent 570 staff hours managing 57	CHA will spend 80 staff hours to manage 8 HAPs at 65 developments.	CHA spent 90 staff hours to manage 9 HAPs at 9 developments. (9 HAPs X 10 hours)	CHA exceeded the benchmark. More projects than expected qualified for this activity.

		HAPs at 7 developments (57 HAPs x 10 hours).	(8 HAPs X 10 hours).		
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Expansion of Public Housing Earned Income Disallowance Policy to CHA RAD Properties (2016-03)

- Plan Year Approved, Implemented, Amended: Approved FY2016, Implemented FY2017
- Description/Impact/Update: 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. As part of the RAD program, regulations state that the Earned Income Disregard (EID) policy is only available to residents with disabilities, in accordance with regulations for the Housing Choice Voucher (HCV) Program. For Public Housing sites transitioning to RAD, CHA will retain the EID policy for residents in RAD PBV units, which will allow any eligible resident, including non-disabled persons, to have the opportunity to utilize EID.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	FY2020 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).	The average income from wages for households in RAD1 PBV sites with a work-able adult is expected to remain stable at approximately \$16,000.**	The average income from wages for households at former PH sites converted to RAD PBV properties with a work-able adult was \$14,738 (109 households).	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.	The number of work-able heads of households in RAD1 PBV sites with income from wages will decrease to 40.** 60% of work-able heads of household in RAD1 PBV sites will have income from wages.**	77 work-able heads of household at former PH sites converted to RAD PBV properties will have income from wages. 57% of work-able heads of household at former PH sites converted to RAD PBV properties will have income from wages.	CHA exceeded the benchmark.

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

**RAD conversions are primarily taking place at senior properties.

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

- Plan Year Approved, Implemented, Amended: Approved FY2016, Implemented FY2017
- Description/Impact/Update: 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 Housing Choice Voucher (HCV) Program, HUD requires Housing Quality Standard (HQS) inspections. CHA requested authorization to continue utilizing Public Housing Uniform Physical Condition Standards (UPCS) for inspections in CHA Public Housing properties/units transitioning to PBV properties under the RAD program, including RAD PBV transfer of assistance sites. CHA proposed to retain the UPCS inspection criterion because it is considered a more stringent set of standards for inspections when compared to HQS, therefore ensuring a better housing product. In addition, CHA anticipates this activity will be cost effective. In FY2018, CHA procured a single vendor to conduct inspections for both Public Housing and HCV units. While on a comparative year-over-year basis, this change has resulted in a net increase in per unit costs for RAD properties, overall, the more centralized procurement has resulted in savings for CHA. In FY2020 fewer units transitioned to RAD1 PBV than originally planned, thus resulting in reduced costs. The COVID-19 pandemic halted in-unit inspections for a significant time period in FY2020. As most of the converted RAD1 PBV properties are senior buildings, housing one of the most vulnerable populations in contracting COVID, inspections were suspended between March 2020 through the end of FY2020. The decrease in cost is overwhelmingly due to suspended inspections that were planned.*
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	FY2020 Outcome	Benchmark Achieved?
CE-1: Agency Cost Savings	Total cost of task in dollars (decrease).	In FY2015, CHA spent \$113,067 on inspections in sites transitioning to RAD PBV.	CHA anticipates spending approximately \$200,000 on inspections in sites transitioning to RAD1 PBV.	CHA spent approximately \$8,800 on inspections in sites transitioning to RAD1 PBV.	CHA exceeded the benchmark*.

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

- Plan Year Approved, Implemented, Amended: Approved FY2016, Implemented FY2017
- Description/Impact Update: In an effort to retain consistent housing quality and services across the PBV RAD portfolio of RAD properties, CHA requested 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. In FY2018, CHA conducted an initial contract rent analysis using the aforementioned criteria. Of the 38 senior properties analyzed, all 38 were negatively impacted by the 110% of FMR cap imposed by current PBV rules. Further, nine are also negatively impacted by a 120% of FMR cap. CHA has made a commitment to, at minimum, retain existing services and property maintenance at the level

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

CHA prepared an updated initial contract rent analysis for FY2018 that demonstrated that thirty-eight senior properties would be negatively impacted by a RAD Conversion subject to the Fair Market Rent (FMR) cap of 110% for RAD PBV properties, and thus unable to retain current subsidy levels. The changes in the benchmark reflects the combination of annual contract rent increase associated with the Operating Cost Adjustment Factor (OCAF) and anticipated changes to the unit count and contract rent at Covered Projects that would retain the Per-Unit Monthly (PUM) funding associated with non-dwelling/special purpose units. CHA implemented this activity in FY2017 and implementation was ongoing throughout FY2020.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	FY2020 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.	All 4,252 dwelling units at 15 impacted properties transitioning to RAD required an increased FMR threshold to maintain current standards for property operations.	The application of the increased FMR threshold has allowed 15 AMPs (19 properties) representing 4,252 units to remain in the RAD PBV portfolio, as the contract rent can be sustained in the 150% cap.	CHA met the benchmark.

MTW Activities Related to Local Programs

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

- Plan Year Approved, Implemented, Amended: Approved FY2017, Implemented FY2018
- Description/Impact/Update: To further coordinate with the City of Chicago, Chicago's Continuum of Care and Coordinated Entry System, CHA is participating in what has been named the Flexible Housing Subsidy program, which will provide collective impact to individuals and families who experience homelessness and are in critical need of immediate housing. CHA is utilizing its single fund flexibility to contribute to the fund in order to increase housing options for those in need to access and remain stably-housed. This program will be coordinated with the City of Chicago where CHA would contribute a specified amount of money to be pooled with other sources (e.g. hospitals, ESG, etc) to create a collective solution to housing persons experiencing homelessness. Examples of target populations would include families who experience homelessness or who are at risk of

becoming homeless, transitional-aged youth, survivors of domestic violence, homeless veterans and other vulnerable populations that are a priority of Chicago. Funds would be used for bridge rental assistance, rent arrearages with a current landlord, move-in fees and deposits, and subsidized housing. CHA anticipates allocating approximately \$800,000 towards this program.

CHA entered into the Flexible Housing Spending Program Escrow Agreement with the City's Department of Family and Support Services and the Center for Housing and Health, a third-party administrator to implement the Flexible Housing Spending Program. The program matches those on Chicago's Coordinated Entry System for homeless individuals with frequent users of the emergency room for Cook County. Unlike other resources, this program serves people who otherwise would not make it through conventional homeless services programs. In 2020, 82 participants were housed, including 43 through CHA's funding.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Unit of Measurement	Baseline	FY2020 Benchmark	FY2020 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	\$1 million in funds will be leveraged by DFSS and DPD.	\$6 million in funds was leveraged from City resources. An additional \$5.15 million was leveraged from other sources	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).	Zero program participants received services prior to implementation of the program.	50 households will receive services.	170 households received services	CHA exceeded the benchmark.
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 transition to self-sufficiency by becoming housed.	82 participants were housed	CHA exceeded the benchmark.
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 made available through CHA funding assistance for city programs.	30 units of housing will be made available through CHA funding assistance for city programs.	43 units of housing were made available through CHA funding assistance for this program.	CHA exceeded the benchmark.
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 will increase housing choice.	170 participants will receive social services that increase housing choice.	CHA exceeded the benchmark.

FY2020 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 deliver new units and redevelop existing units in its portfolio to expand housing opportunities for low-income Chicagoans.	Increase Housing Options	Attachment D, Paragraph 1 and MTW Agreement, Amendment 3
2010-01	Alternative Reasonable Cost Formula for Redevelopment and Rehabilitation	CHA uses an alternate 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 expedite the acquisition of units and/or buildings as public housing units.	Increase Housing Options	Attachment C, Section C(13); Attachment C, Section B2
Public Housing and HCV				
2009-01	\$75 Minimum Rent for Public Housing and HCV Programs	CHA increased the minimum rent from \$50 to \$75 for Public Housing and HCV.	Reduce Costs and Cost Effectiveness	Attachment C, Section C(11); Attachment C, Section D(2)
2011-01	Choose to Own Homeownership Program for Public Housing and HCV	CHA has implemented a housing ownership program for both HCV and Public Housing residents.	Increase Housing Options Self-Sufficiency	Attachment C, Section B, Paragraph 1(b)(iii); Attachment C, Section D, Paragraph 8 (a-b)
2014-01	Modified Family Self-Sufficiency Program for HCV and Public Housing Participants	CHA's modified program encourages participants to remain engaged, earn 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 has implemented a streamlined triennial re-examination schedule for PH and HCV fixed income households consisting of only elderly and/or disabled participants.	Reduce Costs and Cost Effectiveness	Attachment C, Section C (4); Attachment C, Section D (1)(c)
2014-04	CHA Re-Entry Pilot Program	CHA has implemented a pilot program for up to 50 eligible participants in CHA traditional PH 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 has implemented biennial re-examinations for HCV and PH residents.	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 using a tenant-based Housing Choice Voucher.	Self- Sufficiency	Attachment C, Section D(3)(b)
Public Housing				
2008-01	Office of the Ombudsman	The Office of Ombudsman provides designated staff to address the concerns of PH residents living in mixed-income communities and serves as a liaison between residents and CHA leadership.	Self-Sufficiency	Attachment D, Paragraph 20
2009-02	Work Requirement for Public Housing Properties and Public Housing and Mixed-Income Properties Transitioning to PBVs or Added as PBVs through the RAD Program.	CHA implemented a work requirement for PH residents, residents in RAD conversion properties previously subject to the work requirement and new residents of RAD properties for whom the work requirement is applicable.	Self-Sufficiency	Attachment D, Paragraph 21
HCV				
2010-02	Exception Payment Standards	CHA uses 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 and up to 250% where it is needed as a reasonable accommodation.	Increase Housing Options	Attachment C, Section D(2)
2011-03	HCV Vacancy Payments	CHA can provide a 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. CHA also disregards any assets below \$50,000 at initial eligibility.	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 can provide a one-time incentive payment in the amount of the contract rent to landlords in any instance where an HCV participant is entering into a new lease for a unit located in a mobility area.	Increase Housing Options	Amendment 6
2018-01	Increased Payment Standards at Interims	CHA can increase payment standards at interims for elderly/disabled households and any household that receives a rent increase.	Increase Housing Options	Attachment C, Section D (2)(a)

2018-02	Income Calculation Hardship Exemption	Working adult household members who request this hardship exemption can receive a 100% deduction of their total child support payments.	Self-Sufficiency	Attachment C, Section D (2)(a)
PBV				
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	CHA can enter into HAP contracts for initial terms between 21 and 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 a City of Chicago Certificate of Occupancy 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 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 has retained the PH 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 continues to use 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)
Local Programs				
2017-04	Funding for City of Chicago Housing Assistance Programs	CHA is using its single fund flexibility to participate in the Flexible Housing Subsidy program, which will provide collective impact to individuals and families who experience homelessness and are in critical need of immediate housing.	Increase Housing Options	Amendment No. 6 to CHA's Amended and Restated MTW Agreement; Attachment C.

Closed Activities

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

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

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

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

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

list, with sub lists for Groups 1 and 2. It is anticipated that CHA will over recruit and wait list holders who ultimately are not selected for enrollment will return to the HCV wait list in their previous order. CHA will require that all Participants in the program meet all of the regular HCV admissions requirements. Those not meeting the HCV Admission criteria will be removed from the demonstration and HCV wait lists. To the extent possible, each group will receive orientation and briefings with their respective group all at once and go through the demonstration as two cohorts. Demonstration participants would be subject to portability restrictions and will be required to remain in Chicago. Participants may, however, dual enroll in CHA's Mobility Counseling Program should they choose to move to a Mobility Area. Participants will also be allowed to enroll in CHA's CTO Program and purchase a home within the 10-year time period. Doing so would be treated as a positive exit from the program. Participants in Group 2 would be allowed to enroll in CHA's FSS program, although unlikely.

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

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

- Implementation Year: approved in FY2017
- Statutory Objective: MTW Statutory Objective I: Increase housing choices for low-income families. MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- Hardship Policy: A participant may request that their case be reviewed by a Hardship Panel if they have extenuating circumstances supporting a continuation of housing assistance beyond the eight-year period for an additional two years, for a total of 10 years. The three-person Hardship Panel is comprised of (1) A Representative from the HCV Participant Council (2) A Representative from the HCV Program (3) A non-CHA Representative, either the assigned FamilyWorks Provider or FSS Provider. Requests to have cases reviewed by the Hardship Panel must be made at least six months prior to the end of participation in the demonstration program during the eighth year. All recommendations made by the Hardship Panel will be forwarded to the HCV Administrator for review. Extenuating circumstances that may be considered include:
 - Health and/or medical issues;
 - Employment/unemployment/or under-employment issues;
 - Past performance of participant and adherence to Demonstration program requirements;
 - Previous participation in CHA-sponsored or referred services and/or programs; and
 - Other extenuating circumstances.

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

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

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

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

In response to the small number of units which utilized this benefit, CHA decided to place this activity on hold in FY2016. Since then, CHA has modified the Inspection Excellence Program and drastically increased the number of units that can potentially qualify for this benefit, among other benefits offered by the new program. CHA's new program is called the Inspection Excellence Program and it provides benefits to units that pass two consecutive, regularly scheduled inspections. Such benefits include biennial inspections for certain units and a landlord's ability to self-certify minor fail items. The response to this program has been overwhelmingly positive and the number of units that qualify for benefits continues to grow. Previously, the number of units that had the ability to receive benefits under this MTW Activity was less than 2,000. This activity was reinstated in the FY2018 Plan but never implemented.

- Update: Due to the administrative challenge of establishing a mechanism to identify units eligible for this activity and ensure compliance with it, CHA placed this activity on hold in the FY2020 MTW Annual Plan and is now proposing to close this activity.

Mobility Counseling Demonstration Program Work Requirement (2016-02)

- Plan Year Approved, Implemented, Amended: Approved FY2016, Implemented FY2016
- Description/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 participate in the program can move to either a CHA Opportunity or Gautreaux-designated General Area using a tenant-based Housing Choice Voucher. Participants also have to agree to participate in mobility counseling services, which include education and information on tenant rights and responsibilities, community tours, and housing search counseling. Further, participants who move with the voucher receive \$500 towards their move in fee or security deposit. These services are consistent with CHA's existing mobility counseling program. In addition, participants receive 2 years of follow up services through CHA's FamilyWorks program, including social service supports necessary for obtaining and retaining employment and/or enrollment in education or training programs.

CHA determines eligibility from applicants who indicated interest after receiving a letter notifying them of the program as explained in the FY2019 MTW Plan. Because the population target was CHA applicants on the Public Housing wait list, CHA received HUD approval to carry over its work requirement to the participants. CHA implemented the Mobility Counseling Demonstration

Program in FY2015, prior to HUD approval of the work requirement component. Upon HUD approval, all new participants who consented to the program were subject to CHA's existing work requirement, Public Housing Work Requirement (2009-02). Details of the full work requirement activity can be found under this activity. Participants unable to meet CHA's work requirement, who are not exempt, can apply for Safe Harbor which provides relief in 180-day increments while engaging in activities to become compliant. As of Q4 2020, 108 households have been housed and 61% of current heads of household participating in the program are employed. CHA offered a Hardship Policy for participants: Participants unable to meet CHA's work requirement, who are not exempt, can apply for Safe Harbor which provides relief in 180-day increments while engaging in activities to become compliant.

- Update: CHA proposes to close this activity in the FY2020 MTW Annual Report. CHA exhausted the applicant pool for the program in FY2019 and housed the remaining participants. In FY2020, this activity focused on delivering the services outlined in the activity description. Because the applicant pool has been exhausted and the participants housed, CHA no longer requires the flexibility provided by this activity.

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



CHICAGO HOUSING
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Section V: MTW Sources and Uses of Funds

Section VA: Sources and Uses of MTW Funds

Actual Sources and Uses of MTW Funds

CHA submitted FY2020 unaudited financial information by the due date of February 27, 2021. CHA's FY2020 audited information will be submitted by the due date of February 3, 2021.

In FY2018, CHA issued general obligation bonds in the amount of \$325 million. Of the \$325 million, \$35 million was set aside for 1st year debt service and cost of issuance, leaving a balance of \$290 million. To date, CHA has spent \$148.3 million of the bond proceeds to fund Public Housing modernization and new construction mixed-income/mixed-finance projects, including RAD1 transfer of assistance projects.

The remaining balance of \$141.7 million is secured through a Bond Indenture with Trustee. Further, all funds are held in government securities which are authorized through HUD Cash Management guidelines

Between FY2018-FY2019, CHA used \$57.6 million of Series A tax-exempt bonds as follows (in millions):

• Pope HCV Office	\$17.50	• Maria Diaz Martinez	\$0.80
• Scattered Sites	\$12.90	• Mary Jane Richardson-Jones	\$0.60
• Dearborn Homes	\$8.00	• Mary Hartwell Catherwood	\$0.50
• Altgeld Family Resource Center	\$6.80	• Armour Square	\$0.40
• Other	\$2.20	• Albany Apartments	\$0.40
• Ella Flagg	\$1.60	• Irene McCoy Gaines	\$0.30
• Predevelopment	\$1.50	• Zelda Ormez	\$0.20
• By the Hand Center	\$1.40	• Flannery	\$0.20
• Westhaven	\$1.30	• Lincoln & Sheffield	\$0.20
		• Ada S. Dennison McKinley	\$0.20

Between FY2018-FY2019, CHA used \$56.7 of Series B taxable bonds as follows:

• Altgeld Family Resource Center	\$16.70	• Clybourn & Division	\$1.60
• Concord at Sheridan	\$8.80	• Sheffield Predevelopment	\$1.60
• Oso Apartments	\$8.60	• Northtown	\$0.80
• Washington Park	\$7.30	• Harold Ickes	\$0.60
• Ravenswood Senior Living	\$6.50	• John Pennycuff	\$0.60
• Lathrop	\$2.60	• Harold Ickes	\$0.50
		• Other	\$0.50

In FY2020, CHA used \$14.1 million of Series A tax-exempt bonds as follows:

• Pope School	\$2.60	• Mary Jane Richardson Jones	\$0.40
• Dearborn Homes	\$2.20	• Flannery	\$0.40
• Scattered Sites	\$2.10	• Ella Flagg Young	\$0.40

• A&E/Central Office	\$1.30	• Alfreda Barnett Duster	\$0.40
• Ada S. Dennison-McKinley	\$1.00	• Other	\$0.30
• Henry Horner Rowhouses	\$0.90	• Zelda Ormes	\$0.30
• Altgeld Murray	\$0.90	• Las Americas	\$0.20
• Maria Diaz Martinez	\$0.50	• Lathrop	\$0.20

In FY2020, CHA used \$19.9 million of Series B taxable bonds as follows:

• Cabrini Extension	\$6.20	• Oso Apartments	\$0.70
• Parkside 4 Phase 2	\$5.00	• Concord at Sheridan	\$0.40
• Ravenwood Senior	\$3.30	• Washington Park	\$0.40
• JOC–Public Housing Unit Turns	\$1.90	• Lathrop Phase 1B	\$0.20
• RAD Southbridge (Ickes)	\$1.70	• Other	\$0.20

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.

Projected FY2020 Outcome:

- CHA will continue to provide relocation assistance to all residents requesting it under the RRC.

FY2020 Outcome:

- Percent of families with Right of Return outstanding dropped to 1.5% (250 families).

Support Services for Families

CHA currently offers Public Housing families living in CHA properties or utilizing a Housing Choice Voucher a variety of family coaching and workforce development services. 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 FY2020 is below.

Increasing Economic Independence:

- *Transition counseling:* Assistance for families to overcome social and emotional barriers to leaving subsidized housing.
- *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 FY2020 Outcomes:

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

FY2020 Outcomes:

- 55 families purchased a home through the CHA Choose to Own homeownership program.
- 86% of participants in the Family Self-Sufficiency program accumulated escrow
- 301 families that participated in mobility counseling moved to Opportunity Areas.

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.

Projected FY2020 Outcomes:

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

FY2020 Outcomes:

- 567 residents were connected to new or better jobs, including transitional jobs.
- 2,061 youth engaged in paid summer opportunities.

Note: COVID-19 pandemic drastically altered the ability for residents to obtain employment and for youth to engage in paid opportunities.

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 FY2020 Outcomes:

- More than 500 residents will attend the City Colleges of Chicago.
- At least 220 youth and adults will receive CHA college scholarships.

FY2020 Outcomes:

- 223 residents were awarded \$1,000 scholarships.
- There were 703 enrollments at City Colleges of Chicago.

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 FY2020 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 60,000 Summer Food meals will be served to seniors and youth.
- The percent of families with Right of Return outstanding will decrease to 2.0%.
- Regional senior music fests and the Senior Holiday Luncheon will engage more than 2,000 seniors.

FY2020 Outcomes:

- 5,442 youth were engaged in out-of-school time programming
- 67% of lease compliance referrals were resolved.
- There were 170,927 meals served to seniors through the Golden Diners program and additional 87,279 food boxes provided throughout the year. There were 71,756 meals provided to youth as part of the Summer Food program. Bryce-# of golden diner and summer food meals
- 457,403 well-being calls were made to seniors throughout the pandemic in 2020.

Due to the pandemic, no large gatherings could be held thus senior music events and the annual holiday luncheon were cancelled. Further, youth were limited in engaging in OST programming as number of available enrollments slots were decreased as well as lack of technology to participate.

**THE CHICAGO HOUSING AUTHORITY
USE of MTW SINGLE FUND
FY2020 ANNUAL REPORT**

	<u>FY2020 Single Fund</u>
CENTRAL OFFICE	\$ 45,204,173
<u>HOUSING</u>	
Housing Choice Voucher	545,495,613
Property Office	166,787,635
Resident Services	<u>39,162,644</u>
TOTAL HOUSING	751,445,891
<u>CAPITAL</u>	
Capital Repairs and Improvements	45,975,858
Capital Development	<u>4,002,588</u>
TOTAL CAPITAL	49,978,447
DEBT SERVICE	26,627,006
TOTAL USES	<u>\$ 873,255,517</u>

Section VB: Local Asset Management Plan

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

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 2 CFR Part 200, Subpart F audits (2 CFR 200.501 et seq.). 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.

6 Section Six **ADMINISTRATIVE**



CHICAGO HOUSING
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Section VI: Administrative

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

MTW Energy Performance Contract (EPC) Flexibility Data

This section is not applicable.

Certification of Compliance with MTW Statutory Requirements

FY2020 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.

Tracey Scott

Name of Authorized Official



Signature

Chief Executive Officer

Title

3-30-21

Date



A APPENDICES

Appendices

Board Resolution



March 16, 2021

Item No. 1

RECOMMENDATION TO APPROVE AND SUBMIT TO HUD THE FY2020 Moving To Work (MTW) ANNUAL REPORT

Presenter: Jennifer Hoyle, Deputy Chief, Strategic Management and Partnerships

Recommendation

The Chief Executive Officer recommends that the Board of Commissioners of the Chicago Housing Authority approve the FY2020 Moving to Work (MTW) Annual Report and authorize CHA to submit the FY2020 MTW Annual Report to HUD.

Background

Submission of the FY2020 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 its operations as well as activities authorized by the MTW Program. In 2018, HUD issued a revised Form 50900 (Attachment B to the MTW Agreement) which outlines requirements for the content of MTW annual plans and 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.

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:



Tracey Scott
Chief Executive Officer

RESOLUTION NO. 2021-CHA-10

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated March 16, 2021, requesting approval of the FY2020 Moving To Work (MTW) Annual Report and authorization to submit the FY2020 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 FY2020 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; such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

THAT, This approval of the FY2020 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 FY2020 MTW Annual Report to the U.S. Department of Housing and Urban Development upon Board approval.




 Angela Hurlock
 Chairperson
 Chicago Housing Authority

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 an 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)

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MAYOR, CITY OF CHICAGO

TRACEY SCOTT
CEO, CHICAGO HOUSING AUTHORITY

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**CHICAGO HOUSING
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60 E. Van Buren, Chicago, IL 60605, 312.742.8500