



CHICAGO HOUSING
AUTHORITY™

FY2021
MOVING TO WORK
ANNUAL REPORT

Submitted to HUD on March 31, 2022

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Section One

INTRODUCTION



CHA

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Section I: Introduction

Overview of CHA's MTW Goals and Objectives

CHA and HUD signed the original Moving To Work (MTW) Agreement on February 6, 2000 which allowed CHA to implement its strategic plan to rehabilitate or redevelop housing units; 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 where CHA developments are located. CHA's Amended and Restated MTW Agreement with HUD was fully executed on June 26, 2008. All MTW Agreements were subsequently extended until 2028 pursuant to Congressional action. CHA continues to pursue the three statutory objectives of the MTW Demonstration Program through a variety of innovative programs and 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 report to HUD no later than 90 days after the end of the fiscal year. In May 2021, HUD issued a revised Form 50900 (Attachment B to the MTW Agreement) which outlines requirements for the content of MTW annual plans/reports and for tracking the impact of MTW activities. CHA continues to work with HUD for technical guidance and feedback on MTW reporting processes and requirements to ensure compliance.

Key CHA Initiatives

Throughout FY2021, CHA continued to pursue and/or plan for future implementation of the following initiatives.

CHA Unit Delivery Strategy

In FY2021, CHA pursued a variety of unit delivery strategies to bring new units of affordable housing to diverse communities throughout Chicago:

- **Mixed-Income Development:** CHA plans to continue with new on- and off-site phases in mixed-income developments which have replaced many former CHA properties.
- **Project-Based Voucher (PBV) Program:** CHA will continue to expand its use of project-based vouchers to create new units through long-term Housing Assistance Payment (HAP) contracts with private owners and developers.
- **Rental Assistance Demonstration (RAD) Program:** CHA continues to use the RAD program to invest in new construction affordable housing developments and preserve its existing housing stock.

In FY2021, CHA delivered 270 Project-Based Voucher (PBV) units. In addition to the completed projects, there are many other projects in progress, with units scheduled to be delivered in FY2022 and FY2023. *(Please refer to Section II and IV for more information on completed and in progress developments.)*

| FY2021 UNIT DELIVERY | | | | |
|-----------------------------|----------------|----------------------------------|--------------------------------|-----------------------------|
| Type | Program | Development Name | Projected Unit Delivery | Actual Unit Delivery |
| Public Housing | Mixed-Income | 508 Pershing | 20 | 0 |
| Project-Based Vouchers | | Humboldt Park Residence | 8 | 0 |
| | | Lawrence & Ravenswood Apartments | 17 | 0 |
| | | Levy House | 0 | 29 |
| | | Roosevelt Road Veterans | 0 | 75 |
| | | Casa Vera Cruz | 0 | 57 |
| Project-Based Vouchers | RAD1 PBV | Ravenswood Senior Living | 74 | 74 |
| | | Parkside Four Phase Two | 0 | 35 |
| TOTAL | | | 119 | 270 |

Local, Non-Traditional Programs

CHA has implemented program-based assistance to help families access housing and remain stably housed, with social services linked to the housing assistance to ensure that families achieve stability. Through CHA's funding assistance, more than 300 units of housing will continue to be made available to families in need through funding provided by CHA to the City of Chicago's flexible housing pool. In addition, through CHA's Choose to Own Homeownership Program, 737 participants, including 52 new participants in FY2021, have purchased a new home and 302 have assumed their own mortgage. CHA has also committed 200 vouchers to help disabled households access housing and 450 vouchers for supportive housing for the Ending Veteran Homelessness Initiative.

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 5,000 units converted to RAD as of Q4 2021 and more than 700 RAD1 transfer of

assistance units delivered. CHA will continue to move forward with RAD PBV conversions for the entire portfolio application in FY2022 and FY2023.

Approved MTW Activities in FY2021

In FY2021, CHA administered the following 29 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 has achieved the goal of this activity and is closing this activity in this report. More details regarding this activity can be found in Section IV.
- *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.
- *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.
- *Using Voucher Size to Determine Payment Standard (2021-1)*: This activity enables CHA to determine payment standard by voucher size irrespective of the size of the unit
- *Conducting HQS Inspections for a Sample of Units in Buildings with Substantial Numbers of HCV Voucher Holders (2021-2)*: This activity allows inspections of sample of units every year in buildings with a large number of HCV voucher holders, rather than having all of them inspected every other year, making CHA's inspection process more efficient and reduce costs.
- *Providing a Flat Medical Deduction for all Elderly/Disabled Households (2021-3)*: CHA is providing a flat medical deduction of \$400 to all elderly/disabled households, ensuring that a greater number of eligible households benefit from the deduction by removing the burden on participants to obtain and provide the appropriate documentation, as well as for staff to calculate the correct amount.

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 FY2021

- *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.
- *Mobility Counseling Demonstration Program Work Requirement (2016-01)*: CHA has exhausted the list of participants eligible to take part in this demonstration. This activity was closed in the FY2020 MTW Annual Report.

In FY2021, 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 PBVs that were placed under PRA/RAD1/RAD2 HAP or AHAP in FY2021.

| ACTUAL NEW PROJECT-BASED VOUCHERS IN FY2021 | | | | | |
|---|-----------------------|---------------|-----------------------------------|-------------|--|
| Development | Number of PBVs | | Status at End of Plan Year | RAD? | Description |
| | Planned | Actual | | | |
| <i>Albany Terrace*</i> <i>3030 W 21st Pl</i> | 345 | 0 | Leased | Yes | Senior housing for age 55+ in the Lawndale community. |
| <i>Ada S. Dennison McKinley Apartments*</i> <i>661 E 69th St</i> | 124 | 0 | Committed | Yes | Senior housing for age 62+ in the Woodlawn community. |
| <i>Alfreda Barnett Duster*</i> <i>150 S Campbell</i> | 126 | 0 | Leased | Yes | Senior housing for age 62+ in the Near West community. |
| <i>Castleman Apartments*</i> <i>4945 N Sheridan</i> | 198 | 0 | Leased | Yes | Senior housing for age 62+ in the Uptown community. |
| <i>Elizabeth Wood Apartments*</i> <i>1845 N Larrabee</i> | 82 | 0 | Leased | Yes | Senior housing for age 62+ in the Lincoln Park community. |
| <i>Irene McCoy Gaines*</i> <i>3700 W Congress</i> | 149 | 0 | Leased | Yes | Senior housing for age 55+ in the West Garfield community. |
| <i>Mahalia Jackson Apts*</i> <i>9141 S South Chicago</i> | 282 | 0 | Committed | Yes | Senior housing for age 62+ in the South Chicago community. |
| <i>Margaret Day Blake*</i> <i>2140 N Clark</i> | 98 | 0 | Leased | Yes | Senior housing for age 62+ in the Lincoln Park community. |
| <i>Maria Diaz Martinez Apts*</i> <i>2111 N Halsted</i> | 133 | 0 | Leased | Yes | Senior housing for age 62 in the Lincoln Park community. |
| <i>Mary Hartwell Catherwood*</i> <i>3920-3940 N Clark</i> | 355 | 0 | Leased | Yes | Senior housing for age 62+ in the Lakeview community. |
| <i>Mary Jane Richardson*</i> <i>4930 S Langley</i> | 170 | 0 | Leased | Yes | Senior housing for age 55+ in the Grand Boulevard community. |
| Renaissance North 551 W North Ave | 18 | 0 | Leased | Yes | Housing for families in the Near North community, for families. |
| <i>Wicker Park*</i> <i>1414 N Damen/2020 W Schiller</i> | 220 | 0 | Leased | Yes | Senior housing for age 62+ in the West Town community. |
| Casa Durango 1850 S Racine | 0 | 9 | Committed | No | Family housing in the Lower West Side community. |
| Chicago Lighthouse Residence 1800 W Roosevelt | 19 | 0 | Committed | No | Family and individual housing in the Lower West Side community. |
| Encuentro Square 3745 W Cortland | 18 | 0 | Committed | No | Family housing in the Logan Square community. |
| Englewood Family House 901 W 63rd St | 7 | 0 | Committed | No | Supportive housing for homeless families in the Englewood community. |

| | | | | | |
|---|--------------|------------|-----------|----|---|
| Lawrence & Ravenswood Apts 1825 W Lawrence | 17 | 17 | Committed | No | Family housing in the Uptown community. |
| Lawson House 30 W Chicago | 100 | 100 | Committed | No | Supporting housing in the Near North community for individuals experiencing homelessness. |
| North Park Village Apartments 5801 N Pulaski | 81 | 81 | Committed | No | Senior housing for age 62+ in the North Park community. |
| Paseo Boricua Arts Building 2709-15 W Division | 6 | 6 | Committed | No | Family and individual housing in the Humboldt Park community. |
| Schiller Place 1433 N Halsted | 24 | 24 | Committed | No | Family housing in the Near North community. |
| Humboldt Park Residence 1152 N Christiana | 8 | 0 | Leased | No | Family housing in the Humboldt Park community. |
| TOTAL | 2,580 | 237 | | | |

*Conversion of existing public housing units to RAD PBV.

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

Certain PBV projects did not move forward as planned and CHA did not close any RAD1 PBV projects in 2021. Additional PBV projects and RAD closings are projected for FY2022.

ii. Actual Existing Project-Based Vouchers

The following table lists the project-based vouchers that were committed or leased at the beginning of FY2021.

| FY2021 EXISTING PROJECT BASED VOUCHERS | | | | | |
|--|----------------|-------------|----------------------------|------|--|
| Development | Number of PBVs | | Status at End of Plan Year | RAD? | Description |
| | Planned PBVs | Actual PBVs | | | |
| 16 N Lorel | 23 | 23 | Leased | No | Mod Rehab family and individual housing in the Austin community. |
| 3512 Pearl St, McHenry | 12 | 12 | Leased | No | RHI housing for veterans and disabled individuals in McHenry, IL. |
| 3714-16 W Wrightwood Apts | 5 | 5 | Leased | No | Family housing in the Logan Square community. |
| 4240-4248 S Michigan | 42 | 43 | Leased | No | Mod Rehab family and individual housing in the Washington Park community. |
| 4441-47 S Greenwood | 32 | 32 | Leased | No | Mod Rehab family and individual housing in the Kenwood community. |
| 5150 Northwest Highway | 30 | 30 | Committed | No | Family and individual housing in the Jefferson Park community. |
| 5751 S Michigan Inc (Harriet Tubman Apts) | 11 | 11 | Leased | No | Family housing in the Washington Park community. |
| 5801 S Michigan LLC (Sojourner Truth Apartments) | 23 | 24 | Leased | No | Family housing in the Washington Park community. |
| 5840 S Dr Martin Luther King Dr | 4 | 4 | Leased | No | Supportive housing for homeless individuals and families in the Washington Park community. |
| 600 S Wabash Apartments | 71 | 76 | Leased | No | Supportive housing for homeless individuals in the Loop community. |

| | | | | | |
|---|-----|-----|--------|-----|---|
| 65th Infantry Regiment Veterans Housing | 11 | 14 | Leased | No | Supportive housing for veterans in the West Town community. |
| 65th Infantry Regiment Veterans Housing (VASH) | 37 | 39 | Leased | No | Supportive housing for veterans in the West Town community (VASH-eligible families). |
| 9000 S Justine LLC (formerly 90th Street Development) | 4 | 4 | Leased | No | Family and individual housing in the Washington Heights community. |
| Access Housing Multiple Locations | 38 | 38 | Leased | No | Supportive housing for disabled individuals and families in the Hermosa, Humboldt Park, Logan Square and West Town communities. |
| Anchor House 1230 W 76th St | 108 | 112 | Leased | No | Family and individual housing in the Auburn Gresham community. |
| Archer Avenue Senior Residences 2928 S Archer | 12 | 12 | Leased | No | Senior housing for age 62+ in the Bridgeport community. |
| Aurea Martinez Apartments 5525 W Diversey | 45 | 45 | Leased | Yes | Family and individual housing in the Belmont-Cragin community. |
| Austin Village 431-439 N Central Ave | 29 | 29 | Leased | No | Mod Rehab individual and family housing in the Austin community. |
| Belray Apartments 3150 N Racine | 70 | | Leased | No | Mod Rehab housing for homeless individuals in the Lakeview community. |
| Bettendorf Place 8425 S Saginaw | 18 | 20 | Leased | No | Supportive housing for homeless individuals with HIV/AIDS in the South Chicago community. |
| Boulevard Apartments Multiple Locations | 12 | 12 | Leased | No | Family and individual housing in the Logan Square community. |
| Boxelder Court 6205-6215 S Langley | 6 | 6 | Leased | No | Family housing in the Woodlawn community. |
| Brainerd Apartments 8920 S Loomis | 9 | 9 | Leased | No | Family and individual housing in the Washington Heights community. |
| Branch of Hope 5628-5630 S Halsted | 58 | 60 | Leased | No | Family and individual housing in the Englewood community. |
| Bryn Mawr Apartments 5550 N Kenmore | 10 | 8 | Leased | No | Family and individual housing in the Edgewater community. |
| Buffett Place 3208 N Sheffield | 51 | 52 | Leased | No | Supportive housing for disabled individuals in the Lakeview community. |
| Butler Lindon Apartments 6146 S Kenwood | 6 | 7 | Leased | No | Supportive housing for homeless individuals in the Woodlawn community. |
| Butler Lindon Apartments 6146 S. Kenwood | 5 | 5 | Leased | Yes | Supportive housing for homeless individuals in the Woodlawn community. |
| Carling LLC 1512 N LaSalle | 39 | 39 | Leased | No | Individual housing in the Near North community. |

| | | | | | |
|---|-----|-----|-----------|-----|---|
| <i>Caroline Hedger*</i> 64000 N Sheridan | 450 | 450 | Leased | Yes | Senior housing for age 62+ in the Rogers Park community. 62+. |
| Casa Maravilla LP | 1 | 0 | Leased | No | Supportive housing for disabled individuals in the Mount Greenwood community. |
| Casa Maravilla 2021 S Morgan | 15 | 16 | Leased | No | RHI senior housing for age 62+ in the Lower West Side community. |
| Casa Morelos 2015 S Morgan | 9 | 8 | Leased | No | RHI housing for families and individuals in the Lower West Side community. |
| Casa Veracruz Multiple Locations | 60 | 57 | Leased | No | Family housing in the Lower West Side community. |
| Clark Estes Apartments 7070 N Clark | 15 | 15 | Leased | No | Family housing in the Rogers Park community. |
| Colonial Park Apartments Various Locations | 60 | 66 | Leased | No | RHI family housing in Park City, IL. |
| Concord at Sheridan 6438 N Sheridan | 65 | 65 | Leased | Yes | Family and individual housing in the Rogers Park community. |
| Congress Parkway Apt Homes 385-416 Ambassador Dr, Crystal Lake | 6 | 6 | Leased | No | RHI family housing in Crystal Lake, IL. |
| Crestwood Apartments 525 N Austin Blvd | 57 | 57 | Leased | No | Senior housing for age 55+ in the Austin community. |
| Crowder Place Apartments 3801 N Pine Grove | 16 | 16 | Leased | No | Senior housing for age 62+ in the Lakeview community. |
| <i>Daniel H Burnham*</i> 1930 W Loyola | 178 | 178 | Leased | Yes | Senior housing for age 62+ in the West Ridge community. |
| Deborah's Place II 1530 N Sedgwick | 39 | 41 | Leased | No | Supportive housing for homeless female individuals in the Near North Side community. |
| Deborah's Place III 2822 W Jackson | 90 | 97 | Leased | Yes | Supportive housing for homeless female individuals in the East Garfield Park community. |
| Devon Place 1950 W Devon | 16 | 16 | Leased | No | Family and individual housing in the West Ridge community. |
| Dickens Apartments 3621-3629 W Dickens | 34 | 34 | Leased | No | Mod Rehab family and individual housing in the Kenwood community. |
| Diversey Manor | 50 | 47 | Leased | No | Family and individual housing in the Logan Square community. |
| Drex 8031 LLC 8031-8035 S Drexel | 12 | 12 | Leased | No | Family and individual housing in the Logan Square community. . |
| East Park Apartments 3300 W Maypole | 150 | 151 | Leased | No | Individual housing in the East Garfield Park community. |
| Eddie Mae & Alex Johnson Apartments 6230 S Dorchester | 29 | 29 | Leased | Yes | Supportive housing for homeless individuals in the Woodlawn community. |
| <i>Edith Spurlock Sampson*</i> 2640 & 2730 N Sheffield | 386 | 405 | Committed | Yes | Senior housing for age 62+ in the Near North community. |

| | | | | | |
|--|-----|-----|-----------|-----|---|
| Eleven40 Apartments 1140 S Wabash | 10 | 0 | Committed | No | Individual housing in the Near South community. |
| <i>Elizabeth Davis Apartments*</i> 440 N Drake | 148 | 148 | Leased | Yes | Senior housing for age 62+ in the Humboldt Park community. |
| <i>Ella Flagg Young Apts*</i> 4645 N Sheridan | 235 | 0 | Committed | Yes | Senior housing for age 62+ in the Uptown community. |
| Emmett Street Apts 2602-2638 N Emmett | 50 | 50 | Committed | Yes | Family housing in the Logan Square community. |
| Englewood Permanent Supportive Housing 901 W 63rd St | 50 | 39 | Leased | No | Supportive housing for homeless individuals in the Englewood community. |
| Evergreen Towers 1343 N Cleveland | 10 | 10 | Leased | No | Senior housing for age 62+ in the Near North community. |
| <i>Fannie Emanuel*</i> 3916 W Washington | 180 | 180 | Leased | Yes | Senior housing for age 62+ in the West Garfield Park community. |
| Focus Apartments 165 N Central | 10 | 11 | Leased | No | Supportive housing for justice-involved men in the Austin community. |
| G&A Residences at Spaulding Apts 1750 N Spaulding | 9 | 9 | Leased | No | RHI family housing in Humboldt Park. |
| G&A Senior Residences at Eastgate Village 300 E 26th St | 35 | 35 | Leased | No | Senior housing for age 62+ in the Near South Side community. |
| G&A Senior Residences at Ravenswood 1818 W Peterson | 37 | 37 | Leased | No | Senior housing for age 62+ in the West Ridge community. |
| G&A Senior Residences at West Ridge 6142 N California | 19 | 19 | Leased | No | Senior housing for age 62+ in the West Ridge community. |
| Greenwood Courts 4433-4437 S Greenwood | 9 | 9 | Leased | No | Family housing in the Kenwood community. |
| Hancock House 12045 S Emerald | 18 | 18 | Leased | No | Senior housing for age 62+ in the West Pullman community. |
| Harrison Courts 2910-2950 W Harrison | 122 | | Leased | No | PBRA city-state family housing in the East Garfield Park community |
| Harvest Commons Apartments 1519 W Warren Blvd | 89 | 90 | Leased | No | PRA/PBV in the Near West Side community, for homeless individuals. |
| <i>Hattie Callner Apartments*</i> 855 W Aldine | 144 | 146 | Leased | Yes | Senior housing for age 62+ in the Lakeview community. |
| Heartland Garden View 1235 S Sawyer | 16 | 16 | Leased | No | Supportive housing for families living with HIV/AIDS in the Lawndale community. |
| Heartland Phoenix House 1251 W Sawyer | 32 | 32 | Leased | No | Supportive housing for families living with HIV/AIDS in the Lawndale community. |
| Hilliard Homes I & II 2111 S Clark | 80 | 66 | Leased | No | Senior housing for age 62+ in the Near South Side community. |
| Hilliard Homes II 30 W Cermak | 80 | 73 | Leased | No | Senior housing for age 62+ in the Near South Side community. |
| Holland House 240 W 107th Pl | 70 | 70 | Leased | No | Mod Rehab SRO for homeless individuals in the Roseland community. |

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| Hollywood House 5700 N Sheridan | 51 | 51 | Leased | No | Senior housing for age 62+ in the Edgewater community. |
| HOME (Nathalie Salmon/Blackhawk Manor) 4955 W. Medill Ave/2317 N. Lavergne/ 7320 N. Sheridan | 8 | 8 | Leased | No | Senior housing for age 62+ in the Belmont Cragin and Rogers Park communities. |
| Hope Manor Apartments I 3053 W Franklin | 30 | 29 | Leased | No | Supportive housing for male veterans in the Humboldt Park community. |
| Hope Manor Apartments II 815-823 W 60th St/6000-6030 S Green/6002 S Halsted | 73 | 73 | Leased | No | Supportive housing for veterans and their families in the Englewood community. |
| Hope Manor Joliet Veterans Apartments 1331-1361 Eagle St/ 1330-1360 Copperfield Ave, Joliet | 42 | 42 | Leased | No | RHI housing for veteran individuals and families in Joliet. |
| HOW Evanston 2215 Dempster, Evanston | 12 | 12 | Leased | No | RHI housing for female individuals and families in Evanston. |
| Howard Apartments 1567-1569 N Hoyne | 12 | 12 | Leased | No | Individual housing in the West Town community. |
| Humboldt House 1819 N Humboldt | 31 | 31 | Leased | No | Supportive housing for families and individuals with diagnosed mental illnesses in the Logan Square community. |
| Humboldt Park Residence 1152 N Christiana | 28 | 20 | Leased | No | Individual housing in the Humboldt Park community. |
| Illinois Accessible Housing Initiative Multiple Locations | 46 | 46 | Leased | No | Supportive housing for disabled individuals in the in the Lakeview, Bridgeport, Edgewater, Hyde Park, Near South and New City communities. |
| Independence Apartments 924 S Lawndale/925-35 S Independence | 9 | 9 | Leased | No | Family and individual housing in the North Lawndale community. |
| Independence Apartments 4022 N Elston | 30 | 31 | Leased | Yes | Senior housing for age 62+ in the Irving Park community. |
| Ironwood Courts 6019-29 S Indiana | 14 | 14 | Leased | No | Family housing in the Washington Park community. . |
| Ivy Park Homes Dan Ryan Expwy & W 91st St | 3 | 1 | Leased | No | Family and individual housing in the Roseland community. |
| Jade Garden Apartments 330-338 W Cermak Rd/ 2156-2162 S Tan Ct | 31 | 30 | Leased | No | Family housing in the Armour Square community. |
| Jarvis Apartments 2049-2051 W Jarvis | 4 | 2 | Leased | No | Family housing in the Rogers Park community. |
| <i>Judge Fisher Apartments*</i> <i>5821 N Broadway</i> | 197 | 199 | Leased | Yes | Senior housing for age 62+ in the Edgewater community. |
| <i>Judge Green*</i> <i>4030 S Lake Park Ave</i> | 150 | 153 | Leased | Yes | Senior housing for age 62+ in the Oakland community. |

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| <i>Judge Slater*</i> 4218 S Cottage Grove/ 740 E 43rd St | 402 | 402 | Leased | Yes | Senior housing for age 62+ in the Oakland community. |
| Karibuni Place 8200 S Ellis | 11 | 11 | Leased | No | Supportive housing for homeless individuals in the Chatham community. |
| Karibuni Place 8200 S Ellis | 60 | 60 | Leased | No | Mod Rehab SRO for homeless individuals in the Chatham community. |
| Kenmore Plaza Apartments 5225 N Kenmore | 105 | 100 | Leased | No | Senior housing for age 62+ in the Edgewater community. |
| <i>Kenneth Campbell Apartments*</i> 6360 S Minerva | 163 | 165 | Leased | Yes | Senior housing for age 62+ in the Woodlawn community. |
| King Legacy LLP 3800-3814 W 16th St/1550-1556 S Hamlin Ave/1549-1555 S Avers | 10 | 14 | Leased | No | Family housing in the North Lawndale community. |
| Lake Street Studios 727 W Lake | 61 | 62 | Leased | No | Individual housing in the Near West community. |
| Lake Village East 4700 S Lake Park/ 1350-1360 E 47th Pl | 65 | 69 | Leased | No | Family and individual housing in the Kenwood community. |
| <i>Las Americas Apartments*</i> 1611 S Racine | 209 | 211 | Leased | Yes | Senior housing for age 62+ in the Lower West Side community. |
| Lathrop 1A Clybourn & Diversey | 151 | 151 | Leased | Yes | Family housing in the Lincoln Park community. |
| Lathrop 1B 2759 N Hoyne | 28 | 28 | Committed | Yes | Family housing in the Lincoln Park community. |
| Lathrop Elderly 2717 N Leavitt | 91 | | Leased | No | PBRA city-state family housing in the Lincoln Park community |
| Leigh Johnson Courts 1034-1112 E 73rd St/ 7227-7239 S Dobson | 18 | 18 | Leased | No | Family housing in the Greater Grand Crossing community. |
| Leland Apartments (VASH) 1207 W Leland | 12 | 12 | Leased | No | Family and individual housing in the Uptown community. |
| Leland Apartments 1207 W Leland | 14 | 14 | Leased | No | RHI housing for 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. |
| Levy House 1221 W Sherwin | 36 | 29 | Leased | No | Senior housing for age 62+ in the Rogers Park community. |
| Levy House 1221 W Sherwin | 20 | 0 | Committed | Yes | Senior housing for age 62+ in the Rogers Park community. |
| Liberty Square S Central Park Blvd & W Harrison St | 16 | 16 | Leased | No | Family and individual housing in the East Garfield Park community. |
| Lincoln Park Community Shelter (PSH) 1521 N Sedgwick | 20 | 20 | Leased | No | Supportive housing for homeless individuals in the Near North community. |

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| <i>Lincoln Perry Apartments*</i> 243 E 32nd St/ 3245 S Prairie | 442 | 442 | Leased | Yes | Senior housing for age 62+ in the Douglas community. |
| <i>Long Life Apartments*</i> 344 W 28th Place | 113 | 114 | Leased | Yes | Senior housing for age 62+ in the Armour Square community. |
| Loomis Courts 1314-1342 W 15th St | 124 | | Leased | No | PBRA city-state family housing in the Near West Side community |
| <i>Lorraine Hansberry*</i> 5670 W Lake | 166 | 166 | Leased | Yes | Senior housing for age 62+ in the Austin community. |
| Los Vecinos Apartments 4250 W North Ave. | 11 | 11 | Leased | No | Supportive housing for homeless individuals in the Humboldt Park community. |
| Los Vecinos Apartments 4250 W North Ave. | 50 | 50 | Leased | No | Mod Rehab SRO for homeless individuals in the Humboldt Park community. |
| Luxe Properties Multiple Properties | 6 | 6 | Leased | No | Family housing in the East Garfield Park community. |
| Lyndale Place 2569-2575 W Lyndale/ 2207-2221 N Rockwell | 32 | 42 | Leased | No | Family and individual housing in the Logan Square community. |
| Mae Suites Apartments 148 N Mayfield | 39 | 39 | Leased | No | Mod Rehab SRO for homeless individuals in the Austin community. |
| Major Jenkins 5016 N Winthrop | 76 | 81 | Leased | No | Supportive housing for homeless individuals in the Humboldt Park community. |
| <i>Major Robert Lawrence Apartments*</i> 655 W 65th St | 191 | 191 | Leased | Yes | Senior housing for age 62+ in the Englewood community. |
| Maple Pointe Apartments 150 W Maple | 116 | 118 | Leased | Yes | Family and individual housing in the Near North community. |
| Mark Twain Apartments 111 W Division | 148 | 150 | Leased | No | Individual housing in the Near North community. |
| Marshall 1232 LLC 1216 N LaSalle | 90 | 91 | Leased | No | Individual housing in the Near North Side community. |
| <i>Maudelle Brown Bousfield Apartments*</i> 4949 S Cottage Grove | 91 | 0 | Committed | Yes | Senior housing for age 62+ in the Kenwood community. |
| Midwest Apartments LP 6 N Hamlin | 32 | 36 | Leased | No | Individual housing in the West Garfield Park community. |
| Milwaukee Avenue Apts 3064 N Milwaukee | 11 | 12 | Leased | No | Supportive housing for disabled families in the Avondale community. |
| <i>Minnie Riperton*</i> 4250 S Princeton | 336 | 335 | Leased | Yes | Senior housing for age 62+ in the Fuller Park community. |
| Montclare Senior Residences of Avalon Park Phase I 1210 E 78th St | 38 | 39 | Leased | No | Senior housing for age 55+ in the Avalon Park community. |
| Montclare Senior Residences of Calumet Heights | 34 | 34 | Leased | No | Senior housing for age 62+ in the Calumet Heights community. |
| Mulvey Place Apartments 416 W Barry | 15 | 13 | Leased | No | Senior housing for age 62+ in the Lakeview community. |

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| Near North Apartments (aka Schiff Residence) 1244 N Clybourn | 46 | 46 | Leased | No | Individual housing in the Near North Side community. |
| New Mom's Oak Park 206-212 Chicago Ave, Oak Park | 14 | 14 | Leased | No | RHI housing for female individuals & families in Oak Park, IL. |
| New Mom's Transformation Project 5317 W Chicago | 40 | 40 | Leased | No | Supportive housing for single mothers (age 18-24) with children in the Austin community. |
| North & Talman III 1605-1619 N Washtenaw | 8 | 8 | Leased | No | Family and individual housing in the West Town community. |
| North Avenue Apartments 2654 W North Ave | 16 | 16 | Leased | No | RHI housing for families & individuals in the West Town community. |
| Northtown Apartments 2410 W Pratt | 30 | 30 | Leased | Yes | Senior housing for age 62+ in the West Ridge community. |
| Nuestro Hogar 1314-1318 N Karlov/4101- 4103 W Kammerling/ 3653-3657 W Wabansia | 12 | 13 | Leased | No | RHI housing for families in the Humboldt Park community. |
| Oso Apartments 3435 W Montrose | 32 | 32 | Leased | Yes | Family housing in the Albany Park community. |
| Park Apartments 202-224 E Garfield Blvd/5447 S. Indiana/5446-50 S Prairie/5732 S Calumet | 30 | 30 | Leased | No | Family and individual housing in the Washington Park community. |
| Parkside 4 Phase 2 1029 N Cleveland | 54 | 35 | Leased | Yes | Family housing in the Near North community. |
| <i>Patrick Sullivan*</i> <i>1633 W Madison</i> | 478 | 480 | Leased | Yes | Senior housing for age 62+ in the Near West Side community. |
| Pennycuff Memorial Apts 2037 N Milwaukee | 47 | 47 | Leased | Yes | Family and individual housing in the Logan Square community. |
| Phoenix House LLC Heartland Housing 1251 S Sawyer | 21 | 32 | Leased | No | Supportive housing for homeless individuals in the North Lawndale community. |
| Pierce House (La Casa Norte) 3527 W North Ave | 25 | 25 | Leased | No | Supportive housing for homeless aged 18-24 in the Logan Square community. |
| Pine Central 743-755 N Central | 35 | 35 | Leased | No | Mod Rehab family and individual housing in the Austin community. |
| Pullman Artspace 11143 S Langley | 6 | 6 | Leased | No | Family housing in the Pullman community. |
| Ravenswood Senior Living 4501 N Winchester | 74 | 74 | Leased | Yes | Senior housing for age 62+ in the Lincoln Square community. |
| Reba Place Fellowship 1528 W Pratt/ 1545 W Pratt | 7 | 7 | Leased | No | Family and individual housing in the Rogers Park community. |
| Rebecca Walker 126 S Central | 22 | 21 | Leased | No | Mod Rehab SRO for homeless individuals in the Austin community. |
| Renaissance Partners 3757 S Wabash | 100 | 100 | Leased | No | Mod Rehab SRO for homeless individuals in the Douglas community. |

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| Renaissance West Apartments 2517 W Fullerton | 98 | 92 | Leased | No | Individual housing in the Logan Square community. |
| Roosevelt Road Veterans 2900 W Roosevelt | 75 | 75 | Leased | No | Supportive housing for VASH-eligible individuals in the North Lawndale community. |
| Roosevelt Towers 3440 W Roosevelt | 126 | 128 | Leased | No | Senior housing for age 62+ in the North Lawndale community. |
| Rosa Parks Apartments N Central Park & W Chicago | 26 | 28 | Leased | No | Family housing in the Humboldt Park community. |
| Rosenwald Courts Apartments 4642 S Michigan | 60 | 60 | Leased | No | Senior housing for age 62+ in the Grand Boulevard community. |
| San Miguel 907 W Argyle | 14 | 11 | Leased | No | Family and individual housing in the Uptown community. |
| Sankofa House 4041 W Roosevelt | 36 | 25 | Leased | No | Family and individual housing in the North Lawndale community. |
| Sarah's on Sheridan 4838 N Sheridan | 29 | 27 | Committed | No | Supportive housing for homeless individuals and families in the Uptown community. |
| <i>Schneider Apartments*</i> <i>1750 W Peterson</i> | 174 | 174 | Leased | Yes | Senior housing for age 62+ in the Edgewater community. |
| Senior Suites at Auburn Gresham 1050 W 79th St | 17 | 17 | Leased | No | Senior housing for age 62+ in the Auburn Gresham community. |
| Sheffield Residences 2700 N Sheffield | 50 | 50 | Committed | No | Family housing in the Lincoln Park community. |
| South Park Plaza S Dr Martin Luther King Jr Dr & E 26th St | 34 | 31 | Leased | No | Family and individual housing in the Douglas community. |
| Southbridge 1A & 1B 2300 S State | 68 | 68 | Committed | Yes | Family housing in the Near South community. |
| St Andrews Court Apartments 50 N Hoyne | 30 | 30 | Leased | No | Supportive housing for justice-involved individuals in the Logan Square community. |
| St Edmunds Courts 5921-5937 S Wabash | 10 | 12 | Leased | No | Family housing in the Washington Park community. |
| St Leo Residence (VASH) 7750 S Emerald | 40 | 41 | Leased | No | Supportive housing for homeless, disabled veterans in the Auburn Gresham community. |
| St Leo Residence 7750 S Emerald | 50 | 50 | Leased | No | Supportive housing for homeless, disabled veterans in the Auburn Gresham community. |
| Sunnyside Kenmore Apartments 4130 N Kenmore/ 847-849 W Sunnyside | 10 | 9 | Leased | No | Family housing in the Uptown community. |
| The Douglass (aka Eastwood Garden) 6531 S Lowe | 47 | 9 | Leased | No | Family and individual housing in the Englewood community. |

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| The Resurrection Home 1920 S Albany/ 2124 W 19th St | 5 | 5 | Leased | No | Family housing in the Lower West Side community. |
| The Suites of Autumn Green at Wright Campus 4255 N Oak Park Ave | 8 | 8 | Leased | No | Senior housing for age 55+ in the Dunning community. |
| Thresholds RAD LLC (Graiss Apartments) 6908 N Wayne | 4 | 4 | Leased | No | Supportive housing for individuals with mental illness in the Rogers Park community. |
| Thresholds RAD LLC (Rowan Tree Apartments) 500 W Englewood | 6 | 7 | Leased | No | Supportive housing for individuals with mental illness in the Englewood community. |
| Thresholds at Casa De Troy 6355-6357 S Troy/ 3116-3120 W 64th St | 16 | 17 | Leased | No | Supportive housing for families & individuals with a diagnosed mental illness in the Chicago Lawn community. |
| Thresholds at Edgewater Shores 5326 N Winthrop | 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 | 5 | 6 | Leased | No | Supportive housing for homeless, disabled individuals in the Austin community. |
| Thresholds RAD LLC (Austin Apartments) 334 N Menard | 52 | 56 | Leased | Yes | Supportive housing for homeless, disabled individuals in the Austin community. |
| Thresholds RAD LLC (Graiss Apartments) 6808 N Wayne | 41 | 42 | Leased | Yes | Supportive housing for individuals with mental illness in the Rogers Park community. |
| Thresholds RAD LLC Rowan Tree Apartments 500 W Englewood | 40 | 40 | Leased | Yes | Supportive housing for individuals with mental illness in the Englewood community. |
| Tierra Linda Apartments (LUCHA) Multiple Addresses | 14 | 14 | Leased | No | Family and individual housing in the Logan Square community. |
| Town Hall Apartments 3600 N Halsted | 79 | 84 | Leased | No | LGBT-friendly senior housing for age 55+ in the Lakeview community. |
| Trumbull Apartments 1310-1314 S Spaulding/ 1428 S Trumbull | 13 | 13 | Leased | No | Supportive housing for homeless families in the North Lawndale community. |
| Veterans New Beginnings 8140 S Racine | 48 | 45 | Leased | No | Supportive housing for homeless veterans in the Auburn Gresham community. |
| Victory Centre of South Chicago 9233 S Burley | 18 | 18 | Leased | No | Senior housing for age 62+ in the South Chicago community. |
| <i>Villages of Westhaven*</i> <i>Damen & Madison</i> | 95 | 95 | Leased | Yes | Family and individual housing in the Near West Side community. |
| <i>Vivian Carter Apartments*</i> <i>6401 S Yale</i> | 221 | 221 | Leased | Yes | Senior housing for age 62+ in the Englewood community. |
| <i>Vivian Gordon Harsh*</i> <i>4227 S Oakenwald</i> | 123 | 123 | Leased | Yes | Senior housing for age 62+ in the Oakland community. |
| Wabash Apartments 23-31 E 61st St/ 6100-6108 S Wabash | 24 | 24 | Leased | No | Supportive housing for homeless families in the Washington Park community. |

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| Warren Apartments 3-11 N Ashland | 21 | 25 | Leased | No | Family and individual housing in the Near West community. |
| Washington Park Apartments 5000 S Indiana | 32 | 32 | Leased | No | Supportive housing for homeless individuals in the Grand Boulevard community. |
| Washington Park Apartments 5000 S Indiana | 31 | 31 | Leased | No | Mod Rehab SRO for homeless individuals in the Grand Boulevard community. |
| Wentworth Commons 11045 S Wentworth | 10 | 11 | Leased | No | RHI housing for families in the Roseland community. |
| West Humboldt Place 3543 W Chicago | 4 | 4 | Leased | No | Supportive housing for families with a child with HIV/AIDS in the Humboldt Park community. |
| <i>William Jones Apartments*</i> 1447 S Ashland | 114 | 114 | Leased | Yes | Senior housing for age 62+ in the Near West Side community. |
| Wilson Yard Family Apartments 1026 W Montrose | 16 | 16 | Leased | No | Family and individual housing in the Uptown community. |
| Wilson Yard Senior Apartments 1032 W Montrose | 20 | 19 | Leased | No | Senior housing for age 62+ in the Uptown community. |
| Winterberry Place 321--325 E 48th St/ 4802-4806 S Calumet | 6 | 6 | Leased | No | Family and individual housing in the Grand Boulevard community. |
| Woodstock Commons 1400-1475 Commons Dr, Woodstock | 18 | 18 | Leased | No | RHI housing for families & individuals in Woodstock, IL. |
| Wrightwood Apartments 3821 W Wrightwood | 4 | 3 | Leased | No | Family housing in the Logan Square community. |
| Wrightwood Senior Apartments 2815 W 79th St | 17 | 17 | Leased | No | Senior housing for age 62+ in the Ashburn community. |
| Xavier Apartments 625 W Division | 24 | 24 | Leased | No | Family and individual housing in the Near North Side community. |
| Zapata Apartments 3734 W Cortland/ 3503 W Armitage/ 1955 N St. Louis/ 3230 W Armitage | 18 | 18 | Leased | No | Family housing in the Logan Square community. |
| TOTAL | 11,766 | 10,920 | | | |

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

CHA maintained fewer PBV units at certain locations than expected and gained units at other locations; two Mod Rehab properties converted to HUD-administered PBRA; and CHA did not proceed with certain RAD conversions as originally planned for 2021.

Overview of Planned and Existing Project-Based Vouchers in FY2021

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 FY2021, a total of 11,157 PBVs were under a Housing Assistance Payment (HAP) contract or Agreement to enter into a Housing Assistance Payment (AHAP), including 237 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 (4,229 HAP, 344 AHAP, 4,573 total)***

In FY2021, 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.

- **PBV Supportive Housing (1,254)**: In FY2021, CHA provided 1,254 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.
- **PBV Family & Senior (Non-supportive) Housing**: In FY2021, CHA provided 2,718 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. Through this strategy, CHA reviews proposals received through the standard PBV selection process and, if selected, CHA ensures long-term affordability through the use of project-based vouchers. CHA also had an additional 344 units for families, seniors, and individuals under AHAP in FY2021.
- **PBV Regional Housing Initiative (RHI)**: In FY2021, a total of 257 CHA PBV units were under HAP contracts in the region through RHI. Formed in 2002, the Regional Housing Initiative (RHI) 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, vouchers are 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). CHA continues to participate in the RHI Pilot Program to offer applicants on CHA's wait list broader housing alternatives in areas of opportunity throughout the Chicagoland region.

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

- RAD1 Project-Based Vouchers (5,748 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 FY2021, CHA administered 5,748 RAD units.
- Project Based Vouchers / Rental Assistance Demonstration (RAD2) (269 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 269 RAD2/PBV units during FY2021.
- Moderate Rehabilitation (567 total)***
 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 PBV selection process. In FY2021, CHA administered 567 Mod Rehab 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.

iii. Other Changes to the Housing Stock that Occurred During FY2021

The following section describes changes to CHA's housing stock during FY2021 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 FY2021 |
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| <p>Public Housing Units Added CHA did not add public housing units in FY2021.</p> |
| <p>Demolition Activity CHA did not demolition any units in FY2021.</p> |
| <p>Disposition Activity CHA did not have any disposition activity in FY2021.</p> |
| <p>Offline Units CHA had 1,072 offline units in the following categories: pending redevelopment/planning; undergoing capital maintenance; used for non-dwelling purposes; and pending demo/disposition.</p> |
| <p>Capital Maintenance Activity CHA engaged in capital maintenance activity at a variety of sites, including Kenneth Campbell Apartments, Schneider Apartments, Las Americas, elevator modernization program at various senior properties and rehabilitation of various Scattered Site properties.</p> |
| <p>Development Activity In FY2021, CHA engaged in development activity at a variety of sites, including but not limited to Ickes, Lathrop, Madden Wells and Edith Spurlock Sampson.</p> |

Public Housing Units Added in FY2021

CHA did not add Public Housing units in FY2021.

Demolition Activity in FY2021

CHA did not demolish any property in FY2021.

Disposition Activity in FY2021

CHA did not dispose of any property in FY2021.

Offline Units Status

As of Q4 2021, CHA had 1,072 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 2021, CHA had 764 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 – 326 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 2021, 139 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 in FY2021.
- **Units Pending Demolition/Disposition:** Units in this category are pending demolition or disposition and will not come back online. As of Q4 2021, there are 32 Scattered Site units offline pending demolition or disposition.
- **Units Used for Non-Dwelling Purposes:** As of Q4 2021, there were 137 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.

Development Activity

CHA continues to proceed with development activity at sites throughout its portfolio.

| FY2021 Development Activity | | |
|------------------------------------|-----------------------------|--|
| Site | Phase/Project Name | FY2021 Activity |
| Harold Ickes | Southbridge Phase 1A and 1B | Construction of two buildings with a total of 206 new rental units, including 26 CHA units, 26 affordable units and 112 market rate units. Completion is expected in FY2022. |
| | Emmett Street Apartments | Construction of one building with a total of 100 units, including 50 CHA units and 50 affordable units. Completion is expected in FY2022. |
| Madden Wells/Oakwood Shores | 508 Pershing | Construction of one building with 53 total new rental units, including 20 CHA units. Completion expected in FY2022. |
| Edith Spurlock Sampson | Sheffield Apartments | Finance closing and construction on the rehabilitation of two senior buildings plus a new 80-unit building, including 50 CHA units, 10 affordable units and 20 market rate units. Completion is expected in FY2024 and FY2025. |
| Lathrop | Lathrop Phase 1B | Finance closing and construction on multiple buildings with 74 new housing units including 28 CHA, 15 affordable and 31 market rate. Completion is expected in FY2023. |

Capital Maintenance

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 continues to make strategic capital investments in its properties. These capital investments may require that some units in occupied buildings be vacated for construction to occur; however, CHA has committed to holding the minimum number of units offline for the duration of construction projects and resume leasing as soon as feasible when units are completed.

| FY2021 Capital Maintenance | |
|---|--|
| Property | Project Description |
| 4425 N Malden | Repair and/or replacement to underground drainage, landscape, concrete sidewalk, concrete curbs, concrete stairs & ramps, windows and entry doors, masonry & lintels, site lighting, ornamental handrails, fencing and gates and repave the parking lot. |
| 1531 N Clybourn | Roof replacement, façade restoration, select window replacement |
| Kenneth Campbell Apartments 6360 S Minerva | Roof replacement, new rear entrance & vestibule, interior access panels. |
| Schneider Apartments 1750 W Peterson | Interior Renovation offices and common areas |
| Various senior properties | Elevator modernization and renovations |

v. General Description of Actual Capital Expenditures in FY2021

| General Description of Actual Capital Expenditures During FY2021 |
|---|
| <p>CHA's total FY2021 capital expenditures were \$69.2M</p> <ul style="list-style-type: none"> • Upgrades and repairs at Public Housing Family properties totaled \$2.7M and include the following: \$0.9M at ABLA; \$0.5M at Altgeld Murray; \$0.5M at Dearborn Homes; \$0.4M at Lowden Homes; the remaining \$0.4M at various other Family properties. • Elevator modernization and renovations at Public Housing Senior properties totaled \$7.8M and include the following: \$1.6M at Eckhart; \$1.3M at Mahalia Jackson; \$1.1M at Ella Flagg Young; \$0.9M at Armour Square; \$0.8M at Mary Jane Richardson; \$0.7M at Zelda Ormes; \$0.5M at Flannery; and the remaining \$0.9M at various other Senior properties. • New construction development costs totaled \$44.7M and include the following: \$19.1M at Southbridge; \$7.2M at Oakwood Shores Phase 534; \$4.7M at Emmett Street; \$3.6M at Sheffield; \$2.2M at Ravenswood; \$1.6M at Roosevelt Square 3B; \$1.2M at LeClaire Courts; \$0.6M at Near North High School; and the remaining \$4.5M at various other developments for costs that include due diligence, remediation, and other capital-related activities. • Elevator modernization and RCC work for RAD properties totaled \$14.0M and include the following: \$4.4M at Lorraine Hansberry; \$1.7M at Kenneth Campbell; \$1.1M at Las Americas; \$1.0M at Elizabeth Davis; \$1.0M at Vivian Carter; \$0.9M at Vivian Gordon Harsh; \$0.9M at Judge Slate; \$0.8M at Major Robert Lawrence; \$0.7M at Patrick Sullivan; \$0.6M at Minnie Riperton; \$0.5M at Harry Schneider; and the remaining \$0.4M at various other RAD properties. |

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 | 159,144 | 10,990 | 13,262 |
| MTW HOUSING CHOICE VOUCHERS (HCV) UTILIZED | 526,344 | 535,680 | 46,029 | 44,640 |
| LOCAL, NON-TRADITIONAL: TENANT-BASED | 0 | 4,500 | 0 | 375 |
| LOCAL, NON-TRADITIONAL: PROPERTY-BASED | 0 | | 0 | |
| LOCAL, NON-TRADITIONAL: HOMEOWNERSHIP | 0 | 4,824 | 0 | 402 |
| Planned/Actual Totals | 684,226 | 704,148 | 57,019 | 58,679 |

**"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 FY2021 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 | 4,500 | 0 | 375 |
| Property-Based | N/A | 0 | 0 | 0 | 0 |
| Homeownership | Choose to Own Homeownership Program (2011-01) | 0 | 4,824 | 0 | 402 |
| Planned/Actual Totals | | 0 | 9,324 | 0 | 777 |

| 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 FY2021

In FY2021, 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 | 13,152 | 1,096 |
| Mod Rehab | 9,458 | 707 |
| Mainstream 5-Year | 1,968 | 164 |
| RAD | 57,480 | 4,790 |
| Emergency Housing Vouchers | 60 | 5 |
| Total Non-MTW Households | 117,540 | 6,762 |

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 |

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) | 44,285 | Open | Yes |
| Federal MTW Public Housing Units | Program Specific (Scattered Site/Community Area) | 44,608 | Open | Yes |
| Federal MTW Public Housing Units | Site-Based (Senior) | 7,069 | Open | Yes |
| Federal MTW Project-Based Voucher Program | Site-Based (Senior) | 3,425 | Open | Yes |

| | | | | |
|--|---|----------------|----------------|-----|
| Federal MTW Project-Based Voucher Program | Site-Based (PBV Family & Supportive) | 70,476 | Open | Yes |
| Federal MTW Housing Choice Voucher Program | Program Specific (Tenant-Based Vouchers Only) | 35,000 | Partially Open | Yes |
| Total | | 204,863 | | |

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 2021, there were 69,239 applicants on more than one wait list.

Description of Partially Opened Wait Lists

HCV Wait List

In FY2021, 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 FY2021

| 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 FY2021, 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 FY2021, 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 FY2021, 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 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, PBV and Mod Rehab properties. All applicants, including the original 16,000 applicants, were provided an opportunity to update their wait list contact and family information as well as select a PBV family or senior site-based wait list. In FY2021, 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 PBV 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 PBV senior properties. All applicants, including the original 16,000 applicants, were provided an opportunity to update their wait list contact and family information as well as select a PBV senior or family site-based wait list. In FY2021, 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 777 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 FY2021 |
|------------------------------|--|
| 80-51% Area Median Income | 86 |
| 49-31% Area Median Income | 100 |
| Below 30% Area Median Income | 586 |

| | |
|--|-----|
| Total Local, Non-Traditional Households Admitted | 772 |
|--|-----|

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 FY2021 | | | | |
|--------------------------------------|---------------------------|--|---|---|
| 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% | 32,159 | 51% | +15% |
| 2 person | 19.0% | 13,077 | 21% | +2% |
| 3 person | 17.2% | 7,413 | 12% | -5% |
| 4 person | 12.9% | 5,848 | 9% | -4% |
| 5 person | 7.3% | 2,650 | 4% | -3% |
| 6+ person | 6.9% | 2,279 | 3.6% | -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 FY2021

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 FY2021, a total of **4,821** 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 | 1,834 | Households who move up to a higher AMI category compared to the previous year. |
| Choose to Own Program 2011-01 | 52 | Households who purchase a home through CTO |
| Family Self-Sufficiency Program 2014-01 | 93 | Participants who graduate from FSS |
| Public Housing Work Requirement 2009-02 | 2,749 | Heads of households subject to the work requirement in compliance with the work requirement. |
| Positive exits from CHA subsidy (not associated with an MTW activity) | 161 (109 HCV, 52 PH) | Public Housing households at or above 51% AMI who moved out and HCV participants who terminated their subsidy after six months of zero HAP. |
| | 68 | Households Duplicated Across Activities |
| | 4,821 | Total Households Transitioned to Self-Sufficiency |

3

Section Three

PROPOSED

MTW ACTIVITIES



CHA

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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



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Section IV: Approved MTW Activities: HUD Approval Previously Granted

Implemented Activities

MTW Activities Related to Housing/Development

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 | FY2021 Benchmark | FY2021 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 housing units will be delivered through the use of the alternate TDC formula. | 4 additional housing units are nearing completion and will be delivered in 2022. | 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 | Eight housing units preserved through use of the alternate TDC formula. | 0 housing units will be preserved through use of the alternate TDC formula. | No housing units were preserved using this method. | CHA met the benchmark. |

| | | | | | |
|-------------------------------|---|---|--|--|------------------------|
| | be available (increase). | | | | |
| 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 due to the use of the alternate TDC formula. | 0 households avoided moving or losing assistance due to this activity. | 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 \$1,292,000 and start 1 additional unit under construction at a cost of \$286,316. | 4 additional housing units are nearing completion and will be delivered In 2022. | CHA met the benchmark. |

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 | FY2021 Benchmark | 2021 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. | 0 additional PH units will be made available as a result of this activity. | CHA did not acquire units in 2021. | 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. | 0 households will be able to move to a better unit and/or neighborhood as a result of this activity. | CHA did not acquire units in 2021. | CHA met the benchmark. |

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 7,759 households, approximately 15% of the total HCV population. There are 3,495 additional HCV households (7% of the total HCV population) with a hardship and paying less than \$75 per month, in comparison with 3,779 residents (8% of the total HCV population) in 2020.
 - Public Housing: The minimum rent population includes 1,409 PH households and 191 RAD1 PBV households. An additional 404 PH households and 10 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 | FY2021 Benchmark | FY2021 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> 8,950 residents will pay \$75 minimum rent for a total annual contribution of \$8,055,000.</p> <p><u>PH and RAD1 PBV:</u> 1,250 households will pay \$75 minimum rent for a total annual contribution of \$1,125,000.</p> | <p><u>HCV:</u> 7,759 residents paid \$75 minimum rent for a total annual contribution of \$6,983,100</p> <p><u>PH and RAD1 PBV:</u> 1,600 households paid \$75 minimum rent for a total contribution of \$1,440,000.</p> | <p><u>HCV:</u> CHA met the benchmark. The number of residents paying the minimum rent and the number of residents with a hardship exemption decreased.</p> <p><u>PH and RAD1 PBV:</u> CHA exceeded the benchmark.</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 19th year, 737 participants have purchased a new home and 302 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 | FY2021 Benchmark | FY2021 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. | 35 families will enroll in the program | 52 families (50 HCV and 2 PH) enrolled in the program and closed on the purchase of a home. | 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. | 35 families (33 HCV and 3 PH) will purchase homes. | 52 families (50 HCV and 2 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. | 35 families (33 HCV and 3 PH) will purchase homes. | 52 families (50 CHV and 2 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 85% in FY2021.

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

| Standard Metric | Unit of Measurement | Baseline | FY2021 Benchmark | FY2021 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 \$20,000. | During FY2021, the average income from wages for FSS households was \$25,197 | 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 at the end of FY2021 for FSS graduates was \$6,982 | 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. | 500 work able FSS households had income from wages | CHA met the benchmark. |
| | | In FY2013, 46% of FSS participants had income from wages. | The percent of FSS participants with income from wages will remain stable at 50%. | 54% of the FSS work able households had income from wages in FY2021. | 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). | Approximately 1,000 FSS participants as of 12/31/12. | 1,000 total FSS participants (including 200 new FSS participants) will be enrolled. | There were 1,067 participants in the FSS program on 12/31/2021, including 191 new participants. | CHA exceeded 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. | 60 participants will graduate from the program. | 93 FSS participants graduated from the program. | 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 FY2021, 4,086 fixed-income households had re-examinations
 - PH: In FY2021, 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[^] | FY2021 Benchmark | FY2021 Outcome | Benchmark Achieved? |
|------------------------------|--|---|---|--|--|
| CE-1: Agency Cost Savings | Total cost of task (in dollars). | <p><u>HCV:</u> In FY2013, 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 \$870,000 (6,000 reexams x \$145) to administer triennial reexams.</p> <p><u>PH:</u> CHA will spend \$79,750 (550 exams x \$145) to administer triennial reexams.</p> | <p><u>HCV:</u> CHA spent \$592,470 (4,086 X \$145) to administer triennial reexams.</p> <p><u>PH:</u> CHA will spend \$136,880 (944 exams x \$145) to administer triennial exams.</p> | <p><u>HCV:</u> CHA exceeded the benchmark.</p> <p><u>PH:</u> CHA did not meet the benchmark.</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>HCV:</u> CHA will spend 39,000 CHA staff hours (6,000 reexams x 6.5 hours) to administer triennial reexams.</p> <p><u>PH:</u> CHA will spend 3,575 staff hours (550 reexams x 6.5 hours) to administer triennial reexams.</p> | <p><u>HCV:</u> CHA spent 26,559 CHA staff hours (4,086 X 6.5 hours) to administer triennial reexams.</p> <p><u>PH:</u> CHA will spend 6,136 staff hours (944 reexams x 6.5) to administer triennial reexams.</p> | <p><u>HCV:</u> CHA exceeded the benchmark.</p> <p><u>PH:</u> CHA did not meet the benchmark.</p> |

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| | | PH: 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). | | | |
| ^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 2021, there are 42 participants who continue to have a housing choice voucher. All of the participants referred for participation came from CHA's wait list. The program was at capacity as of FY2021 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 | FY2021 Benchmark | FY2021 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 program for services for 25 participants. | 0 funds were leveraged | The benchmark was not achieved. The program was at capacity and did not enroll 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 | The average income from wage for Re-Entry households was \$24,474. | CHA met the benchmark. |

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|---|--|--|--|---|---|
| | | | average (\$23,629) | | |
| 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. | 8 of 20 work- able Re-Entry program heads of households received income from wages. 40% of the work-able Re- Entry heads of households received income from wages. | CHA met the benchmark. |
| SS-5: Households Assisted by Services that Increase Self- Sufficiency | Number of households receiving services aimed to increase self- sufficiency (increase). | Zero program participants received services through the re-entry pilot program prior to implementation. | 10 participants will receive services. | 42 program participants received services through the re- entry pilot program. | CHA exceeded the benchmark. |
| HC-5: Increase in Resident Mobility | Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). | Zero program participants 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 as program enrollment is 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 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 FY2021, 13,091 households had a biennial reexamination.

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.

- PH: In FY2021, 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 FY2021, 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 FY2021, 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 [^] | FY2021 Benchmark | FY2021 Outcome | Benchmark Achieved? |
|---------------------------|---|---|---|---|---|
| CE-1: Agency Cost Savings | Total cost of task (in dollars) | <p><u>HCV</u>: In FY2013, CHA spent \$1,057,875 to administer biennial re-exams (14,105 re-exams x \$75).</p> <p><u>PH</u>: In FY2013, CHA spent \$960,075 to administer re-exams (12,801 re-exams x \$75).</p> | <p><u>HCV</u>: CHA will spend \$2,175,000 (15,000 reexams x \$145) to administer biennial reexams.</p> <p><u>PH</u>: CHA will spend \$253,750 (1,750 reexams x \$145) to administer biennial reexams.</p> | <p><u>HCV</u>: CHA spent \$ 1,887,755 (13,019 reexams x \$145) to administer biennial reexams.</p> <p><u>PH</u>: CHA will spend \$275,790 (1,902 reexams x \$145) to administer biennial reexams.</p> | <p><u>HCV</u>: CHA exceeded the benchmark.</p> <p><u>PH</u>: CHA met the benchmark.</p> |
| CE-2: Staff Time Savings | Total time to complete the task in staff hours (decrease) | <p><u>HCV</u>: In FY2013, CHA spent 49,368 staff hours (14,105 re-exams x 3.5 hours) on re-exams.</p> <p><u>PH</u>: In FY2013, CHA spent 44,804 staff hours on re-exams (12,801 x 3.5 hours).</p> | <p><u>HCV</u>: CHA will spend 97,500 staff hours (15,00 reexams x 6.5 hours) to administer biennial reexams.</p> <p><u>PH</u>: CHA will spend 11,375 staff hours (1,750 reexams x 6.5</p> | <p><u>HCV</u>: CHA spent 84,624 staff hours (13,019 reexams x 6.5 hours) to administer biennial reexams.</p> <p><u>PH</u>: CHA will spend 12,363 staff hours (1,902 reexams x 6.5) to administer</p> | <p><u>HCV</u>: CHA exceeded the benchmark.</p> <p><u>PH</u>: CHA met the benchmark.</p> |

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|--|--|--|---|---|---|
| | | | hours) to administer biennial reexams. | biennial reexams. | |
| 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> 2,550 HCV households (of 32,350 households eligible for biennial reexams) will move up at least one AMI category <u>PH:</u> 400 PH households (out of 3,300 eligible for biennial reexams) will move up at least one AMI category. | <u>HCV:</u> 1,834 HCV households (out of 31,353 eligible for biennial re-exams) moved up at least one AMI category. <u>PH:</u> 157 PH households (1,902 eligible for biennial reexams) 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 did not meet the benchmark due to financial hardships caused by the pandemic. |
| <p>^CHA has adjusted baselines for these metrics based on implementation plans for biennial and triennial re-exams</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.

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

| Standard Metric | Unit of Measurement | Baseline | FY2021 Benchmark | FY2021 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 \$16,400 (6,250 households). | The average income from wages for work-able heads of household was \$13,169 (5,142 households). The average income from wages for all household members in work-able households was \$9,654 (8,662 household members). | CHA did not meet 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 adult PH heads of household subject to the work requirement are expected to have income from wages. 65% of work-able PH heads of household subject to the work requirement are expected to have income from wages. | 2,749 (out of 5,142) work-able adult PH heads of household subject to the work requirement had income from wages. 53% of work-able PH heads of household subject to the work requirement had income from wages. | CHA did not meet the benchmark. |
| SS-5: Households Assisted by Services | Number of households receiving services | In FY2013, 4,527 PH households with a "work- | 3,800 PH households with a work-able adult subject to | 3,650 PH households with a work-able adult | CHA did not meet the benchmark. |

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| that Increase Self Sufficiency | aimed to increase self-sufficiency (increase). | able” adult subject to the work requirement were engaged with service providers through Family Works. | the work requirement are expected to engage with service providers through FamilyWorks. | subject to the work requirement engaged with FamilyWorks. | |
| 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. | 57% (3,536 of 6,250) of households subject to the work requirement in a work-able household will have all adults in compliance. 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 in 2021 was 59% 3,572 out of 5,964) of households. | CHA met the benchmark. |
| <p>*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.</p> <p>**For SS-8, CHA is establishing households in which all adults are compliant with the work requirement as a definition of self-sufficiency.</p> | | | | | |

| Additional Metric | Unit of Measurement | Baseline | FY2021 Benchmark | 2021 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%: 55.7% compliance 14.2% exempt 24.3% Safe Harbor | 47.3% (2,102) of residents were compliant; 13.2% (589) were exempt; 9.3% (415) were non-compliant; 28.6% (1,272) were in Safe Harbor; and 1.6% (70) were under legal review. | CHA did not meet the benchmark for residents in compliant status, Safe Harbor, or under legal statuses. The percentage of the total in compliant status decreased by 8.4%. The percentage in Safe Harbor increased by 4.3%. The percentage in |

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| | | | 5.4% non-compliant 0.4% under legal | | under legal increased by 1.2%. |
| <p><u>Compliant:</u> Residents who are meeting the work requirement through authorized activities, including employment or other work experience opportunities, school/training participation or volunteer/community service opportunities.</p> <p><u>Exempt:</u> Residents age 55 or older or those who meet disability/caretaker or other requirements for an exemption.</p> <p><u>Safe Harbor:</u> 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.</p> <p><u>Non-Compliant:</u> Non-exempt residents who are not meeting the requirement and are not approved for Safe Harbor.</p> <p><u>Under Legal:</u> Non-exempt residents who are undergoing eviction proceedings, whether for non-compliance with the work requirement or for any other reason.</p> <p>* See Chapter 8 of CHA's <i>Admissions and Continued Occupancy Policy (ACOP)</i> for more detail.</p> | | | | | |

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 FY2021 in person Ombudsman meetings were limited 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 | FY2021 Benchmark | FY2021 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. | 600 residents will engage through the Office of the Ombudsman. | 1,738 residents engaged through the office of Ombudsman. | CHA met the benchmark. |

| Additional Metric | Unit of Measurement | Baseline | FY2021 Benchmark | FY2021 Outcome | Benchmark Achieved? |
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| 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. | 1 meeting for mixed-income residents was held. | CHA did not meet the benchmark due to the pandemic. The Office of the Ombudsman remained flexible to balance barriers due to pandemic and resident needs. Accordingly, the Office debuted a virtual forum format receiving 463 views by year-end. |

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 | FY2021 Benchmark | 2021 Outcome | Benchmark Achieved? |
|-------------------------------------|--|--|--|--|-----------------------------|
| HC-5: Increase in Resident Mobility | Number of households able to move to a better unit and/or neighborhood of opportunity as a result of | In FY2012, 37 households leased in Opportunity Areas with exception payment standards. | 6,145 households will lease in Mobility Areas with an exception payment, including new | 8,138 households leased in Mobility Areas or with a Reasonable Accommodation with an exception | CHA exceeded its benchmark. |

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| | the activity (increase). | | and existing leases. | payment standard. | |
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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. In FY2021, CHA issued 32 vacancy payments at a total cost of \$52,516. 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 | FY2021 Benchmark | 2021 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. | 6 units will be preserved through a vacancy payment. | 32 units were preserved through vacancy payments | CHA exceeded its 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 FY2021, CHA spent \$2,430 and 55 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 | FY2021 Benchmark | 2021 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 \$12,180 on calculating assets (812 exams x \$15). | CHA spent \$2430 (162 exams x \$15) calculating assets. | CHA did not meet 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 276 staff hours on asset calculations for all re-examination types (812 exams x .34 hours). | CHA spent 55 hours (.34 hours x 162 exams) calculating assets. | CHA did not meet 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. In FY2021, CHA spent approximately \$500,000 on LIPs. Since the LIP program was implemented, 1,130 new landlords have joined the HCV program due to this activity. 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.

- 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 | FY2021 Benchmark | 2021 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. | CHA anticipates that 269 households will move into Mobility Areas as a result of this activity. | 271 households moved into a Mobility Area where the property owner received an incentive payment. | CHA met 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. Since CHA implemented this activity in April of 2018, a total of 10,545 participants have received an increase in their payment standard at their interim; 5,069 participants subsequently had a decrease in the tenant portion of the rent.
- 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 | FY2021 Benchmark | 2021 Outcome | Benchmark Achieved? |
|---------------------------------------|--|---|---|--|-----------------------------|
| SS-2 Increase in Household Savings | Total number of participants who received an increase in payment standard at their interim | In FY2016, 0 participants received an increase in payment | CHA anticipates that 1,324 participants will receive an increase in their payment | 3,835 participants received an increase in payment standard at their interim | CHA exceeded the benchmark. |

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| | due to this activity. | standard at their interim. | standard at their interim. | | |
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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 FY2021, 24 participants are receiving a deduction of their child support payment from their income.
- 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 | FY2021 Benchmark | FY2021 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. | CHA anticipates that 12 participants will receive this income deduction. | In FY2021, 24 participants received this income deduction. | CHA exceeded the benchmark. |

Using Voucher Size to Determine Payment Standard (2021-1)

- Plan Year Approved, Implemented, Amended: Approved FY2021, Implemented FY2021
- Description/Update/Impact: CHA received approval for an activity that determines payment standard by voucher size irrespective of the size of the unit. For example, a one-bedroom voucher holder who moves into a studio would receive a one-bedroom payment standard as opposed to a studio. This policy benefits families who move into units smaller than their voucher size "Shopping Down." The previous policy penalized voucher holders who decided to move into a unit smaller than their voucher and results in additional rent burden. This policy mitigates the increased costs for these families and provides a subsidy solely based on their family composition. Implementation for this activity began in August of this year. Voucher holders currently living in a unit smaller than their voucher size will have their payment standard updated at their next reexamination or any non-correction interim, whichever comes first.
- 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 | FY2021 Benchmark | FY2021 Outcome | Benchmark Achieved? |
|------------------------|--|---------------------------|--|---------------------------------------|--|
| SS-2 Increase in | Total number of participants who reside in | In FY2019, 0 participants | 274 residents will receive an increase in payment standard | 115 residents received an increase in | CHA did not meet the benchmark. The activity was |

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| Household Savings | a unit smaller than their voucher size where this activity would decrease their rent portion. | received an increase in payment standard that lowered their rent portion. | that results in a lower tenant portion. | payment standard that resulted in a lower tenant portion. | implemented later in the year than was originally anticipated. |
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Conducting HQS Inspections for a Sample of Units in Buildings with Substantial Numbers of HCV Voucher Holders (2021-2)

- Plan Year Approved, Implemented, Amended: Approved FY2021, Implemented FY2021
- Description/Update/Impact: CHA has implemented an activity that requires inspections of a sample of units every year in buildings with a large number of HCV voucher holders, rather than having all of them inspected every other year. In determining which owners/buildings would qualify, CHA requires that they have a history of positive inspection results. This policy does not the requirement to conduct initial inspections prior to a voucher holder moving into the unit, or the ability of a tenant to request a complaint inspection. CHA has yet to implement this activity and is currently developing procedures to best achieve its goal.
- 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 | FY2021 Benchmark | FY2021 Outcome | Benchmark Achieved? |
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| CE-1 Agency Cost Savings | The decrease in cost associated with the decrease in the number of inspections conducted in the buildings where the policy has been implemented. | CHA spent \$1,950,581 on inspections. decrease inspection costs of \$70,000 (730 inspections X \$96) | CHA will decrease inspections costs by \$70,000 (730 inspections x \$96). | N/A: This activity was not implemented in FY2021 | N/A: This activity was not implemented in FY2021 |
| CE-2: Staff Time Savings | The decrease in staff time associated with the decrease in inspections at the buildings where the policy has been implemented. | In FY2019, CHA spent 22,000 staff hours on inspections. | CHA will save 672 staff hours on inspections (730 inspections x .92 hours). | | |

Providing a Flat Medical Deduction for all Elderly/Disabled Households

- Plan Year Approved, Implemented, Amended: Approved FY2021, Implemented FY2021
- Description: This activity provides a flat medical deduction of \$400 to all elderly/disabled households. Prior to the implementation of this activity, many families had medical expenses,

but do not receive the deduction because they did not submit the proper documentation. This removes the burden on participants to obtain and provide the documentation, as well as for staff to calculate the correct amount. Participants who have a medical deduction of more than \$400 will continue to receive their full amount and this activity will have no impact on them. Implementation of this activity began in August of this year. Existing participants who qualify for this deduction will receive it at their next regular re-examination.

- Hardship Policy: Participants who have a medical deduction of more than \$400 will continue to receive their full amount and this activity will have no impact on them.
- 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 | FY2021 Benchmark | FY2021 Outcome | Benchmark Achieved |
|---------------------------------------|--|---|---|---|--|
| SS-2 Increase in Household Savings | Total number of participants who receive a flat medical deduction. | In 2019, 1,900 participants will receive a medical deduction. | 12,600 HCV residents will receive a medical deduction from this activity. | 1,092 HCV residents received a deduction from this activity that impacted their rent portion. | CHA did not meet the benchmark. This activity was implemented later in the year than originally anticipated. |

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 to create innovative funding structures for PBV developments. 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 FY2021. CHA invested 57 PBVs in one family property that exceeded the 25% cap: Casa Veracruz (57 units). An additional 90 new PBV family units are under AHA: Schiller Place Apartments (24 PBVs) with delivery in 2022 and Sheffield Residences (50 PBVs) with delivery scheduled for 2023.
- 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 | FY2021 Benchmark | FY2021 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 | 0 additional PBV units were made available by exceeding 25% in family PBV properties prior to FY2008. | 20 additional PBV units will be made available by exceeding 25% in family PBV properties. | 57 new PBV units were made available by exceeding 25% in family PBV properties | CHA met the benchmark. |

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| | activity (increase). | | | | |
| 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 continued to identify opportunities to increase the initial term of PBV HAP contracts to 21-30 years throughout FY2021. CHA delivered units with 30-year initial contracts at Casa Veracruz Apartments (new, 57 units) and Levy House (preservation, 36 units). An additional 54 new PBV units are under AHAP to be delivered in FY2022: 5150 Northwest Apartments (30 units) and Schiller Place (24 units). There are 81 preservation units under AHAP at North Park Village Apartments.
- 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 | FY2021 Benchmark | FY2021 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 will be made available with 21-30 year contracts | 57 PBV units were made available with a 21-30 year HAP contract. | CHA did not meet the benchmark. Due to delivery delays, 54 units under AHAP will deliver in 2022 with 21-30 year contracts. |
| HC-2: Units of Housing Preserved | Number of housing units preserved for households at or below 80% AMI that would otherwise not | 0 PBV units preserved with 16-30 year contracts prior to implementation. | 110 PBV units will be made available with 21-30 year contracts | 36 PBV units were made available with a 21-30 year HAP contract | CHA did not meet the benchmark. Due to delivery delays, 81 units under AHAP will deliver in 2022- |

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| | be available (increase). | | | | 23 with 21-30 year contracts. |
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Acceptance of City Certificates of Occupancy for Initial PBV Inspections (2011-06)

- Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2011
- Description/Impact/Update: For the PBV 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 HAP contracts. This activity reduces 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 FY2021, 75 units were delivered using a City of Chicago Certificate of Occupancy rather than an initial inspection for PBV units. HQS inspection services for FY2021 were selected through a procurement process and contracted at \$32.95 per unit. CHA saved \$2,471.25 by using Certificates of Occupancy as evidence of HQS compliance. The following units were delivered using a Certificate of Occupancy: Roosevelt Road Veterans (75 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* | FY2021 Benchmark | FY2021 Outcome | Benchmark Achieved? |
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| 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 PBV inspections. (0 units x \$32.95 per inspection) for new construction and substantial rehab units. | CHA spent \$0 on initial PBV inspections for the delivery of 75 new construction and substantial rehab units. | CHA met the benchmark, saving \$2,471.25 (75 units x \$32.95) by using CofO for initial inspection. |
| 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 inspections for new construction and substantial rehab units. (0 units x .92 hours) | 0 hours of staff time was spent for initial PBV inspections for 75 new construction and substantial rehab units. | CHA met the benchmark. CHA saved 69 hours of staff time (75 units x .92 hours) by using CofO for initial inspection. |

*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 FY2021 cost was \$32.95. 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 FY2021, 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 | FY2021 Benchmark | FY2021 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. | 20 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 | FY2021 Benchmark | FY2021 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 \$10,000 managing 10 HAPs (10 HAPS x \$1,000) at 77 development sites containing 227 units. | CHA met the benchmark. |
| 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 HAPs at 7 developments (57 HAPs x 10 hours). | CHA will spend 80 staff hours to manage 8 HAPs at 65 developments. (8 HAPs X 10 hours). | CHA spent 100 staff hours managing 10 HAPS (10 HAPS x 10 hours) at 77 development sites containing 227 units. | CHA met the benchmark. |

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 | FY2021 Benchmark | FY2021 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 | The average income from wages for households in RAD1 PBV sites with a work-able adult is expected to remain stable at | The average income from wages for households at former PH sites converted to RAD PBV | CHA did not meet the benchmark. |

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|---|---|---|---|---|---------------------------------|
| | | was \$14,091 (405 households). | approximately \$16,000.** | properties with a work-able adult was \$13,364 (99 households). | |
| 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.** | 99 work-able heads of household at former PH sites converted to RAD PBV properties will have income from wages. 42% (42 of 99) of work-able heads of household at former PH sites converted to RAD PBV properties will have income from wages. | CHA did not meet the benchmark. |
| <p>*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.</p> <p>**RAD conversions are primarily taking place at senior properties.</p> | | | | | |

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. 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 | FY2021 Benchmark | FY2021 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 FY2021.

- 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 | FY2021 Benchmark | FY2021 Outcome | Benchmark Achieved? |
|----------------------------------|---|--|---|--|------------------------|
| HC-2: Units of Housing Preserved | Number of housing units preserved for households at or below 80% AMI that | In FY2015, 2,242 dwelling units were available in nine | All 4,252 dwelling units at 15 impacted properties transitioning to RAD required an | The application of the increased FMR threshold has allowed 15 AMPs (19 properties) | CHA met the benchmark. |

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| | would otherwise not be available (increase). | properties transitioning to RAD PBV that may require an increased FMR threshold to maintain current standards for property operations. | increased FMR threshold to maintain current standards for property operations. | properties representing 4,252 units to remain in the RAD PBV portfolio, as the contract rent can be sustained in the 150% cap. | |
|--|--|--|--|--|--|

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 2021, 300 participants were housed.

- 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 | FY2021 Benchmark | FY2021 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 were levered by DFSS and DOH | CHA met the benchmark. |

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| 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. | 120 households will receive services. | 342 households received services | CHA met the benchmark. |
| SS-8: Households Transitioned to Self Sufficiency | Number of households transitioned to self-sufficiency (Increase) | Zero program participants transitioned to self-sufficiency. | 120 participants will transition to self-sufficiency by becoming housed. | 375 participants were housed or remained housed. | CHA met 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. | 120 units of housing will be made available through CHA funding assistance for this program. | 144 units of housing were made available through CHA funding assistance for this program. | CHA met 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. | 120 participants will receive social services that increase housing choice. | 342 participants received social services that increase housing choice. | CHA met the benchmark. |

| FY2021 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 | | | | |

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| 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/ Increase 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/ Increase 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/ Increase 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 |

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| 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/ Increase 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) |
| 2021-01 | Using Voucher Size to Determine Payment Standard | CHA can determine payment standard by voucher size irrespective of the size of the unit. | Increase Housing Options | Attachment C, Section D (2)(a) |
| 2021-02 | Conducting HQS Inspections for a Sample of Units in Buildings with Substantial Numbers of HCV Voucher Holders | This activity allows inspections of sample of units every year in buildings with a large number of HCV voucher holders, rather than having all of them inspected every other year, making CHA's inspection | Reduce Costs/ Increase Cost Effectiveness | Attachment C, Section D(7)(d) |

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| | | process more efficient and reduce costs. | | |
| 2021-03 | Providing a Flat Medical Deduction for all Elderly/ Disabled Households | CHA is providing a flat medical deduction of \$400 to all elderly/disabled households, ensuring that a greater number of eligible households benefit from the deduction by removing the burden on participants to obtain and provide the appropriate documentation, as well as for staff to calculate the correct amount. | 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) |

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|-----------------------|---|--|--------------------------|--|
| 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

CHA proposes to close the following activity in the FY2021 MTW Annual Report:

Revitalization of 25,000 Units (2000-01)

- **Plan Year Approved, Implemented, Amended:** Approved FY2000, Implemented FY2004
- **Description/Impact/Update:** CHA has used this activity 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.
- **Update:** CHA proposes to close this activity in FY2021 MTW Annual Report. This activity was initially created to further the goals of the Plan for Transformation in 2000 when CHA was designated an MTW agency. CHA has achieved the goal of this activity as follows:
 - **Mixed-Income Development:** CHA has invested in the construction of 2,771 mixed-income units.
 - **Rehabilitation of Public Housing Units:** CHA has invested in the rehabilitation of 16,889 public housing units, including units in the traditional family, scattered site and senior portfolios.
 - **Project-Based Vouchers:** CHA has invested in 5,272 project-based voucher units, including new construction and preservation of existing units.

The current unit count for these investments is 24,932. More than 200 units are currently under construction and scheduled for delivery in FY2022, including units at Southbridge 1A and 1B, Emmett Street Apartments and 508 Pershing, as well as multiple PBV projects scheduled to be under HAP in FY2022.

This activity did not use any MTW regulatory flexibility that would impede CHA's ability to continue development plans and unit delivery in the future once the activity is close. CHA fully intends to continue to invest in affordable housing options for low-income residents across Chicago. Plans are currently underway for investments that will deliver units in FY2023 and beyond.

Activities Closed in Previous Years:

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

- *Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval within 90 Days of Passed Date (2011-02)*: CHA placed this activity on hold in the FY2020 MTW Annual Plan and closed this activity in the FY2020 MTW Annual Report.
- *Mobility Counseling Demonstration Program Work Requirement (2016-02)*: CHA closed this activity in the FY2020 MTW Annual Report.

5

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



CHA
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 will submit FY2021 unaudited financial information by May 28, 2022. CHA will submit FY2021 audited financial information by the due date of September 30, 2022.

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 \$164.0 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 \$126.0 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.

In FY2021, CHA used \$3.5 million of Series A tax-exempt bonds as follows:

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| • Ada S. Dennison-McKinley | \$0.7 | • Scattered Sites | \$0.4 |
| • Other | \$0.7 | • Flannery | \$0.4 |
| • Lidia Pucinska | \$0.5 | • Mary Hartwell | \$0.2 |
| • Ella Flagg | \$0.4 | • Zelda Ormes | \$0.2 |

In FY2021, CHA used \$17.0 million of Series B taxable bonds as follows:

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|------------------|--------|------------------------------|-------|
| • Harold Ickes | \$12.7 | • Ella Flagg | \$0.5 |
| • Other | \$1.6 | • Lidia Pucinska | \$0.4 |
| • Armour Square | \$0.6 | • Mary Jane Richardson-Jones | \$0.4 |
| • Edith Spurlock | \$0.6 | • Ada S. Dennison-McKinley | \$0.2 |

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 FY2021 Outcome:

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

Actual FY2021 Outcome:

- At 2nd quarter in 2021, CHA housed five families with a Right of Return outstanding.

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 FY2021 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 FY2021 Outcomes:

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

Actual FY2021 Outcomes:

- 52 families purchased a home through the CHA Choose to Own homeownership program.
- 85% of participants in the Family Self-Sufficiency program accumulated escrow
- 327 families moved to Opportunity Areas that participated in mobility counseling

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 FY2021 Outcomes:

- 1,000 residents will be connected with new and better jobs.
- At least 1,750 youth will be engaged in paid summer opportunities.

Actual FY2021 Outcomes:

- 509 residents were connected to new or better jobs, including transitional jobs.
- 2,079 youth engaged in paid summer 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 FY2021 Outcomes:

- More than 500 residents will attend the City Colleges of Chicago.
- At least 250 youth and adults will receive CHA college scholarships.

Actual FY2021 Outcomes:

- 183 residents were awarded \$1,000 scholarships.
- There were 606 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 FY2021 Outcomes:

- 6,000 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.
- Percent of families with Right of Return outstanding will decrease to 1.5%.
- 25% of seniors will receive an assessment from a resident services coordinator.

Actual FY2021 Outcomes:

- 4,020 youth were engaged in out-of-school time programming
- 66% of lease compliance referrals were resolved.
- There were 227,085 meals served to seniors through the Golden Diners program through to-go boxes provided throughout the year. There were 50,869 meals provided to youth as part of the Summer Food program. Additionally, 5,044 commodity boxes were distributed to residents in partnership with the Greater Chicago Food Depository.
- 39% of seniors in senior properties where CHA offers Resident Service Coordination (RSC) received an assessment from an RSC. 11% of these seniors were referred to services through DFSS.

**THE CHICAGO HOUSING AUTHORITY
USE of MTW SINGLE FUND
FY2021 ANNUAL REPORT
FINAL**

| | <u>FY2021 Single Fund</u> |
|----------------------------------|------------------------------|
| CENTRAL OFFICE | \$ 80,768,048 |
| <u>HOUSING</u> | |
| Housing Choice Voucher | \$ 582,073,799 |
| Property and Asset Management | \$ 157,616,579 |
| Resident Services | <u>\$ 26,944,818</u> |
| TOTAL HOUSING | \$ 766,635,196 |
| <u>CAPITAL</u> | |
| Capital Repairs and Improvements | \$ 38,626,215 |
| TOTAL CAPITAL | <u>\$ 38,626,215</u> |
| DEBT SERVICE | \$ 28,581,896 |
| TOTAL USES | <u>\$ 914,611,355</u> |

Section VB: Local Asset Management Plan

| Local Asset Management Plan | |
|--|-----|
| Has the PHA allocated costs within statute during the plan year? | No |
| Has the PHA implemented a local asset management plan (LAMP)? | Yes |
| <p>If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. It shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.</p> | |
| Has the PHA provided a LAMP in the appendix? | Yes |
| <div style="border: 1px solid black; padding: 5px;"> <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; </div> | |

- Detailed accounting activities and financial analysis efforts are performed monthly to ensure that property expenditures are within budget guidelines and appropriately reported.

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

Further, CHA makes certain that Generally Accepted Accounting Principles are followed by having external firms perform the required annual financial and 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
AUTHORITY™

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

FY2021 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

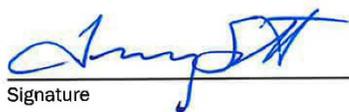
Program/Activity Receiving Federal Funding

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

3/25/22

Date



A APPENDICES

Appendices

CHA Local Asset Management Plan

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

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

The local asset management program incorporates the following key components:

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

Program Principles

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

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

Cost Allocation Approach

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

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

- Executive Offices

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

CHA Cost Objectives Under MTW

As 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)

Board Resolution



Chicago Housing Authority

60 East Van Buren Street
Chicago, IL 60605

Board Letter

Agenda Date: March 15, 2022

Agenda #: 1

Request for Approval of the FY2021 MTW Annual Report and Authorization to Submit the Report to HUD.

Presenter: Jennifer A. Hoyle, Deputy Chief, Strategy and Insights

Recommendation

The Chief Executive Officer recommends that the Board of Commissioners of the Chicago Housing Authority approve the FY2021 MTW Annual Report and authorize CHA to submit the FY2021 MTW Annual Report to the Department of Housing and Urban Development.

The requested action in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) procurement laws. Staff have completed all necessary due diligence to support the submission of this initiative.

Funding

N/A

Background:

As part of its MTW Agreement, CHA is required to submit an Annual Report to HUD, due no later than 90 days after the close of the CHA's fiscal year. The MTW Annual Report provides year-end information regarding CHA's operations, finances and MTW activities, as well as information necessary for HUD to assess CHA's compliance with the MTW Program.

In 2021, 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. This submission complies with all of the requirements of the Amended and Restated MTW Agreement, including the revised Form 50900 and applicable HUD regulations for the submission of annual reports.

Respectfully Submitted:

A handwritten signature in blue ink, appearing to read "Tracey Scott", is written over a horizontal line.

Tracey Scott
Chief Executive Officer



Agenda #: 1

RESOLUTION NO. 2022-CHA-7

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 15, 2022 requesting approval of the Proposed FY2021 Moving To Work (MTW) Annual Report and authorization to submit the Proposed FY2021 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 Proposed FY2021 Moving to Work Annual Report and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final updates as deemed necessary;

THAT, this approval of the Proposed FY2021 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 Proposed FY2021 MTW Annual Report to the U.S. Department of Housing and Urban Development upon Board approval. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.



A handwritten signature in blue ink, appearing to read "Angela Hurlock". The signature is written in a cursive style and is positioned above a horizontal line.

Angela Hurlock
Chairperson
Chicago Housing Authority

TRACEY SCOTT
CEO, CHICAGO HOUSING AUTHORITY

ANGELA HURLOCK CHAIRPERSON

MATTHEW BREWER
VICE-CHAIRMAN

LUIS GUTIERREZ

DR. MILDRED HARRIS

MEGHAN HARTE

JAMES MATANKY

DEBRA PARKER

FRANCINE WASHINGTON

BOARD OF COMMISSIONERS



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