



**CHICAGO HOUSING AUTHORITY FY2022 MTW ANNUAL PLAN**  
**Submitted to HUD on October 18, 2021**  
**Revisions Submitted on January 21, 2022**

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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 plan to HUD no later than 75 days prior to the start 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

#### CHA Unit Delivery Strategy

CHA continues to pursue a variety of 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 invest in new construction affordable housing developments using the RAD program and preserve its existing housing stock.

During FY2022, CHA plans to deliver an additional 282 units, including 20 Public Housing units, 144 PBV units and 118 RAD PBV units.

Type of Subsidy	Development Name	Projected Number of Units
Public Housing	Oakwood Shores Phase 2B2 (508 Pershing)	20
PBV	North Park Village Apartments 5801 N Pulaski	71
	Paseo Boricua Arts Building	6

	2709-15 W Division	
	Sheffield Apartments	50
	Lawrence and Ravenswood Apartments	17
RAD PBV	Emmett Street Apartments 2602-2638 N Emmett	50
	Southbridge 1A and 1B 2310-2344 S State	68
<b>Total</b>		<b>282</b>

### **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, 120 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 and 430 units of housing will be made available through the Choose To Own Homeownership Program (CTO), including 380 existing CTO units (nearly 300 additional residents have purchased their own home through this program) and 50 new units in FY2022. In addition, CHA has 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 transactions with 5,300 units converted to PBV under the RAD program. CHA continues to review and finalize RAD PBV conversion plans for its senior housing portfolio. *(Please refer to Section II and the Appendix for more information about CHA's RAD program.)*

### **Proposed New MTW Activities in FY2022**

In FY2022, CHA is requesting HUD approval for two new MTW activities designed to increase resident self-sufficiency. Additional details regarding these activities can be found in Section III of the Plan:

- ***Safety Net Program (2022-1):*** CHA is proposing a safety net program to assist families who may no longer need a housing subsidy but fear losing the safety net that assisted housing provides. The safety net fund will provide rental assistance to residents and participants experiencing hardships as well as other services designed to keep residents on the path to self-sufficiency.
- ***Increasing Digital Access (2022-2):*** To address the significant digital divide that adversely impacts low-income households and increase access to the internet, CHA proposes to implement a program to help offset the cost of broadband internet access for tenant-based voucher and Public Housing households.

CHA is also requesting HUD approval for a significant change to a previously-approved activity:

- ***Choose to Own (CTO) Homeownership Program (2011-01):*** CHA is proposing to modify this activity to provide a limited number of participants with down payment assistance.

### **Approved MTW Activities in FY2022**

In FY2022, CHA will continue to administer 28 previously-approved MTW activities to provide more housing options for families, assist residents in achieving self-sufficiency, and increase the cost-effectiveness of public housing and HCV program administration.

### **Housing/Development**

- ***Revitalization of 25,000 Housing Units (2000-01):*** CHA continues to deliver new units and redevelop existing units in its portfolio to expand housing opportunities for low-income Chicagoans.
- ***Alternative Reasonable Cost Formula for Redevelopment and Rehabilitation (2010-01):*** CHA uses an alternate reasonable cost formula for both redevelopment and rehabilitation projects.
- ***Expedited Public Housing Acquisition Process (2015-01):*** CHA is authorized to use MTW flexibility to support CHA's Real Estate Acquisition Program and expedite the acquisition of units and/or buildings as Public Housing units.

### **Public Housing and Housing Choice Voucher Programs**

- ***\$75 Minimum Rent for Public Housing and HCV Programs (2009-01):*** CHA increased the minimum rent from \$50 to \$75 in FY2009 in PH and HCV programs.
- ***Modified Family Self-Sufficiency (FSS) Program for HCV and Public Housing (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 Elderly/Disabled Participants and Fixed Income for HCV and Public Housing (2014-02):*** CHA has implemented triennial re-examinations for households with elderly, near-elderly and disabled participants on fixed-incomes.
- ***Biennial Re-examinations for Public Housing and HCV (2014-03) and (2006-01):*** CHA has implemented biennial re-examinations for PH and HCV households.

### **Public Housing**

- ***Public Housing Work Requirement (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.
- ***Office of the Ombudsman (2008-01):*** The Office of the Ombudsman provides designated staff to address the concerns of PH residents living in mixed-income communities, serves as a liaison between residents and CHA leadership and assists residents in resolving issues and adapting to new communities.

### Housing Choice Voucher Program

- ***Modified Exception Payment Standards/Altering Mobility Area Map (2010-02):*** CHA is authorized to use 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 is needed as a reasonable accommodation.
- ***HCV Vacancy Payments (2011-03):*** CHA may provide a modest vacancy payment to participating 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 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 new landlords who lease new units in Mobility Areas.
- ***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 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):*** CHA may inspect 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.
- ***Providing a Flat Medical Deduction for all Elderly/Disabled Households (2021-3):*** CHA can provide a flat medical deduction of \$400 to all elderly/disabled households, which would ensure 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 Program/Project-Based Vouchers

- ***Exceed the Limit of 25% Project-Based Voucher (PBV) Assistance in Family Properties (2008-02):*** CHA may increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building.
- ***PBV Contract Commitments with 21-30 Year Initial Terms with Extension Option (2011-05):*** CHA has received MTW authority to enter into initial PBV contracts of 21-30 years or an aggregate term not to exceed 40 years with an extension.
- ***Acceptance of City Certificates of Occupancy for Initial PBV Inspections (2011-06):*** CHA is authorized to accept the issuance of a Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards for initial PBV inspections.

- ***Payments during Initial Occupancy/Leasing – New Construction and Substantially Rehabilitated Properties (2011-08)***: CHA provides vacancy payments, as determined necessary on a project-by-project basis, during the initial operating lease-up period in order to provide an incentive for owner participation and to ensure the long-term viability of newly constructed and substantially-rehabilitated properties.
- ***Single HAP for Non-Contiguous PBV Properties with Same Owner (2019-01)***: CHA now uses a single Housing Assistance Payment (HAP) contract for PBV units under the same ownership entity and located in buildings of four or more units that are not contiguous.
- ***Expansion of Public Housing Earned Income Disallowance Policy to CHA PBV Properties within the RAD Program (2016-03)***: CHA has retained the PH EID policy for residents in properties transitioning to RAD PBV.
- ***Uniform Physical Conditions Standards (UPCS) Inspection Standards for PBV Properties within the RAD Program (2016-04)***: CHA has continued to utilize 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 has implemented program-based assistance to help families access housing and remain stably housed. Social services are linked to the housing assistance to ensure that families achieve stability.

#### **Activities On Hold**

- ***CHA Re-entry Pilot Program (2014-04)***: CHA implemented a Re-entry Pilot Program for up to 50 eligible participants who are reuniting with a family member currently living in CHA PH or CHA's HCV Program or for eligible participants currently on a CHA waitlist. CHA exhausted eligible applicants for this activity and is putting it on hold while exploring other options for this program.

#### **Closed Out Activities**

- ***Time Limit Demonstration Program for Housing Choice Voucher Participants (2017- 03)***
- ***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)***
- ***Mobility Counseling Demonstration Program Work Requirement (2016-01)***

## Section II: General Operating Information

This section contains operating information for CHA's Public Housing (PH) and Housing Choice Voucher (HCV) programs, including housing stock, leasing, and waitlist information.

### Section IIA: Housing Stock Information

#### i. *Planned New Public Housing Units in FY2022*

Planned New Public Housing Units to be Added During FY2022											
Amp Name and Number	Bedroom Size							Total Units	Population Type	# of Uniform Federal Accessibility Standards (UFAS) Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
Oakwood Shores Phase 2B2 (508 Pershing) #ILO02174000	0	19	1	0	0	0	0	20	Family	2	3
<b>Total Public Housing Units to be Added</b>									<b>20</b>		

#### Overview of New Public Housing Units in FY2022

- In FY2020, CHA worked with its development partner to begin construction on the Oakwood Shores 508 Pershing development as part of the Madden Park, Ida B. Wells, Darrow Homes revitalization. This phase will create approximately 53 new mixed-income housing units including 20 units for CHA families, including two that will be fully accessible and three that will be adaptable. These units will be developed as PH with a conversion to RAD PBV at construction completion/loan conversion to permanent.

#### ii. *Planned Public Housing Units to be Removed in FY2022*

PLANNED PUBLIC HOUSING UNITS TO BE REMOVED*		
AMP Name and Number	Number of Units to be Removed	Explanation for Removal
Oakwood Shores Phase 2B2 (508 Pershing) #ILO02174000	20	This property is being developed as PH with a conversion to RAD PBV at construction completion.
Albany Terrace 3030 W 21 <sup>st</sup> Place	350	Conversion of a public housing senior property to RAD PBV.
Irene McCoy Gaines 3700 W Congress	149	Conversion of a public housing senior property to RAD PBV.
Lake Park Crescent 1061 E 41 <sup>st</sup> Place	60	Conversion of a family public housing property to RAD PBV.
Renaissance North 551 W North	18	Conversion of a family public housing property to RAD PBV.
Roosevelt Square 1B	127	Conversion of a family public housing property to RAD PBV.
Westhaven Park Tower	34	Conversion of a family public housing property to RAD PBV.
Westhaven	87	Conversion of a family public housing property to RAD PBV.
Hilliard	305	Conversion of family and senior public housing properties to RAD PBV.
Northtown Village	39	Conversion of family public housing property to RAD PBV.
<b>Total Number of Units to be Removed</b>		<b>1,189</b>

\*Other demo/dispo/repositioning activity previously proposed in annual plans may be carried out in FY2022.



**iii. Planned New Project-Based Vouchers in FY2022**

CHA continues to expand the use of project-based vouchers (PBVs) through RAD and use of its HCV allocation to increase housing options for low-income families in the region. The following tables provide an overview of the 1,019 new PBVs planned to be under AHAP or HAP in FY2022.

Property Name	NUMBER OF NEW VOUCHERS TO BE PROJECT-BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
<b>PBV</b>				
Englewood Family House	7	Committed	No	Supportive housing for homeless families in the Englewood community.
1201 N California Apartments	32	Committed	No	Family housing in the West Town community.
Covent Apartments	30	Committed	No	Supportive housing for the homeless in the Lincoln Park community.
Teacher's Village	27	Committed	No	Family housing in the Humboldt Park community.
<b>Subtotal</b>	<b>96</b>			
<b>RAD PBV</b>				
Oakwood Shores Phase 2B2 508 Pershing	20	Leased	Yes	Conversion of family public housing in the Oakwood Shores community to RAD PBV.
Albany Terrace 3030 W 21 <sup>st</sup> Place	350	Leased	Yes	Conversion of senior public housing in the South Lawndale community to RAD PBV.
Grace Manor 3401 W Ogden	19	Leased	Yes	RAD PBV for families in the North Lawndale community. Altgeld Gardens transfer of assistance
Irene McCoy Gaines 3700 W Congress	149	Leased	Yes	RAD in the East Garfield Park community for seniors 55+.
Lake Park Crescent 1061 E 41 <sup>st</sup> Place	60	Leased	Yes	Conversion of family public housing in the Oakland community to RAD PBV.
Levy House	20	Leased	Yes	New RAD PBV units in the Rogers Park community.
Northtown Village	39	Leased	Yes	Conversion of family public housing in the Near North Side community to RAD PBV.
Renaissance North 551 W North	18	Leased	Yes	Conversion of family public housing in the Near North community to RAD PBV.
Roosevelt Square 1B	127	Leased	Yes	Conversion of family public housing in the West Town community to RAD PBV.
Westhaven Park Tower	34	Leased	Yes	Conversion of family public housing in the Near West Side community to RAD PBV.
Westhaven	87	Leased	Yes	Conversion of family public housing in the Near West Side community to RAD PBV.
<b>Subtotal</b>	<b>923</b>			
<b>TOTAL NEW PBVs</b>	<b>1,019</b>			

**iv. Existing Project-Based Vouchers**

CHA plans to administer 10,797 PBVs in FY2022.

PROPERTY NAME	NUMBER OF EXISTING VOUCHERS TO BE PROJECT-BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
<b>PBV</b>				
3714-16 W. Wrightwood Apartments	5	Leased	No	Family and individual housing in the Logan Square community.
5150 Northwest Highway	30	Leased	No	Family and individual housing in the Jefferson Park community.
5751 S Michigan Inc (Harriet Tubman Apartments)	11	Leased	No	Family housing in the Washington Park community.
5801 S Michigan LLC (Sojourner Truth Apartments)	23	Leased	No	Family housing in the Washington Park community.
5840 S Dr Martin Luther King Jr Drive	4	Leased	No	Supportive housing for families and individuals experiencing homelessness in the Washington Park community.
600 S Wabash LP	71	Leased	No	Supportive housing for individuals experiencing homelessness in the Loop community.
65th Infantry Regiment Veterans Housing	12	Leased	No	Supportive housing for veteran families in the West Town community.
65 <sup>th</sup> Infantry Regiment Veterans Housing	36	Leased	No	Supportive housing for veteran families in the West Town community. (VASH)
9000 S Justine LLC	4	Leased	No	Family and individual housing in the Washington Heights community.
Access Housing Multiple Addresses	38	Leased	No	Supportive housing for disabled families and individuals in the Hermosa, Humboldt Park, Logan Square and West Town communities.
Anchor House 1230 W 76th St	108	Leased	No	Family and individual housing in the Auburn Gresham community.
Archer Avenue Senior Residences 2928 S Archer Ave	12	Leased	No	Senior housing for seniors 62+ in the Bridgeport community.
Bettendorf Place 8425 S Saginaw	18	Leased	No	Supportive housing for individuals experiencing homelessness with HIV/AIDS in the South Chicago community.
Boulevard Apartments Multiple Addresses	12	Leased	No	Family and individual housing in the West Town and Logan Square communities
Boxelder Court 6205-6215 S Langley	6	Leased	No	Family housing in the Woodlawn community.

PROPERTY NAME	NUMBER OF EXISTING VOUCHERS TO BE PROJECT-BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Brainerd Park Apartments 8920 S Loomis	9	Leased	No	Family and individual housing in the Washington Heights community.
Branch of Hope 5628-5630 S Halsted	58	Leased	No	Family and individual housing in the Englewood community area for families & individuals.
Bryn Mawr 5550 N Kenmore	10	Leased	No	Family and individual housing in the Edgewater community.
Buffett Place 3208 N Sheffield	51	Leased	No	Supportive housing for disabled individuals in the Lakeview community.
Butler Linton 6146 S Kenwood	18	Leased	No	Supportive housing for homeless individuals in the Woodlawn community.
Carling, LLC 1512 N LaSalle	39	Leased	No	Individual housing in the Near North community.
Casa Durango 1850 S Racine	9	Committed	No	Family housing in the Near West Side community.
Chicago Lighthouse 1800 W Roosevelt	19	Committed	No	Family and individual housing in the Near West Side community.
Clark Estes Apartments 7070 N Clark	15	Leased	No	Family and individual housing in the Rogers Park community.
Crestwood Apartments 5225 N Austin Blvd	57	Leased	No	Senior housing for seniors 55+ in the Austin community.
Crowder Place Apartments 3801 N Pine Grove	16	Leased	No	Senior housing for seniors 62+ in the Lakeview community.
Deborah's Place II 1530 N Sedgwick	39	Leased	No	Supportive housing for female individuals experiencing homelessness in the Near North community.
Devon Place 1950 W Devon	16	Leased	No	Family and individual housing in the West Ridge community.
Diversey Manor LLC 3213-3223 W Diversey	50	Leased	No	Family and individual housing in the Logan Square community.
Drex 8031 LLC 8031-8035 S Drexel	12	Leased	No	Supportive housing for veteran families and individuals in the Chatham community.
East Park Apartments 3300 W Maypole	150	Leased	No	Individual housing in the East Garfield Park community.
Englewood Permanent Supportive Housing 901 W 63rd St	50	Leased	No	Supportive housing for individuals experiencing homelessness in the Englewood community.
Evergreen Towers II 1343 N Cleveland	10	Leased	No	Senior housing for seniors 62+ in the Near North community

PROPERTY NAME	NUMBER OF EXISTING VOUCHERS TO BE PROJECT-BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Focus Apartments 165 N Central	10	Leased	No	Supportive housing for ex-offenders in the Austin community.
G & A Senior Residence at Eastgate Village 300 E 26th St	35	Leased	No	Senior housing for seniors 62+ in the Near South community.
G & A Senior Residences at Ravenswood 1818 W Peterson	37	Leased	No	Senior housing for seniors 62+ in the Ravenswood community.
G & A Senior Residences of West Ridge 6142 N California	19	Leased	No	Senior housing for seniors 62+ in the West Ridge community.
Garden View, LLC. 1235 S Sawyer Ave	16	Leased	No	Supportive housing for families and individuals with HIV/AIDS in the North Lawndale community.
Greenwood Courts 4433-4437 S Greenwood Ave	9	Leased	No	Family housing in the Kenwood community.
Hancock House Limited Partnership 12045 S Emerald	18	Leased	No	Senior housing for seniors 62+ in the West Pullman community.
Harvest Commons Apartments 1519 W Warren	89	Leased	No	Supportive housing for individuals experiencing homelessness in the Near West community.
Hollywood House 5700 N Sheridan Rd	51	Leased	No	Senior housing for seniors 62+ in the Edgewater community.
HOME (Nathalie Salmon/ Blackhawk Manor) Multiple Addresses	8	Leased	No	Senior housing for seniors 62+ in the Belmont Cragin and Rogers Park communities.
Hope Manor Apartments I 3053 W Franklin	29	Leased	No	Supportive housing for veteran, male individuals in the Humboldt Park community.
Hope Manor Apartments II 815-823 W 60th St/6000-6030 S Green/6002 S Halsted	72	Leased	No	Supportive housing for veteran families & individuals in the Englewood community.
Howard Apartments Limited Partnership 1567-1569 N Hoyne	12	Leased	No	Individual housing in the West Town community.
Humboldt House 1819 N Humboldt	31	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Logan Square community.

PROPERTY NAME	NUMBER OF EXISTING VOUCHERS TO BE PROJECT-BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Humboldt Park Residence 1152 N Christiana	20	Leased	No	Individual housing in the Humboldt Park community.
Illinois Accessible Housing Initiative Multiple Addresses	46	Leased	No	Supportive housing for disabled families and individuals in the Lakeview, Bridgeport, Edgewater, Hyde Park, Lakeview, Near South Side and New City communities.
Independence Apartments 924 S Lawndale/ 925-935 S Independence	9	Leased	No	Family and individual housing in the North Lawndale community.
Ironwood Courts 6019-6029 S Indiana Ave	14	Leased	No	Family housing in the Washington Park community.
Ivy Park Homes Dan Ryan Expy & W 91st St	2	Leased	No	Family and individual housing in the Roseland community.
Jade Garden Limited Partnership 330-338 W Cermak Rd/2156-2162 S Tan Ct	31	Leased	No	Family housing in the Armour Square community.
Jarvis Apartments 2049-2051 W Jarvis	2	Leased	No	Family housing in the Rogers Park community.
Karibuni Place 8200 S Ellis Ave	11	Leased	No	Supportive housing for individuals experiencing homelessness in the Chatham community.
Kenmore Plaza 5225 N Kenmore	105	Leased	No	Senior housing for seniors 62+ in the Edgewater community.
King Legacy LP 3800-3814 W 16th St/1550-1556 S Hamlin Ave/1549-1555 S Avers Ave	10	Leased	No	Family housing in the Lawndale community.
Lake Street Studios 727 W Lake St	61	Leased	No	Individual housing in the Near West community.
Lake Village East Apartments 4700 S Lake Park Ave/1350-1360 E 47th Pl	65	Leased	No	Family and individual housing in the Kenwood community.
Lawrence and Ravenswood Apartments 1825 W Lawrence	17	Leased	No	Family housing in the Uptown community.
Lawson House 30 W Chicago	100	Committed	No	Supportive housing for individuals experiencing homelessness in the Near North community. Mod Rehab conversion.
Leigh Johnson Courts 1034-1112 E 73rd St/7227-7239 S Dobson Ave	18	Leased	No	Family housing in the Greater Grand Crossing community.

PROPERTY NAME	NUMBER OF EXISTING VOUCHERS TO BE PROJECT-BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Leland Apartments (VASH) 1207 W Leland Ave	14	Leased	No	Supportive housing for veteran families and individuals in the Uptown community.
Levy House 1221 W Sherwin	16	Leased	No	Senior housing in Rogers Park for seniors 62+.
Leontyne Apartments E 43rd St & S Vincennes Ave	14	Leased	No	Family and individual housing in the Grand Boulevard community.
Liberty Square Apartments S Central Park Blvd & W Harrison St	16	Leased	No	Family and individual housing in the East Garfield Park community.
Los Vecinos Apartments 4250 W North Ave	11	Leased	No	Supportive housing for individuals experiencing homelessness in the Humboldt Park community.
LPCS Permanent Supportive Housing 1521 N Sedgwick St	20	Leased	No	Supportive housing for individuals experiencing homelessness in the Near North community.
Luxe Properties Multiple Addresses	6	Leased	No	Family and individual housing in the East Garfield Park, Hermosa, Logan Square, South Lawndale and West Town communities.
Lyndale Apartments 2569-2575 W Lyndale St/ 2207-2221 N Rockwell St	36	Leased	No	Family and individual housing in the Logan Square community.
Major Jenkins 5016 N Winthrop	64	Leased	No	Individual housing in the Uptown community.
Maple Pointe Apartments 150 W Maple	114	Leased	No	Family and individual housing in the Near North community.
Mark Twain Apartments 111 W Division	148	Leased	No	Individual housing in the Near North community.
Marshall 1232 LLC 1216 N La Salle St	90	Leased	No	Individual housing in the Near North community.
Midwest Apartments 6 N Hamlin Ave	32	Leased	No	Individual housing in the West Garfield Park community.
Milwaukee Avenue Apartments 3064 N Milwaukee	11	Leased	No	Supportive housing for disabled families in the Avondale community.
Montclare Senior Residences of Avalon Park 1210 E 78th St	38	Leased	No	Senior housing for seniors 55+ in the Avalon Park community.
Montclare Senior Residences of Calumet Heights 9401 S Stony Island	34	Committed	No	Senior housing for seniors 62+ in the Calumet Heights community.
Mulvey Place 416 W Barry Ave	13	Leased	No	Senior housing for seniors 62+ in the Lakeview community.

PROPERTY NAME	NUMBER OF EXISTING VOUCHERS TO BE PROJECT-BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Near North Limited Partnership (aka Schiff Residence) 1244 N Clybourn	46	Leased	No	Individual housing in the Near North community.
New Mom's Transformation Project 5317 W Chicago Ave	40	Leased	No	Supportive housing for single mothers age 18-24 with children in the Austin community.
North & Talman III Limited Partnership 1605-1619 N Washtenaw	8	Leased	No	Family and individual housing in the West Town community.
North Park Village 5801 N Pulaski	31	Leased	No	Senior housing for seniors 62+ in the North Park community.
Park Apartments 202-224 E Garfield Blvd/ 5447 S Indiana/5446-50 S Prairie/5732 S Calumet Ave	30	Leased	No	Family and individual housing in the Washington Park community.
Paseo Boricua Arts Building 2709-15 W Division	6	Leased	No	Family housing in the Humboldt Park community.
Phoenix House 1251 S Sawyer Ave	32	Leased	No	Supportive housing for individuals with HIV/AIDS in the North Lawndale community.
Pierce House 3527 W North Ave	25	Leased	No	Supportive housing for homeless aged 18-24 in the Logan Square community.
Pullman Artspace 11137 S Langley	6	Leased	No	Family housing in the Pullman community.
Reba Place Fellowship 1528 W Pratt/ 1545 W Pratt	7	Leased	No	Family and individual housing in the Rogers Park community.
Renaissance West Apartments 2517 W Fullerton	86	Leased	No	Individual housing in the Logan Square community.
Roosevelt Road Veterans (VASH)	75	Leased	No	Supportive housing for veterans in the North Lawndale community.
Roosevelt Towers 3440 W Roosevelt	126	Leased	No	Senior housing for seniors 62+ in the North Lawndale community.
Rosa Parks Limited Partnership N Central Park Ave & W Chicago Ave	26	Leased	No	Family housing in the Humboldt Park community.
Rosenwald Courts 4642 S Michigan	60	Leased	No	Senior housing for seniors 62+ in the Grand Boulevard community.
San Miguel 907 W Argyle St	11	Leased	No	Family and individual housing in the Uptown community.
Sankofa House 4041 W Roosevelt	26	Leased	No	Family and individual housing in the North Lawndale community.

PROJECT NAME	NUMBER OF EXISTING PROJECTS TO BE PROJECT-BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Sarah's on Sheridan 1005 W Leland	27	Leased	No	Supportive housing for homeless women in the Uptown community.
Schiller Place 1433 N Halsted	24	Leased	No	Family housing in the Near North community.
Senior Suites Chicago, Auburn Gresham, LLC 1050 W 79th St	17	Leased	No	Senior housing for seniors 62+ in the Auburn Gresham community.
Sheffield Apartments 2700 N Sheffield	50	Committed	No	Family housing in the Lincoln Park community.
South Park Plaza LP S Dr Martin Luther King Jr Dr & E 26th	34	Leased	No	Family and individual housing in the Douglas community.
Spaulding & Trumbull Limited Partnership (Trumbull Apts) 1310-1314 S Spaulding Ave/1428 S Trumbull Ave	13	Leased	No	Supportive housing for homeless families in the North Lawndale community.
St. Andrews Court, 50 N Hoyne Ave	30	Leased	No	Supportive housing for ex-offender graduates of St. Leonard's in the Near West community.
St. Edmund's Court, 5921-5937 S Wabash Ave	10	Leased	No	Family housing in the Washington Park community.
St. Leo Residence 7750 S Emerald Ave	50	Leased	No	Supportive housing for homeless and disabled veteran individuals in the Auburn Gresham community.
St. Leo Residence (VASH) 7750 S Emerald Ave	40	Leased	No	Supportive housing for homeless and disabled veteran individuals in the Auburn Gresham community.
Sunnyside Kenmore Apartments 4130 N Kenmore Ave/847-849 W Sunnyside Ave	10	Leased	No	Family housing in the Uptown community.
The Douglass (aka Eastwood Garden) 6531 S Lowe Ave	34	Leased	No	Family and individual housing the Englewood community.
The Resurrection Home 1910 S Albany Ave & 2124 W 19th St	5	Leased	No	Family housing in the Lower West Side and North Lawndale communities.
The Suites of Autumn Green at Wright Campus 4255 N Oak Park	8	Leased	No	Senior housing for seniors 55+ in the Dunning community.
Thresholds at Casa de Troy 6355-6357 S Troy St/3116-3120 W 64th St	16	Leased	No	Supportive housing for families & individuals with a diagnosed mental illness in the Chicago Lawn community.



PROJECT NAME	NUMBER OF EXISTING PROJECTS TO BE PROJECT-BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Thresholds at Edgewater Shores 5326 N Winthrop	8	Leased	No	Supportive housing for individuals with a diagnosed mental illness in the Edgewater community.
Thresholds RAD LLC (Austin Apartments) 334 N Menard Ave	5	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in Austin.
Thresholds RAD LLC (Grais Apartments) 6808 N Wayne Ave	4	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Rogers Park community.
Thresholds RAD LLC (Rowan Trees Apartments) 500 W Englewood	5	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Englewood community.
Tierra Linda Apartments Varies by Building	14	Leased	No	Family and individual housing in the Humboldt Park and Logan Square communities.
Town Hall Apartments 3600 N Halsted St	79	Leased	No	Senior housing for seniors 55+ and LGBT-friendly in the Lakeview community.
Veterans New Beginnings Limited Partnership 8140 S Racine Ave	48	Leased	No	Supportive housing for veteran individuals in the Auburn Gresham community.
Victory Centre of South Chicago SA 9233 S Burley Ave	18	Leased	No	Senior housing for seniors 62+ in the South Chicago community.
Wabash Apartments 23-31 E 61st St/6100-6108 S Wabash Ave	24	Leased	No	Family housing in the Washington Park community.
Warren Apartments 3-11 N Ashland	21	Leased	No	Family housing in the Near West community.
Washington Park Apartments 5000 S Indiana Ave	32	Leased	No	Individual housing in the Grand Boulevard community.
West Humboldt Place 3543 W Chicago Ave	4	Leased	No	Supportive housing for families with a child with HIV/AIDS in the Humboldt Park community.
Wilson Yards 1026 W Montrose	16	Leased	No	Family and individual housing in the Uptown community.
Wilson Yards Senior Apartments 1032 W Montrose	20	Leased	No	Senior housing for seniors 62+ in the Uptown community.
Winterberry Place 321-325 E 48th St/4802-4806 S Calumet Ave	6	Leased	No	Family and individual housing in the Grand Boulevard community.

PROJECT NAME	NUMBER OF EXISTING VOUCHERS TO BE PROJECT-BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Wrightwood Apartments 3821 W Wrightwood	3	Leased	No	Family housing in the Logan Square community.
Wrightwood Senior Apartments 2815 W 79th St	17	Leased	No	Senior housing for seniors 62+ in the Ashburn community.
Xavier Apartments 625 W Division St	24	Leased	No	Family and individual housing in the Near North community.
Zapata Apartments 3734 W Cortland/ 3503 W Armitage/ 1955 N St Louis/ 3230 W Armitage	18	Leased	No	Family housing in the Logan Square community.
<b>Subtotal</b>	<b>4,017</b>			
<b>RAD PBV</b>				
Aurea Martinez Apartments 3213-3223 W Diversey	45	Leased	Yes	Family and individual housing in the Belmont Cragin community. Lathrop Homes transfer of assistance.
Butler Lindon Apartments 6146 S Kenwood	5	Leased	Yes	Supportive housing for individuals experiencing homelessness in the Woodlawn community.
Caroline Hedger Apartments 6400 N Sheridan	450	Leased	Yes	Senior housing for seniors 62+ in the Rogers Park community. Former public housing units.
Concord at Sheridan 6438 N Sheridan	65	Leased	Yes	Family and individual housing in the Rogers Park community. Lathrop Homes transfer of assistance.
Daniel Hudson Burnham Apartments 1930 W Loyola	178	Leased	Yes	Senior housing for seniors 62+ in the West Ridge community. Former public housing units.
Deborah's Place III, Limited Partnership 2822 W Jackson	90	Leased	Yes	Supportive housing for female individuals experiencing homelessness in the East Garfield Park community.
Eddie Mae & Alex Johnson Apartments 6230 S Dorchester	29	Leased	Yes	Supportive housing for individuals experiencing homelessness in the Woodlawn community.
Elizabeth Davis Apartments 440 N Drake	148	Leased	Yes	Senior housing for seniors 62+ in the Humboldt Park community. Former public housing units.
Emmett Street Apartments 2602-2638 N Emmett	50	Committed	Yes	Family housing in the Logan Square community. Lathrop transfer of assistance.
Fannie Emanuel Apartments 3916 W Washington	180	Leased	Yes	Senior housing for seniors 62+ in the West Garfield Park community. Former public housing units.

PROJECT NAME	NUMBER OF EXISTING VOUCHERS TO BE PROJECT-BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Hattie Callner Apartments 855 W Aldine	146	Leased	Yes	Senior housing for seniors 62+ in Lakeview community. Former public housing units.
Southbridge Phase 1A	34	Committed	Yes	Family housing in the Near South community. Lathrop transfer of assistance.
Southbridge Phase 1B	34	Committed	Yes	Family housing in the Near South community. Lathrop transfer of assistance.
Independence Apartments 4022 N Elston	30	Leased	Yes	Senior housing for seniors 62+ in the Irving Park community. Lathrop Homes transfer of assistance.
John Pennycuff Memorial Apartments 2031 N Milwaukee	47	Leased	Yes	Family and individual housing in the Logan Square community. Lathrop Homes transfer of assistance.
Judge Fisher Apartments 5821 N Broadway	199	Leased	Yes	Senior housing for seniors 62+ in the Edgewater community. Former public housing units.
Judge Green Apartments 4030 S Lake Park	153	Leased	Yes	Senior housing for seniors 62+ in the Oakland community. Former public housing units.
Judge Slater Apartments 4218 S Cottage Grove/740 E 43rd	402	Leased	Yes	Senior housing for seniors 55+ in the Grand Boulevard community. Former public housing units.
Kenneth Campbell Apartments 6360 S Minerva	165	Leased	Yes	Senior housing for seniors 62+ in the Woodlawn community. Former public housing units.
Las Americas Apartments 1611 S Racine	211	Leased	Yes	Senior housing for seniors 62+ in the Lower West Side community. Former public housing units.
Lathrop 1A N Clybourn Ave & W Diversey Pkwy	151	Leased	Yes	Family and individual housing in the Lincoln Park and North Center community areas.
Lathrop 1B N Clybourn Ave & W Diversey Pkwy	28	Committed	Yes	Family and individual housing in the Lincoln Park and North Center community areas.
Lincoln Perry Apartments and Annex 243 E 32nd St/ 3245 S Prairie Ave	442	Leased	Yes	Senior housing for seniors 62+ in the Douglas community. Former public housing units.
Long Life Apartments 344 W 28th Place	114	Leased	Yes	Senior housing for seniors 62+ in the Armour Square community. Former public housing units.
Lorraine Hansberry 5670 W Lake	168	Leased	Yes	Senior housing for seniors 62+ in the Austin community. Former public housing units.

PROJECT NAME	NUMBER OF EXISTING VOUCHERS TO BE PROJECT-BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Major Robert Lawrence Apartments 655 W 65th St	191	Leased	Yes	Senior housing for seniors 55+ in the Englewood community. Former public housing units.
Minnie Riperton 4250 S Princeton	335	Leased	Yes	Senior housing for seniors 55+ in the Fuller Park community. Former public housing units.
Northtown Apartments 2410 W Pratt	30	Leased	Yes	Senior housing for seniors 62+ in the West Ridge community. Lathrop Homes transfer of assistance.
Ogden Commons 2600 W Ogden	44	Leased	Yes	Family housing in the North Lawndale community. Altgeld Gardens transfer of assistance.
Oso Apartments 3435 W Montrose	32	Leased	Yes	Family and individual housing in the Irving Park community. Lathrop Homes transfer of assistance.
Park Boulevard 37th and State	36	Committed	Yes	Family housing in the Douglas community.
Parkside 4 Phase 2	54	Committed	Yes	Family housing in the Near North community. Lathrop Homes transfer of assistance
Patrick Sullivan Apartments 1633 W Madison	480	Leased	Yes	Senior housing for seniors 55+ in the Near West community. Former public housing units.
Ravenswood Senior Living 4501 N Winchester	74	Leased	Yes	Senior housing for seniors 62+ in the Lincoln Square community. Lathrop Homes transfer of assistance
Roosevelt Square 1 Roosevelt and Racine	125	Committed	Yes	Family housing in the Near West Side community.
Schneider Apartments 1750 W Peterson	174	Leased	Yes	Senior housing for seniors 62+ in the Edgewater community. Former public housing units.
Thresholds RAD LLC 334 N Menard	52	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Austin community.
Thresholds RAD LLC (Grais Apartments) 6808 N Wayne	41	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Rogers Park community.
Thresholds RAD LLC (Rowan Trees Apartments) 500 W Englewood	39	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Englewood community.
Villages of Westhaven N Damen Ave & W Madison St	95	Leased	Yes	Family and individual housing in the Near West community. Former public housing units.

PROJECT NAME	NUMBER OF EXISTING PROJECTS TO BE PROJECT-BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Vivian Carter Apartments 6401 S Yale	221	Leased	Yes	Senior housing for seniors 55+ in the Englewood community. Former public housing units.
Vivian Gordon Harsh Apartments 4227 S Oakenwald	123	Leased	Yes	Senior housing for seniors 62+ in the Oakland community. Former public housing units.
William Jones Apartments 1447 S Ashland	114	Leased	Yes	Senior housing for seniors 62+ in the Near West community. Former public housing units.
<b>Subtotal</b>	<b>5,824</b>			
<b>Mod-Rehab</b>				
16 N Lorel	23	Leased	No	Family and individual housing in the Austin community.
4240-4248 S Michigan	42	Leased	No	Family and individual housing in the Grand Boulevard community.
4441-47 S Greenwood LP	32	Leased	No	Family and individual housing in the Kenwood community.
Austin Village 431-439 N Central Ave	29	Leased	No	Family and individual housing in the Austin community.
Belray Apartments 3150 N Racine Ave	70	Leased	No	Supportive housing for individuals experiencing homelessness in the Lakeview community.
Carlton/Magnolia Apartments 4626 N Magnolia	70	Leased	No	Supportive housing for individuals experiencing homelessness in the Uptown community.
Dickens Apartments 3621-3629 W Dickens Ave	34	Leased	No	Family and individual housing in the Logan Square community.
Holland House 240 W 107th Pl	70	Leased	No	Supportive housing for individuals experiencing homelessness in the Roseland community.
Karibuni Place 8200 S Ellis Ave	60	Leased	No	Supportive housing for individuals experiencing homelessness in the Chatham community.
Los Vecinos Apartments 4250 W North Ave	50	Leased	No	Individual housing (SRO) located in the Humboldt Park community area for individuals experiencing homelessness.
Mae Suites 148 N Mayfield Ave	39	Leased	No	Individual housing (SRO) located in the Austin community area for individuals experiencing homelessness.

PROJECT NAME	NUMBER OF EXISTING VOUCHERS TO BE PROJECT-BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Major Jenkins 5012 N Winthrop	1	Leased	No	Individual housing (SRO) located in the Uptown community area for individuals experiencing homelessness.
Pine Central 743-755 N Central	35	Leased	No	Family and individual housing in the Austin community.
Rebecca Walker 126 S Central Ave	22	Leased	No	Supportive housing for individuals experiencing homelessness in the Austin community.
Renaissance Partners 3757 S Wabash Ave	100	Leased	No	Supportive housing for individuals experiencing homelessness in the Douglas community.
Washington Park Apartments 5000 S Indiana Ave	31	Leased	No	Supportive housing for individuals experiencing homelessness in the Grand Boulevard community area
<b>Subtotal</b>	<b>708</b>			
<b>RHI</b>				
Casa Maravilla LP 2021 S Morgan St	15	Leased	No	Senior housing for seniors 62+ in the Lower West Side community.
Casa Morelos LP 2015 S Morgan St	9	Leased	No	Family and individual housing in the Lower West Side community.
Colonial Park Apartments Varies by Building (Park City, IL)	60	Leased	No	Family housing in Park City.
Congress Parkway Apartments 385-416 Ambassador Dr (Crystal Lake, IL)	6	Leased	No	Family and individual housing in Crystal Lake.
G & A Residence at Spaulding 1750 N Spaulding	9	Leased	No	Family housing in the Humboldt Park community.
Hope Manor Joliet Apartments 1331-1361 Eagle St/1330-1360 Copperfield Ave (Joliet, IL)	42	Leased	No	Supportive housing for veteran families and individuals in Joliet.
HOW Evanston 2215 Dempster St (Evanston, IL)	12	Leased	No	Supportive housing for disabled, homeless, HIV/AIDS positive, or mentally ill families & individuals in Evanston.
Leland Apartments 1207 W Leland Ave	14	Leased	No	Family and individual housing in Uptown.
New Mom's Oak Park 206-212 Chicago Ave (Oak Park, IL)	14	Leased	No	Supportive housing for homeless mothers (age 18-24) with children in Oak Park.

PROJECT NAME	NUMBER OF EXISTING PROJECTS TO BE PROJECT-BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
North Avenue Apartments 2654 W North Ave	16	Leased	No	Family and individual housing in the West Town community.
Nuestro Hogar 1314-1318 N Karlov Ave/ 4101-4103 W Kamerling Ave/ 3653-3657 W Wabansia	12	Leased	No	Family housing in the Humboldt Park community.
Pearl Street Commons, LLC 3512 Pearl St (McHenry, IL)	12	Leased	No	Supportive housing for disabled or veteran families & individuals in McHenry, IL.
Wentworth Commons 11045 S Wentworth	10	Leased	No	Family housing in the Roseland community.
Woodstock Commons 1400-1475 Commons Dr (Woodstock, IL)	17	Leased	No	Family and individual housing in Woodstock..
<b>Subtotal</b>	<b>248</b>			
<b>TOTAL EXISTING PBVS</b>	<b>10,797</b>			

### ***Overview of Planned and Existing Project-Based Vouchers in FY2022***

Through the PBV Program, CHA invests in privately-owned rental housing throughout Chicago to create affordable housing opportunities for families, seniors and people in need of supportive housing. CHA also utilizes HUD's RAD program to preserve and create new housing opportunities in Chicago. By the end of FY2022, it is anticipated that a total of 11,816 PBVs will be under AHAP or HAP including 1,019 new PBVs. The following is an overview of CHA's PBV initiatives:

- ***PBVs***

By the end of FY2022, through the PBV Program, CHA plans to subsidize 4,361 housing units through partnerships with developers/owners and service providers. This includes:

- **Family, Senior and Individual Housing (Non-Supportive):** 2,845 high-quality affordable housing units for families, seniors and individuals in communities across Chicago, including 59 new units;
- **Supportive Housing:** 1,268 supportive housing units, including 37 new units, targeted to individuals and families in need of comprehensive supportive services, including 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.
- **Regional Housing Initiative (RHI):** 248 units through the RHI, a consortium of regional housing authorities that pooled PBVs to allocate to competitively selected developments in each housing authority's jurisdiction. Through RHI, property-based rental assistance is awarded to developers committed to preserving and/or increasing the supply of affordable rental housing and expanding affordable housing options located near employment centers and/or public transportation providing easy access to employment opportunities. These units are located both in Chicago and throughout the Chicagoland area.

- ***Rental Assistance Demonstration (RAD) PBVs***

By the end of FY2022, CHA projects that it will administer 6,747 RAD PBV units, including 5,824 existing RAD PBV units and 923 new RAD PBV units resulting from conversions from public housing and new construction.

- *Moderate Rehabilitation*

Mod Rehab provides property-based rental assistance to low-income households but is governed by separate regulations. CHA continues to work with the properties benefitting from the Mod Rehab program and will continue to process applications to CHA's PBV portfolio either through RAD conversions or the standard PBV selection process. During FY2022, Mod Rehab is projected to assist 887 units.

***Summary of PBV Units Counted Toward Overall Unit Delivery Progress***

By the end of FY2022, CHA expects to have a total of 6,179 PBV units counted towards unit delivery.

***Project-Based Rental Assistance (PBRA)***

CHA continues to administer 337 PBRA units across three City-State sites under HAP contracts with HUD: Harrison Courts, Loomis Courts, and Lathrop Elderly.

***v. Planned Other Changes to the Housing Stock in FY2022***

The following section describes other planned changes to CHA's housing stock during FY2022 by category, including disposition activity, units offline pending redevelopment, planned development activity and planned capital maintenance activity.

<b>Other Changes to the Housing Stock Planned in FY2022</b>	
<b><i>Planned Disposition Activity</i></b>	CHA plans to dispose of specific parcels in Scattered Site Regions 1 and 2, Cabrini, Ickes, Taylor and Horner. CHA is further considering various options for vacant and long-term unoccupied parcels throughout its portfolio, including disposition. See table below for more information. See Appendix for list of vacant parcels.
<b><i>Units Offline Pending Redevelopment</i></b>	As of Q1 2021, CHA has 637 PH units offline at Cabrini and Lathrop pending redevelopment and continues to pursue redevelopment options for these sites. See table below for more information.
<b><i>Planned Development Activity</i></b>	CHA is planning development activity at multiple sites throughout its portfolio in FY2022, including but not limited to Cabrini, Ickes, Lathrop and LeClaire. See table below for more information.
<b><i>Planned Capital Maintenance Activity</i></b>	CHA plans to initiate capital maintenance projects at sites throughout its portfolio in FY2022. See table below for more information.

<b>Planned Disposition Activity for FY2022</b>			
IL Number	Development/ Site	Location	Description of Activity
IL002032000	Scattered Sites, Region 1	1629 N Washtenaw	Disposition of a vacant single-family home.
IL002032000	Scattered Sites, Region 1	2419 N Lawndale	Disposition of a vacant single-family home.
IL002032000	Scattered Sites, Region 1	420 W North Ave/ 430 W North Ave	Disposition of two vacant six-unit buildings.
IL002031000	Scattered Sites, Region 2	2610 W North Ave	Disposition of a vacant two-story office building.
N/A	N/A	6151-6225 S Wabash	Disposition of vacant land.
N/A	N/A	6240-6244 S Michigan	Disposition of vacant land.
N/A	Cabrini Green	650-703 W Division	Disposition of approximately 2,735 square feet along Division Street to the Chicago Department of Transportation.
N/A	Cabrini Green	1450 N Larrabee	Disposition of vacant land.



IL Number	Development/Site	Location	Description of Activity
N/A	Cabrini Green	The area bounded by Oak Street on the north, Larrabee Street on the west, Cambridge Street on the east and Walton Street on the south.	Disposition of vacant land.
N/A	Cabrini Green	1290 Clybourn	Disposition of vacant land.
N/A	Harold Ickes	The area bounded by 23 <sup>rd</sup> Street on the north, 25 <sup>th</sup> Street on the south, State Street on the east and Dearborn Avenue on the west.	Disposition of vacant land.
N/A	Prairie Courts	The area bounded by 26 <sup>th</sup> Street on the north, 29 <sup>th</sup> Street on the south, Calumet on the east and Prairie on the west.	Disposition of vacant land.
IL2037A	Robert Taylor	The area bounded by 43 <sup>rd</sup> Street on the north, 47 <sup>th</sup> Street on the south, State Street on the east and Rail west of Federal Street on the west.	Disposition of vacant land.
N/A	Henry Horner	SW Corner of Lake and Damen	Disposition of approximately 120 square feet to Chicago Transit Authority.
N/A	N/A	1243 S California Ave	Disposition of vacant land.
N/A	N/A	1248 S Fairfield Ave	Disposition of vacant land.
N/A	N/A	1340 S Fairfield Ave	Disposition of vacant land.
N/A	N/A	1237 S Fairfield Ave	Disposition of vacant land.
N/A	N/A	1339 S Fairfield Ave	Disposition of vacant land.
N/A	N/A	1248 S Washtenaw Ave	Disposition of vacant land.
N/A	N/A	1328 S Washtenaw Ave	Disposition of vacant land.
N/A	N/A	1335 S Washtenaw Ave	Disposition of vacant land.
N/A	N/A	1338 S Talman Ave	Disposition of vacant land.
N/A	N/A	1344 S Talman Ave	Disposition of vacant land.
N/A	N/A	1345 S Washtenaw Ave	Disposition of vacant land.
N/A	N/A	1330 S Talman Ave	Disposition of vacant land.
N/A	N/A	1329 S Washtenaw Ave	Disposition of vacant land.
N/A	N/A	1249 S Washtenaw Ave	Disposition of vacant land.
N/A	N/A	2646 W Ogden Ave	Disposition of vacant land.
N/A	N/A	2638 W Ogden Ave	Disposition of vacant land.
N/A	N/A	2632 W Ogden Ave	Disposition of vacant land.
N/A	N/A	621 S Independence	Disposition of vacant land.

\*Other disposition activity previously included and approved in annual plans may also be carried out in FY2022.

### ***Units Offline Pending Redevelopment***

As of Q1 2021, 637 units at Frances Cabrini Rowhouses and Lathrop Homes are offline due to pending redevelopment plans. CHA is moving forward to expedite the finalization of plans to the extent possible given community planning processes and key stakeholder input.

<b>Units Offline Pending Redevelopment</b>		
<b>Development/Site</b>	<b>Offline Units</b>	<b>Background/Status</b>
Francis Cabrini Rowhouses IL0020890000	438	In FY2015, CHA finalized a Development Zone Plan (DZP) for the remaining portions of Cabrini-Green with the assistance of the City of Chicago's Department of Planning and Development, Chicago Park District, Chicago Department of Transportation, Chicago Public Schools, and the Near North Working Group. The DZP excluded the Frances Cabrini Rowhouses from its target area. Under the FY2017 CHA MTW Annual Plan, CHA proposed to demolish the Frances Cabrini Rowhouses and commenced the Environment Assessment (EA) and environmental studies of the site. CHA completed initial EA research that highlighted the Rowhouses' eligibility for designation as a historic property. In FY2020, in consultation with the Near North Working Group, CHA issued a request for qualifications/proposals for the redevelopment of the 438 Frances Cabrini Rowhouses, with responses received in June 2020. The solicitation specifically called out the possible historic nature of the property and the need for consultation with the City of Chicago's Assets, Information and Services Department and other stakeholders to determine CHA's redevelopment activities at the property in compliance with an existing Memorandum of Agreement and Court Order regarding development of this site. Responses to the Rowhouses RFP have been submitted to CHA and it is anticipated the developer selection process to be completed in early 2022.
Lathrop Homes IL002022000	199	CHA remains committed to deliver 401 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, with a total of approximately 200 housing units rehabilitated in FY2018, including 91 for CHA residents. The remaining units, including 60 for CHA residents, were completed in FY2019. CHA continues to create off-site units in accordance with the Lathrop Homes Agreed Court Order and is working on the next phase of Lathrop on-site, which is expected to start construction in FY2021.

### ***Planned Development Activity***

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

<b>Planned Development Activity</b>		
<b>Development/Site</b>	<b>Phase/Project Name</b>	<b>Planned FY2022 Activity</b>
Cabrini	Parkside 5	Construction
	Oak and Larrabee	Construction
	Rowhouses	Developer Selection
Harold Ickes	Phase 1C	Construction
Lakefront Properties	Phase II For Sale (Sullivan Station)	Construction
Lathrop Homes	Phase 1B	Construction
Lawndale Complex	Ogden Commons	Construction
LeClaire Courts	LeClaire Courts	Transaction Closings
Madden Wells	Oakwood Shores Phase 1C For Sale Development	Land Disposition
Stateway Gardens	Park Boulevard Phase 3B Rental	Construction
	Park Boulevard Phase 3A For Sale	Land Disposition

Robert Taylor Homes	Legends South Phase A3	Land Disposition
	Legends South For Sale Development	Land Disposition
ABLA	Roosevelt Square 3B	Construction
Henry Horner Homes	Westhaven Phase IID Rental	Construction

### *Funding for Redevelopment Activities*

In response to Choice Neighborhoods or other Federal Notices of Funding Availability (NOFAs) released in FY2022, CHA may submit application(s) for grant funding for redevelopment and/or planning activities.

### *Planned 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.

Planned Capital Maintenance	
Property	Project Description
ABLA, Wentworth and Dearborn	Upgrade of building automation software
Lowden	Window replacement
Maria Diaz Martinez	Replacement of plumbing risers
Zelda Ormes	Interior and exterior renovation
Lake Parc Place	Replacement of plumbing risers
Lidia Pucinska	Roof repairs
Trumbull	Roofing and masonry repairs
Wentworth Gardens	Replacement of exterior windows and doors
Scattered Sites	Renovation of 4002-4050 S Prairie
	Renovation of exterior porches and stairs at 50 buildings

### *vi. General Description of Planned Capital Expenditures in FY2022*

#### **General Description of Planned Capital Expenditures During FY2022**

CHA's anticipates a total of \$120.4M in planned capital expenditures for FY2022 to account for capital maintenance, preservation, and new developments at various properties.

Capital maintenance work is planned at various buildings which may include Armour Square\*, ABLA\*, Wentworth\*, Dearborn\*, Lowden\*, Maria Diaz Martinez\*, Zelda Ormes\*, Lake Parc Place\*, Lidia Pucinska\*, various Scattered Sites\*, and Trumbull\*.

Preservation work is planned at various sites which may include Albany Terrace, Irene McCoy Gaines and Patrick Sullivan.

New development work is planned at various sites which may include Oak & Larrabee, Clybourn & Larrabee\*, Emmett Street, Lathrop\*, Oakwood Shores 3-1, Ogden Commons\*, Park Blvd\*, Roosevelt Square, Southbridge\*, and Westhaven.

\*This includes \$49.7 million in bond proceeds for the projects noted above with asterisks.

## Section II-B: Leasing Information

### *i. Planned Number of MTW Households Served at the End of FY2022*

By the end of FY2022, CHA anticipates serving a total of 59,261 MTW households across HCV, PH and Local Non-Traditional Programs.

Planned Number of Households Served		
Planned Number of Households Served Through:	Planned Number of Unit Months Occupied/Leased*	Planned number of Households to be Served**
MTW Public Housing Units Leased	134,676	11,223
MTW Housing Choice Voucher (HCV) Utilized	536,784	44,732
Local, Non-Traditional: Tenant-Based***	1,440	120
Local, Non-Traditional: Property-Based***	0	0
Local, Non-Traditional: Homeownership***	5,160	430

**Planned Total Households Served**

**56,505**

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

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

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

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED
Tenant-Based	Funding for City of Chicago Housing Assistance Programs (2017-04)	1,440	120
Property-Based	N/A	N/A	N/A
Homeownership	Choose to Own Homeownership Program (CTO) for Public Housing and HCV (2011-01)	5,160	430
<b>Total Local Non-Traditional Households</b>		<b>6,600</b>	<b>550</b>

### *Planned Number of Non-MTW HCV Households Served at the End of FY2022*

By the end of FY2022, CHA anticipates serving a total of 10,176 households through non-MTW voucher programs, including Veterans Affairs Supportive Housing (VASH), Moderate Rehab, Mainstream 5-Year, Emergency Housing and RAD programs.

Non-MTW Households to be Served Through:	Planned Number of Unit Months Occupied/Leased	Planned Number of Households Served
VASH	15,696	1,308
Mod Rehab	9,684	807
Mainstream 5-Year	3,192	266
Emergency Housing Vouchers	7,567	1,165
RAD	79,560	6,630
<b>Total Non-MTW Households</b>	<b>115,699</b>	<b>10,176</b>

*ii. Description of Anticipated Issues Related to Leasing in FY2022*

Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers or Local, Non-Traditional Units and Solutions in FY2022	
Housing Program	Description of Leasing Issues and Solutions
MTW Public Housing Program	CHA will continue to prioritize the issue of offline units and unit turnover in FY2022 to make additional units available for occupancy as expeditiously as possible. In addition, through its site-based public housing wait lists, CHA empowers applicants to match their housing needs to CHA PH offerings based on property and neighborhood information shared via the CHA application portal. This flow of information more expeditiously houses applicants and leases PH units.
MTW Housing Choice Voucher Program	CHA will continue to increase housing opportunities to HCV participants by facilitating lease-up in mobility areas through increased use of its exception payment standard and modified landlord incentive payments programs.

## Section II-C: Waitlist Information

### *Overview of Waitlists*

#### Public Housing Waitlists

- Family Housing (Site-Based) Waitlist: The Family Housing (Site-Based) Waitlists include adult applicants who are interested in units within CHA's citywide traditional family portfolio and mixed-income housing properties. Applicants have selected property or property-group site-based waitlists. Family Housing Site-Based Waitlists will remain open in FY2022.
- Scattered Site (Community Area) Waitlists: The Scattered Site (Community Area) Waitlists include applicants interested in housing opportunities in CHA's scattered site portfolio. CHA has a waitlist for 65 of the 77 community areas in the city of Chicago where scattered sites are located. In FY2022, Scattered Sites (Community Area) Waitlists will remain open.
- Senior Site-Based Waitlists: The Senior-Site Based Waitlists are for age-eligible applicants requesting studio and one-bedroom apartments in senior designated housing developments. CHA will continue to lease according to the current, approved Senior Designated Housing Plan. In FY2022, all Senior Site-Based Waitlists will be open and accepting applications.

PBV Waitlists: In FY2019, CHA transitioned to site-based PBV waitlists, allowing applicants to select housing by specific property, supportive service need, and general location.

**HCV Waitlist:** In FY2022, CHA plans to continue the screening of applicants on the HCV Waitlist and, where eligible, offer an opportunity to be housed by becoming a participant in CHA's HCV Program. CHA's HCV Waitlist was last opened in late FY2014 and will remain partially opened for demonstration programs and special initiatives in FY2022.

***i. Waitlist Information Anticipated***

<b>Waitlist Information Projected for the Beginning of FY2022</b>				
<b>Waitlist Name</b>	<b>Description</b>	<b>Number of Households on Waitlist</b>	<b>Waitlist Open, Partially Open or Closed</b>	<b>Are There Plans to Open the Waitlist During FY2022</b>
Federal MTW Public Housing Units	Site-Based Family Housing	32,800	Open	Open
Federal MTW Public Housing Units	Program Specific Scattered Site/Community Area	35,600	Open	Open
Federal MTW Public Housing Units	Site-Based Senior	4,600	Open	Open
Federal MTW Project-Based Voucher Program	Program Specific Project-Based Vouchers	11,480 (RAD only)	Open	Open
Federal MTW Housing Choice Voucher Program	Program Specific Tenant-Based Vouchers	37,759	Partially Open	No

**Please describe any duplication of applicants across waitlists:**

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

Senior Site-Based Waitlist includes applicants for PH properties slated for RAD conversion through FY2022. Those applicants may or may not have been captured in the HCV or PBV sections of the report.

***Description of Partially Opened Waitlists***

**HCV and PBV Waitlists**

In FY2022, the CHA HCV Waitlist 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 PH unit which must be rehabilitated to meet ADA/504 requirements and for whom an alternate CHA PH unit is not available.
- e) An over-housed or under-housed family living in a Section 8 Moderate Rehabilitation project administered by CHA for which no appropriate size unit is available in the same project that is already under a HAP contract.
- f) A family that qualifies for a targeted funding voucher (e.g. VASH, NED, FUP, etc.).

***Description of Local, Non-Traditional Program***

N/A

***Description of Other Waitlist Type***

N/A

*ii. Changes to CHA Waitlists in FY2022*

Planned Changes to Waitlists in FY2022	
Waitlist Name	Description of Planned Changes to Waitlist
N/A	

### **Section III: Proposed MTW Activities: HUD Approval Requested**

For FY2022, CHA is requesting approval for two new activities and a significant change to a previously-approved activity.

#### ***Safety Net Program (2022-1)***

- **Description and Impact:** Regulations governing the Section 8 and Section 9 programs require that subsidy cease when households reach a certain income threshold. At that time, Section 8 participants may remain in their unit in the private market without subsidy, Section 9 residents may remain in project-based units without subsidy or they may elect to move into the private market.

Residents who are meeting self-sufficiency goals and are at the point where they can exit from assisted housing are often reluctant to do so for fear of losing the safety net provided by subsidized housing and will take steps to maintain their subsidy, including reducing their work hours or moving to mobility areas where higher rents may increase their subsidies.

To better assist families who are ready to leave assisted housing but fear losing a safety net, CHA proposes to implement a local, non-traditional supportive services program that will:

- Graduate participants and residents assuming full rent in the private market into a two-year Safety Net program.
- Allow for up to two draws each equaling one month's rent from a Safety Net fund should they experience hardship causing rent arrearage.
- Graduates can receive this funding until the fund amount is exhausted.
- Graduates requesting rent payment will additionally be provided services to triage the hardship to ensure on-going stability.

CHA anticipates using its single fund flexibility to fund the program, as well as leverage investments from other sources. Payments could be accessed until the money runs out. If the funding pool is not utilized or only partially utilized in the calendar year, CHA would replenish the amount up to the funds starting balance. The impact of this activity is to promote 'graduation' or exit from CHA subsidy while ensuring graduates can exit successfully, alleviating financial strain that could lead to future housing instability.

- **Implementation Year:** FY2022
- **Statutory Objective:** MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- **Standard Metrics:**

<b>Standard Metric</b>	<b>Unit of Measurement</b>	<b>Baseline</b>	<b>2022 Benchmark</b>
SS-5: Number of households receiving services aimed to increase self-sufficiency (increase)	Households receiving self-sufficiency services prior to implementation of the activity.	Graduates involved in RS (hardship services) in the last two years.	10 graduates will receive self-sufficiency services after implementation of this activity.
HC-5: Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the	Households able to move to a better unit and/or neighborhood of opportunity prior to	Graduates requesting Safety Net funds amounting to \$0 in	10 graduates will request Safety Net funds allowing them to remain stably



activity (increase)	implementation of the activity.	rental support to zero households.	housed after implementation of this activity.
HC-7: Number of households receiving hardship services aimed to increase housing choice	Households receiving hardship service prior to implementation of the activity.	Zero households receive RS through the Safety Net program.	10 households requesting funds will also receive hardship services through the Safety Net program.
			100% households requesting funds will also receive hardship services through the Safety Net program.

- **Data Collection:** CHA will track the following for Safety Net program participants: number of CHA graduates who have voluntarily exited CHA housing and the percentage of those whose heads of household are employed along with household percentage of area median income, number of annual Safety Net fund and services requests, funds dispensed, services provided and graduates returning to CHA subsidy within two years.
- **Authorization:** Amendment No. 6 to CHA's Amended and Restated MTW Agreement; Attachment C; and consistent with Notice PIH 2011-45.

### ***Increasing Digital Access (2022-3)***

- **Description and Impact:** There is a documented, well researched, significant gap or digital divide between low-income households and access to technology and broadband internet. This digital divide disproportionately affects low-income households by creating barriers to employment and education among other important opportunities. To increase access to technology, CHA proposes to use its single fund flexibility to implement a local, non-traditional supportive services program to offset the cost of broadband internet access for tenant-based voucher participants and public housing residents. CHA continues to explore options for the implementation of this assistance. ,  
**Implementation Year:** FY2022
- **Statutory Objective:** MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.

- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	2022 Benchmark
SS-2: Increase in household savings	Average savings amount of households affected by this policy prior to implementation (increase).	\$0 were saved by participants prior to the implementation of this activity.	\$13 million will be saved by CHA residents since implementation of this program.

- **Data Collection:** CHA will track the average savings per resident when the program is implemented.

**Authorization:** Amendment No. 6 to CHA's Amended and Restated MTW Agreement; Attachment C; and consistent with Notice PIH 2011-45.

***Choose to Own Homeownership Program (CTO) (2011-01)***

- Plan Year Approved, Implemented, Amended: Approved FY2011 (expansion to Public Housing), Implemented FY2011, Amended FY2014 (new income eligibility requirement): Proposed Amendment FY2022.
- Description: Participants of this program receive a subsidy to be used toward the payment of their monthly mortgage obligation. Pre- and post-homeownership education and counseling requirements are an integral component to remaining eligible. The overall impact of the CTO program is to increase self-sufficiency and expand housing options through opportunities for homeownership.

In FY2011, CHA expanded the CTO program beyond HCV participants to include PH residents. In FY2014, CHA received approval to institute a higher minimum income requirement for eligibility for the CTO program to 50% of the AMI to support the goal of participants successfully transitioning to self-sufficiency once the program was over. This change does not apply to those who are elderly or disabled who enroll in the program. The overall impact of the CTO program is to increase self-sufficiency and expand housing options through opportunities for homeownership. In FY2020, CHA further modified the CTO activity to waive the calculation of equity assets to increase administrative efficiency.

For FY2022, CHA is proposing to implement an enhancement to its traditional CTO program to provide down payment assistance through a forgivable second mortgage for a limited number of eligible participants. Under the proposed modification, in lieu of receiving a subsidy to be used toward the payment of their monthly mortgage obligation, participants could opt into the down payment assistance option and CHA would have a second mortgage that would be forgivable over time. The down payment assistance would be up to \$15,000 and subject to complete underwriting review, provided as a forgivable second mortgage on the title with up to a 20-year recapture period. Homebuyer must provide a minimum of \$2,500 from their own funds for the purchase of a home, which may be combined with other funds from local, state or charitable resources. In the event of a default, CHA will receive notification and will work with the household to develop a financial workout plan to avoid foreclosure. If the default is not cured, CHA will recoup whatever is remaining on the soft second mortgage. CHA would recoup remaining funds should the participant sell the property prior to term.

Participants choosing this option would no longer receive HAP assistance and technically would be removed from the program. Initially, 10 slots would be made available for CTO pipeline participants who opt out of traditional monthly mortgage support and opt into down payment assistance mortgage support. Should slots in the down payment assistance program remain open following CTO pipeline participants being given the opportunity, CHA would expand to include eligible wait list applicants and the broader community.

- Statutory Objective: MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- Update: Now in the 19<sup>th</sup> year of the program, 701 participants have purchased their own home and 292 have assumed their own mortgage.
- Planned Non-Significant Changes: N/A

- **Planned Significant Changes:** CHA is proposing a modification that would allow CHA to provide down payment assistance to a limited number of participants.
- **Planned Changes to Metrics/Data Collection:** CHA has updated the benchmarks for FY2022.

Standard Metric	Unit of Measurement	Baseline	FY2022 Benchmark
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	150 families received pre-purchase counseling.	200 families will receive pre-purchase counseling.
SS-8: Households Transitioned to Self-Sufficiency*	Number of households transitioned to self-sufficiency (increase).	Zero families purchased homes before this activity was approved.	50 families (45 HCV and 5 PH) will purchase homes.
HC-6: Increase in Homeownership Opportunities	Number of households that purchased a home as a result of the activity (increase).	Zero families purchased homes before this activity was approved.	50 families (45 HCV and 5 PH) will purchase homes.
CE-4: Amount of funds leveraged in dollars	Amount of funds leveraged in dollars.	\$0 leveraged prior to the implementation of this activity.	\$150,000 leveraged in funding soft second mortgages.

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

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

## Section IV: Implemented Activities

### MTW Activities Related to Housing/Development

#### ***Revitalization of 25,000 Units (2000-01)***

- Plan Year Approved, Implemented, Amended: Approved FY2000, Implemented FY2000.
- Description: CHA remains committed to replacing 25,000 housing units to expand housing options for low-income Chicagoans. CHA continues to make progress toward the goal by completing additional housing units and creating more housing options for CHA residents. The impact of this activity is that more affordable housing opportunities are available to low-income residents in Chicago neighborhoods through rehabilitation, redevelopment, acquisition and the use of PBVs.
- Update: In FY2022, CHA plans to deliver an additional 282 PH and PBV units and will exceed the 25,000-unit goal.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the FY2022 benchmarks.

Standard Metric	FY2022 Benchmark
HC-1: Additional Units of Housing Made Available	211 units of housing will be made available as a result of this activity.
HC-2: Units of Housing Preserved	71 units of housing will be preserved as a result of this activity.

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

- Plan Year Approved, Implemented, Amended: Approved FY2010, Implemented FY2010, Amended FY2014.
- Description: In FY2010, HUD approved an alternative reasonable cost formula for CHA redevelopment activities to replace HUD's current Total Development Cost (TDC) limits. Rising construction costs, reduced low-income housing tax credit equity prices, and reduced soft loan funds had combined to significantly reduce the number of new PH units that CHA was able to deliver at mixed-income development sites. The increased reasonable cost limits cover the full cost of PH units, as originally intended, and increase PH opportunities on an annual basis. The current impact of the increased reasonable cost limits is that CHA is able to finance the full cost of PH units in mixed-income developments which allows the tax equity and soft loan funds to be directed toward the construction of the accompanying affordable housing units at these mixed-income developments. Through a FY2014 MTW Annual Plan Amendment, CHA received approval to utilize this alternative reasonable cost formula for both redevelopment and rehabilitation projects. Based on parameters for rehabilitation in the Capital Fund regulations, CHA had determined it no longer needed separate alternative reasonable cost limitations for rehabilitation and redevelopment. CHA instead utilizes one alternative reasonable cost formula for all projects moving forward, and, in accordance with Capital Fund regulations, rehabilitation project cost levels will be no more than 90% of the alternate cost formula.

- Update: In FY2022, CHA plans to use the alternate cost formula to deliver four units and to begin construction on two developments with approximately 115 units to be delivered in FY2022. CHA may not use the alternate cost formula for rehabilitation of any units in FY2022.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the HC-1, HC-2, HC-4 and CE-1 benchmarks and removed HC-3 (Decrease in Waitlist Time) and HC-4 (Displacement Prevention) benchmarks. This activity does not impact waitlist time or prevent displacement so these metrics were not applicable to this activity.

Standard Metric	FY2022 Benchmark
HC-1: Additional Units of Housing Made Available	Four housing units will be delivered through the use of the alternate TDC formula.
HC-2: Units of Housing Preserved	Zero housing units will be preserved through use of the alternate TDC formula.
HC-4: Displacement Prevention	Zero households will lose assistance or have to move due to the use of the alternate TDC formula.
CE-1: Agency Cost Savings	CHA will use the alternate TDC formula to deliver four additional units at a cost of \$1,292,000 and place one additional unit under construction at a cost of approximately \$286,316.

Units Planned for FY2022 Delivery that will use MTW TDC	PH Units without MTW TDC	Additional PH Units with MTW TDC	Total PH Units
Oakwood Shores Phase 2B2 (508 Pershing)	16	4	20
<b>Total Units</b>	<b>16</b>	<b>4</b>	<b>20</b>

Developments Planned to Close and be Under Construction in FY2022 using MTW TDC	PH Units without MTW TDC	Additional PH Units with MTW TDC	Total PH Units
Westhaven 2D	37	1	38
Roosevelt Square 3B	81	0	81
<b>Total Units</b>	<b>118</b>	<b>1</b>	<b>119</b>

***Expedited Public Housing Unit Acquisition Process (2015-01)***

- Plan Year Approved, Implemented, Amended: Approved FY2015
- Description: CHA is authorized to use MTW flexibility to support CHA's Real Estate Acquisition Program and to expedite the acquisition of units and/or buildings as PH 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-PH units. Condominium properties with less than 10 dwelling units are excluded from this activity unless CHA acquires all of the dwelling units in the association.

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

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

- Update: CHA continues to look for opportunities to acquire units as they become available.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the HC-1 and HC-5 benchmarks for FY2022. CHA removed the HC-3 (Decrease in Waitlist Time) benchmark. This activity does not impact waitlist time so this metric is not applicable to this activity.

Standard Metric	FY2022 Benchmark
HC-1: Additional Units of Housing Made Available	Zero additional PH units will be made available as a result of this activity.
HC-5: Increase in Resident Mobility	Zero households will be able to move to a Mobility/Opportunity Area as a result of this activity.

#### MTW Activities Related to Public Housing and HCV

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

- Plan Year Approved, Implemented, Amended: Approved FY2009, Implemented FY2009
- Description: Through the approval of the FY2007 ACOP for PH and the approval of the FY2008 HCV Administrative Plan, CHA instituted an increase in the minimum rent from \$50 to \$75 for PH and HCV programs. The \$75 minimum rent was approved in FY2009 and first implemented in FY2009 across both programs as resident re-examinations took place. The impact of the revised minimum rent level is an increase in household contributions from residents paying the minimum rent. CHA continues to allow PH and HCV households to pay a minimum rent of \$75, or less if they request a hardship to minimum rent.
- Update:
  - HCV: As of March 2021, the minimum rent population (those paying \$75 per month) includes 6,973 households (approximately 14%) of the total HCV population. There are 3,824 additional

HCV households (approximately 8% of the total HCV population) in the hardship population, meaning they are paying less than \$75 per month.

- Public Housing: As of March 2020, the minimum rent population (those paying \$75 per month) includes 1,347 (10%) PH households. There are 362 (3%) additional PH households in the hardship population, meaning they are paying less than \$75 per month.

- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the FY2022 benchmark.

Standard Metric	FY2022 Benchmark
CE-5: Increase in Agency Rental Revenue	<p><u>HCV</u>: 7,150 residents will pay \$75 minimum rent for a total annual contribution of \$6,435,000.</p> <p><u>Public Housing</u> 12,250 households will pay \$75 minimum rent for a total annual contribution of \$1,125,000.</p>

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

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

- Plan Year Approved, Implemented, Amended: FY2014, FY2017, FY2018 and FY2019 updates
- Description: Over the past few years, CHA has modified the Family Self-Sufficiency (FSS) program. These include (from oldest to most recent):
  - In FY2014 a revision of the participation requirements included an opt-out of EID, the ability to terminate participants who were not engaged in the program, a 12-month employment requirement and annual requirement to participate in financial education and coaching.
  - In FY2017, CHA received authorization for an exemption from the requirement that FSS Program enrollments must take place within 120-days of an annual or interim recertification of income process. CHA PH and HCV households engage in a biennial income recertification schedule, unless changes in income are reported. As a result, any household wanting to enroll in FSS outside of the 120-day annual/interim window must request an interim recertification of income, even if the household income is unchanged, or they must wait up to 20 months until the next recertification.
  - In FY2018, CHA received authorization to move to a modified escrow calculation based on goal achievement rather than escrow based on an increase in earned income. The pay points and associated goals are included in CHA's approved FSS Action Plan.
  - In FY2019, CHA received approval to allow non-heads of household to enroll in the program and remove the interest earned from escrow to create a grant fund for participants.
  - In FY2022, CHA proposes to allow FASS participants who begin participation in another key asset building program, Choose to Own, to keep their participation in the FSS program simultaneously.
- Update: Since the new escrow model went into effect in FY2018, 99% of participants have completed the amendment to their COP and 1,909 new participants have enrolled under the new model.

- Planned Non-Significant Changes: 41 FSS participants have left the program to participate in the Choose to Own program in the past five years. Because the objective of the FSS program is to reduce the dependency of low-income families on welfare assistance, or any rent or homeownership subsidies (24 CFR § 984.102), we recognize Choose to Own participation is for CHA participants still using homeownership subsidies who could potentially benefit from continued participation in FSS. Due to this overlap, we are providing for dual participation in these asset building programs.
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the SS-1, SS-2, SS-3, SS-5, SS-8 benchmarks for FY2022. CHA has removed the SS-4 benchmark (Households Removed from TANF), SS-6 (Reducing Per Unit Subsidy Costs for Participating Households) and SS-7 (Increase in Agency Rental Revenue) benchmarks. SS-4 is not an applicable measure of self-sufficiency as changes in TANF program requirements unrelated to this activity have resulted in a decrease in TANF participants and that number has remained stable. This activity does not impact per unit subsidy costs or agency rental revenue so those metrics are not applicable to this activity.

Standard Metric	FY2022 Benchmark
SS-1: Increase in Household Income	The average income from wages among FSS participants will remain stable at \$19,000.
SS-2: Increase in Household Savings	The average escrow per FSS participant will increase slightly to \$5,000.
SS-3: Increase in Positive Outcomes in Employment Status*	525 FSS participants will have income from wages.
	The percent of FSS participants with income from wages will remain stable at 50%.
SS-5: Households Assisted by Services that Increase Self-Sufficiency	1,000 total FSS participants (including 200 new FSS participants) will be enrolled.
SS-8: Households Transitioned to Self-Sufficiency	242 participants will graduate from the program.

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

- Plan Year Approved, Implemented, Amended: Approved FY2014, Implemented FY2015
- Description: CHA has implemented a streamlined triennial re-examination schedule for PH and HCV fixed income households consisting of only elder, 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.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: For HCV participants, CHA proposes to modify this activity to expand those on a triennial re-examination schedule to include households with only near elderly participants (age 55-61) in addition to elderly and disabled participants.



- Planned Changes to Metrics/Data Collection: CHA has updated the CE-1 and CE-2 benchmarks for FY2022. CHA has removed the CE-5 (Increase in Agency Rental Revenue) benchmark. The purpose of this activity is to enhance efficiency and cost savings so increase in rental revenue is not an applicable metric.

Standard Metric	FY2022 Benchmark
CE-1: Agency Cost Savings	<p><u>HCV</u>: CHA will spend \$870,000 (6,000 reexams x \$145) to administer reexams for fixed income near elderly/elderly/disabled households who are due for reexams based on the triennial schedule.</p> <p><u>Public Housing</u>: CHA will spend \$210,250 (1,450 exams x \$145) to administer reexams for fixed income elderly/disabled households who are due for reexams based on the triennial schedule.</p>
CE-2: Staff Time Savings	<p><u>HCV</u>: CHA will spend 39,000 CHA staff hours (6,000 reexams x 6.5 hours) to administer reexams for fixed income near elderly/elderly/disabled households who are due for reexams based on the triennial schedule.</p> <p><u>Public Housing</u>: CHA will spend 9,425 staff hours (1,450 reexams x 6.5 hours) to administer reexams for fixed income elderly/ disabled households who are due for reexams based on the triennial schedule.</p>

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

- Plan Year Approved, Implemented, Amended: Approved FY2014 (Public Housing), Implemented FY2016 (Public Housing), Implemented FY2006 (HCV)
- Description: CHA has implemented biennial re-examinations to review family circumstances, income, assets, expenses, and family composition to establish continued program eligibility for PH and HCV residents. Biennial re-examinations are applicable for those PH residents who are not on annual or triennial re-examination schedules. <sup>1</sup> The impact of this activity is a decrease in staff time and resources for conducting re-examinations for applicable families. In addition, this activity decreases the re-examination burden for participants who undergo re-examinations on a biennial basis instead of an annual basis.
- Update: All eligible PH and HCV residents are currently on a biennial re-examination schedule.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the CE-1, CE-2, , SS-8 benchmarks for FY2022. CHA has removed the SS-4 benchmark (Households Removed from TANF). SS-4 is not a useful measure of self-sufficiency for this activity as changes in TANF program requirements unrelated to this activity have resulted in a decrease in TANF participants

<sup>1</sup> CHA conducts annual re-examinations for PH and HCV households participating in the CTO program and households in Moderate Rehab properties. CHA conducts triennial re-examinations for fixed income households with only elderly and/or disabled participants.

and that number has remained stable. CHA has removed the CE-5 (Increase in Agency Rental Revenue), SS-1 (Increase in Household Income) and SS-3 (Increase in Positive Outcomes for Employment Status) as the purpose of this activity is to enhance efficiency and cost savings and these metrics are not applicable.

Standard Metric	FY2022 Benchmark
CE-1: Agency Cost Savings	<p><u>HCV:</u> CHA will spend \$2,175,000 (15,000 reexams x \$145) to administer reexams to households who are due for reexams based on the biennial schedule.</p> <p><u>Public Housing:</u> CHA will spend \$240,700 (1,660 reexams x \$145) to administer reexams to households who are due for reexams based on the biennial schedule.</p>
CE-2: Staff Time Savings	<p><u>HCV:</u> CHA will spend 97,500 staff hours (15,000 reexams x 6.5 hours) on reexams for households due for reexams based on the biennial schedule.</p> <p><u>Public Housing:</u> CHA will spend 10,790 staff hours (1,660 reexams x 6.5 hours) on reexams for households due for reexams based on the biennial schedule.</p>
SS-8: Households Transitioned to Self-Sufficiency**	<p><u>HCV:</u> 1,680 HCV households (of 30,808 households eligible for biennial reexams) will move up at least one AMI category.</p> <p><u>Public Housing:</u> 400 PH households (out of 3,700 eligible for biennial reexams) will move up at least one AMI category.</p>

\*\*For SS-8 tracking, CHA is establishing the movement up to a higher AMI category as a definition of self-sufficiency.

### 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: 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 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.<sup>2</sup>

- RAD 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

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<sup>2</sup> 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).

resident has the right to grieve CHA's decision through the grievance process outlined in CHA's Resident's Grievance Procedure.

- Update: CHA will continue to implement the work requirement in applicable households.
- Planned Non-Significant Change: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the SS-1, SS-3, SS-5 and SS-8 benchmarks for FY2022. CHA removed the HC-3 benchmark (Decrease in Waitlist Time) as this activity is not designed to reduce waitlist time so decrease in waitlist time is not an appropriate metric for this activity. CHA has also removed the SS-4 benchmark (Households Removed from TANF). SS-4 is not a useful measure of self-sufficiency for this activity as changes in TANF program requirements unrelated to this activity have resulted in a decrease in TANF participants and that number has remained stable. CHA has removed the SS-6 (Reducing per Unit Subsidy Costs for Participating Households) and SS-7 (Increase in Agency Rental Revenue) benchmarks for this activity.

Standard Metric	FY2022 Benchmark
SS-1: Increase in Household Income*	The average income from wages for households with a work-able adult subject to the work requirement will be \$16,400 (6,250 households).
SS-3: Increase in Positive Outcomes in Employment Status*	3,400 work-able 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.
SS-5: Households Assisted by Services that Increase Self Sufficiency	3,800 PH households with a work-able adult subject to the work requirement are expected to engage with service providers through FamilyWorks.
SS-8: Households Transitioned to Self-Sufficiency**	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 the exemption from the work requirement.

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

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

- Additional Metrics:

Additional Metric	FY2022 Benchmark
Work Requirement Compliance Status	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 5.4% non-compliant 0.4% under legal

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

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

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

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

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

- **Authorization:** Attachment D, Paragraph 21 of CHA's Amended and Restated MTW Agreement which gives CHA authority to implement a work requirement as a condition of tenant occupancy in public housing; Attachment C, Section D(3)(b) which allows CHA to implement resident eligibility policies from the currently mandated program requirements in the 1937 Act and its implementing regulations; and Attachment C, Section D(7)(a) for the establishment of an Agency PBV program.

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

#### ***Office of the Ombudsman (2008-01)***

- **Plan Year Approved, Implemented, Amended:** Approved FY2008, Implemented FY2008
- **Description:** CHA established the Office of the Ombudsman in FY2008 to address the concerns of PH 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 PH residents renting in mixed-income developments as well as all other interested stakeholders in a virtual-friendly format, allowing for both in-person and at-home attendance. The Spring 2021 Ombudsman Virtual Listening Forum received 383 views, almost three times the size of the average in-person attendance in previous years. Residents and other community members are provided an opportunity to share comments and concerns at these meetings, and comments are collected, answered, and posted on CHA's website. The impact of this activity is that, by providing designated CHA staff to assist PH residents in mixed-income communities in resolving any PH-related issues that may arise, residents are able to adapt to their new communities.

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

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

- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2022.

Standard Metric	FY2022 Benchmark
SS-5: Households Assisted by Services that Increase Self-Sufficiency	700 residents will engage through the Office of the Ombudsman.

- Additional Metric:

Additional Metric	FY2022 Benchmark
Regional meetings to engage residents	A minimum of two virtual meetings for mixed-income residents and interested stakeholders will be held.

### MTW Activities Related to HCV Program

#### ***Modified Exception Payment Standards (2010-02)***

- Plan Year Approved, Implemented, Amended: Approved FY2010, Implemented FY2010, Amended FY2018, Amended FY2019.
- Description: In FY2010, CHA received HUD approval to implement Exception Payment Standards (EPS) that exceed the standard limit of 110% of HUD's published Fair Market Rents (FMRs) for the city of Chicago. 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 received approval 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. In FY2022, to streamline the reasonable accommodation process, CHA will discontinue

consideration of location as a factor when reviewing EPS requests related to reasonable accommodations.

CHA will continue to review all reasonable accommodation requests for the 250% EPS by completing the following process: (1) Verify through a third-party knowledgeable professional that the participant is disabled and requires the unit features; (2) Confirm that the unit has the features needed by the disabled participant; (3) Substantiate that the participant was unable to locate a unit 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 EPS might apply, are subject to a review for rent reasonableness.

Update: CHA will continue to monitor the impact of this activity.

- Planned Non-Significant Changes: CHA will discontinue the consideration of location as a factor when reviewing EPS requests related to reasonable accommodations.
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: The benchmark has been updated for FY2022.

Standard Metric	FY2022 Benchmark
HC-5: Increase in Resident Mobility	7,210 households will lease in Mobility Areas with an exception payment, including new and existing leases.

#### *HCV Vacancy Payments (2011-03)*

- Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2012
- Description: CHA is authorized to provide a modest vacancy payment to participating owners who re-lease a unit to another HCV participant. Units are eligible to receive these payments if they pass two consecutive inspections on the first attempt. CHA will provide vacancy payments to eligible owners/units upon the execution of a new HAP contract for a re-leased unit. One hundred percent of the previous family's HAP amount will be paid to participating owners for the vacant period not to exceed 60 days. The unit shall be deemed vacant (A) commencing on the first day

for which HAP is not paid for the unit following completion of a move out or termination of the lease, and (B) ending on the day preceding the first day for which HAP is paid for such unit based on the execution of a new HAP with CHA. The purpose of this activity is to provide incentives to retain high quality owners and units in the program, and to continue to provide viable housing options for families. Previously, units participating in the Inspection Excellence Program (IEP) were eligible to receive vacancy payments. In the HCV program's marketing and communications, CHA is no longer promoting the IEP program. Although, the specific criteria for eligibility has not changed (passing two consecutive inspections), the description of the activity no longer references IEP.

- Update: As of June 2021, there were 10 vacancy payments at a total cost of \$14,535. The evaluation of this activity is ongoing and CHA will continue to monitor vacancy payment data to ensure the financial sustainability of this activity.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2022.

Standard Metric	FY2022 Benchmark
HC-2: Units of Housing Preserved	20 units will be preserved through a vacancy payment.

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

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



In FY2019, CHA received approval to disregard any assets below \$50,000 at initial eligibility, and to only include those that exceed this amount. When calculating income from assets, CHA now uses the actual income received using the current interest rate.

- Update: CHA continues to improve program efficiency by eliminating the majority of asset calculations needed.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: The benchmarks have been updated for FY2022.

Standard Metric	FY2022 Benchmark
CE-1 Agency Cost Savings	CHA will spend \$889 calculating assets (89 exams x \$15).
CE-2: Staff Time Savings	CHA will spend 23 staff hours on asset calculations for all re-examination types (59 exams x .34 hours).

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

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

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

In FY2020, CHA began limiting the Landlord Incentive Payment (LIP) to only those new owners to the HCV program who lease new units in Mobility Areas. Based on available data, CHA anticipates spending approximately \$450,000 annually on this activity with this modification.

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

- Update: In FY2020, CHA modified this program to provide LIPs only to new HCV property owners who lease units in Mobility Areas rather than for all new lease ups, which has resulted in a decrease in payments issued.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A

- Planned Changes to Metrics/Data Collection: The benchmark has been updated for FY2022.

Standard Metric	Unit of Measurement	Baseline	FY2022 Benchmark
HC-5: Increase in Resident Mobility	Number of households able to move to a neighborhood of opportunity as a result of this activity.	In FY2015, CHA had a total of 586 move into Opportunity Areas.	CHA anticipates that 324 households will move into Mobility Areas as a result of this activity.

### ***Increased Payment Standards at Interims (2018-01)***

- Plan Year Approved, Implemented, Amended: Approved FY2018, Implemented FY2018
- Description: CHA has implemented an activity that applies to CHA's entire jurisdiction that allows CHA to increase payment standards at interims for elderly/disabled households and any household that receives a rent increase. Because elderly and disabled households are on a triennial reexamination schedule and other households are on a biennial reexamination schedule, the FMR used to determine their subsidy amount is outdated and does not reflect the current costs of housing in Chicago. Because there is no affordability constraint to the amount an owner can charge after the initial lease term, when an owner requests a rent increase between scheduled reexaminations, the participant is forced to make a decision between increasing their monthly rent burden or incurring expensive moving costs. This activity has enabled CHA to use the current payment standard in effect for a given unit at an interim examination, rather than the payment standard that was in effect at the time of the participant's last regular examination. The goal of this activity is to decrease the financial burden on these households by allowing the CHA subsidy to keep pace with the market, which will decrease the number of voucher holders whose rent burden exceeds 30% of their adjusted monthly income.
- Update: CHA implemented this activity in April of 2018 and continues to closely monitor its impact. Due to this activity, the percentage of tenant-based voucher holders who pay over 40% of their adjusted monthly income on rent has decreased approximately 27%, from 15% of the population when the program was implemented to 9% as of Q1 2021.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2022.

Standard Metric	FY2020 Benchmark
SS-2 Increase in Household Savings	CHA anticipates that 1,986 participants will receive an increase in their payment standard at their interim.

### ***Income Calculation Hardship Exemption (2018-02)***

- Plan Year Approved, Implemented, Amended: Approved FY2018, Implemented FY2018, Amended FY2019
- Description: In FY2018, CHA implemented a hardship exemption for working heads of households making required child support payments that hinder their ability to pay their monthly rent portion. Prior to the implementation of this activity, these payments were not deducted from income calculations that determine the portion of rent paid by the participant, which put participants at risk of falling behind on their rent and eventually being evicted. This activity allows working heads

of household who request this hardship exemption to receive a 100% deduction of their total child support payments.

In the FY2019 MTW Annual Plan, CHA received approval to expand the hardship exemption to all working adults in the household who are making required child support payments rather than just heads of household. Participants are informed of this hardship exemption via language on the application completed at intake, and during re-examinations.

- Update: As of June 2021, 14 participants are receiving this deduction. Three participants began deducting this from their income in FY2021 and the remaining 11 were approved for this deduction in previous years and continue to receive it.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A.
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2022.

Standard Metric	FY2022 Benchmark
HC-4: Displacement Prevention	CHA anticipates that six new participants will receive this income deduction.

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

- Plan Year Approved, Implemented, Amended: Approved FY2021, Implemented FY2021
- Description: This activity enables CHA to determine 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 will benefit families who move into units smaller than their voucher size (a.k.a. shopping down). The previous policy penalized voucher holders who decided to move into a unit smaller than their voucher and resulted in additional rent burden. This policy mitigates the increased costs for these families and provides a subsidy solely based on their family composition.
- Update: CHA received approval for this activity in Q2 2021 and is proceeding with implementation in FY2021.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A.
- Planned Changes to Metrics/Data Collection: N/A

Standard Metric	FY2022 Benchmark
SS-2 Increase in Household Savings	274 residents will receive an increase in payment standard due to this activity.

***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: 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.
- Update: CHA received approval for this activity in Q2 2021 and is proceeding with implementation in FY2021.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A.
- Planned Changes to Metrics/Data Collection: N/A

Standard Metric	FY2022 Benchmark
CE-1 Agency Cost Savings	CHA will decrease inspections costs by \$71,616 (746 inspections x \$96).
CE-2: Staff Time Savings	CHA will save 686 staff hours on inspections (746 inspections x .92 hours).

***Providing a Flat Medical Deduction for all Elderly/Disabled Households (2021-3)***

- Plan Year Approved, Implemented, Amended: Approved FY2021, Implemented FY2021
- Description: CHA is providing a flat medical deduction of \$400 to all elderly/disabled households. Prior to the implementation of this activity, many families had medical expenses, but did not receive the deduction because they didn't submit the proper documentation. This activity removed the burden on participants to obtain and provide the appropriate documentation, as well as the burden on staff to calculate the correct amount. Participants who have a medical deduction of more than \$400 continue to receive their full amount and this activity has no impact on them.
- Update: CHA received approval for this activity in Q2 2021 and is proceeding with implementation in FY2021.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A.
- Planned Changes to Metrics/Data Collection: N/A

Standard Metric	FY2022 Benchmark
SS-2 Increase in Household Savings	12,400 HCV residents will receive a medical deduction from this activity.

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

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

- Plan Year Approved, Implemented, Amended: Approved FY2008, Implemented FY2008
- Description: CHA is authorized to increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building. CHA uses this flexibility to create innovative funding structures for PBV developments and enhance its Project Based Voucher (PBV) Program.

The impact of making PBVs available in excess of the 25% limit is that more developers are enticed to preserve or create affordable housing, increasing the availability of quality housing options throughout Chicago's communities for low-income individuals and families.

- Update: CHA will continue to identify opportunities to increase the number of PBV units in new and preserved family properties in FY2022.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2022.

Standard Metric	FY2022 Benchmark
HC-1: Additional Units of Housing Made Available	Zero additional PBV units will be made available by exceeding 25% in family PBV properties.
HC-2: Units of Housing Preserved	15 housing units for low-income households will be preserved by exceeding 25% in family PBV properties.

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

- Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2011, Amended FY2018
- Description: To facilitate the expansion of affordable housing opportunities through the use of PBVs, when originally proposed, this activity allowed CHA to enter into PBV HAP contracts for an initial term between 16 and 30 years. In light of regulatory changes, CHA was granted MTW authority to enter into contracts that have an initial term of 21-30 years. CHA's relevant contracts include a clause stating that the duration period is pursuant to CHA's MTW authorizations. The impact of this activity is that it will assist developers to obtain better financial terms and help to ensure the long-term availability of quality affordable housing.
- Update: CHA will continue to identify opportunities to increase the initial term of PBV HAP contracts to 21-30 years in FY2022.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2022.

Standard Metric	FY2022 Benchmark
HC-1: Additional Units of Housing Made Available	23 PBV units will be made available with 21-30 year contracts
HC-2: Units of Housing Preserved	Zero PBV units will be made available with 21-30 year contracts

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

- Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2011

- **Description:** For the PBV Program, CHA reduces the number of inspections required prior to lease-up of PBV developments that are new construction or substantial rehabilitation. In cases involving such properties, CHA considers the Certificate of Occupancy issued by the City of Chicago as evidence of the property's compliance with Housing Quality Standards (HQS). CHA will not perform initial inspections on such units prior to entering into the PBV HAP contracts. The impact of this activity is to reduce costs by reducing the number of inspections conducted by staff, as well as the associated tenant inconvenience in developments that have additional governmental funding such as tax credits and state-financed loans.
- **Update:** In FY2022, CHA plans to save approximately \$2,632 and 86.48 staff hours on initial PBV inspections for 94 units that are new construction or require substantial rehab by using the City of Chicago Certificate of Occupancy as evidence of HQS compliance.
- **Planned Non-Significant Changes:** N/A
- **Planned Significant Changes:** N/A
- **Planned Changes to Metrics/Data Collection:** CHA has updated the benchmarks for 2022.

Standard Metric	FY2022 Benchmark
CE-1: Agency Cost Savings	CHA will save \$1,344 on initial PBV inspections. (48 units x \$28 per inspection) for new construction and substantial rehab units.
CE-2: Staff Time Savings	CHA will save 44.16 staff hours due to utilization of Certificate of Occupancy for initial PBV inspections for new construction and substantially rehabbed units (48 units x .92 staff hours). Zero hours of staff time will be dedicated to initial PBV inspections for new construction and substantial rehab units (Zero units x .92 hours).

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

- **Plan Year Approved, Implemented, Amended:** Approved FY2011, Implemented FY2012
- **Description:** To provide an incentive for participation in CHA's PBV 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 PH properties, and allowable vacancy payments from execution of contract to initial occupancy in the Moderate Rehabilitation Program). These payments allow new developments to maintain a positive cash position in meeting operating expenses when all of the PBV units are not leased.

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

- Update: In FY2022, CHA plans to spend approximately \$15,902 in payments during initial occupancy/leasing for new construction and substantially rehabilitated properties. These vacancy payments are equal to 50% of the contract rent for up to the initial 60 days of the contract.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2022.

Standard Metric	FY2022 Benchmark
HC-1: Additional Units of Housing Made Available	14 PBV units will be made available through vacancy payments during initial leasing periods.

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

- Plan Year Approved, Implemented, Amended:
- Description: This activity allows CHA to use a single HAP contract for PBV units under the same ownership entity and located in buildings of four or more units that are not contiguous. HUD regulations currently require a separate HAP for every project with “project” defined as “a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land.” Each site within the defined project will continue to meet all HUD requirements, including environmental clearance and subsidy layering review. This activity reduces the administrative burden on CHA to create and manage multiple HAPs for projects with the same owner in which the units are spread across separate properties. This activity also enhances CHA’s ability to facilitate housing in communities that have traditionally been underserved, many of which are residential communities containing two to four unit buildings.
- Update: In FY2022, CHA will save approximately \$10,000 through this activity by managing 10 HAPS that containing 229 PBV units. Additionally, 100 staff hours will be saved (10 HAPS x 10 hours staff time per HAP).
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2022.

Standard Metric	FY2022 Benchmark
CE-1: Agency Cost Savings	CHA will save \$10,000 to manage 10 HAPs with non-contiguous PBV properties under a single owner (10 HAPs x \$1,000 per HAP).
CE-2: Staff Time Savings	CHA will save 100 staff hours managing 10 HAPs in non-contiguous PBV properties with a single owner (10 HAPs x 10 hours).

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

- Plan Year Approved, Implemented, Amended: Approved FY2016, Implemented FY2017
- Description: CHA is participating in the Rental Assistance Demonstration (RAD) Program and is working to transition more than 10,000 PH units to PBVs through RAD. As part of the RAD program, regulations state that the Earned Income Disregard (EID) policy is only available to residents with disabilities, in accordance with regulations for the HCV Program. For PH sites transitioning to RAD,

CHA will retain the EID policy for residents in RAD PBV units, which will allow any eligible resident, including non-disabled persons, to have the opportunity to utilize EID.

- Update: CHA implemented this activity in FY2017 and implementation will be ongoing through FY2021.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2022.

Standard Metric	FY2022 Benchmark
SS-1: Increase in Household Income*	The average income from wages for households at former PH sites converted to RAD PBV properties with a work-able adult will be \$15,180 (215 households).
SS-3: Increase in Positive Outcomes in Employment Status*	85 work-able heads of household at former PH sites converted to RAD PBV properties will have income from wages. 61% of work-able heads of household at former PH sites converted to RAD PBV properties will have income from wages.

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

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

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

- Plan Year Approved, Implemented, Amended: Approved FY2016, Implemented FY2017
- Description: As a participant in the RAD program, CHA is evaluating administrative processes to better streamline the agency's role as Contract Administrator for the program. One primary responsibility of the Contract Administrator is to conduct inspections to ensure RAD PBV units and buildings meet HUD standards. For RAD and the HCV Program, HUD requires HQS inspections. CHA requested authorization to continue utilizing PH Uniform Physical Condition Standards (UPCS) for inspections in CHA PH properties/units transitioning to PBV properties under the RAD program, including RAD PBV transfer of assistance sites. CHA proposed to retain the UPCS inspection criterion because it is considered a more stringent set of standards for inspections when compared to HQS, therefore ensuring a better housing product. In addition, CHA anticipates this activity will be cost effective.
- Update: CHA implemented this activity in FY2017 and implementation will be ongoing through FY2022.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2022.

Standard Metric	FY2022 Benchmark
CE-1: Agency Cost Savings	CHA anticipates spending approximately \$250,000 on inspections at sites transitioning to RAD PBV.



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

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

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

CHA prepared an updated initial contract rent analysis for FY2020 that demonstrated that 15 remaining senior properties would be negatively impacted by a RAD Conversion subject to the FMR cap of 110% for RAD PBV properties, and thus unable to retain current subsidy levels. The changes in the benchmark reflects the combination of annual contract rent increase associated with the Operating Cost Adjustment Factor (OCAF) and anticipated changes to the unit count and contract rent at Covered Projects that would retain the Per-Unit Monthly (PUM) funding associated with non-dwelling/special purpose units.

- Update: CHA implemented this activity in FY2017 and implementation is ongoing throughout FY2022.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2022.

Standard Metric	FY2022 Benchmark
HC-2: Units of Housing Preserve	4,252 dwelling units at 15 impacted properties transitioning to RAD will require an increased FMR threshold to maintain current standards for property operations.

**MTW Activities Related to Local Programs**

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

- Plan Year Approved, Implemented, Amended: Approved FY2017, Implemented FY2018

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

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

- **Update:** CHA is currently evaluating continued participation in the Flexible Housing Subsidy program through FY2022.
- **Planned Non-Significant Changes:** N/A
- **Planned Significant Changes:** N/A
- **Planned Changes to Metrics/Data Collection:** CHA has updated the CE-4, SS-5 and SS-8 benchmarks for FY2022. CHA has removed the HC-1 and HC-7 benchmarks for this activity.

Standard Metric	FY2022 Benchmark
CE-4: Increase in Resources Leveraged	\$1 million in funds will be leveraged by the City's Department of Family and Support Services and Department of Housing.
SS-5: Households Assisted by Services that Increase Self Sufficiency	200 households will receive services.
SS-8: Households Transitioned to Self Sufficiency	125 participants will be transitioned to self-sufficiency by receiving stable housing.

#### Approved and Implemented MTW Activities in FY2022

##### Housing and Development

MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2000-01	Revitalization of 25,000 Units	CHA continues to make progress toward the goal of 25,000 housing units and providing additional housing opportunities for residents.	Increase Housing Options	Attachment D, Paragraph 1 and MTW Agreement, Amendment 3
2010-01	Alternative Reasonable Cost Formula for Redevelopment and Rehabilitation	HUD approved the reasonable cost formula for redevelopment in FY2010. CHA utilizes the reasonable cost formula for both redevelopment and rehabilitation projects.	Increase Housing Options	Attachment C, Section C (16)

2015-01	Expedited Public Housing Unit Acquisition	CHA is authorized to use MTW flexibility to support CHA's Real Estate Acquisition Program and to expedite the acquisition of units and/or buildings as PH units in CHA-designated Opportunity Areas as well as Gautreaux-designated General and Revitalizing Areas.	Increase Housing Options	Attachment C, Section C (13); Attachment C, Section B2
<b>Public Housing and HCV</b>				
<b>MTW Activity Number</b>	<b>Ongoing MTW Activity</b>	<b>Description</b>	<b>Statutory Objective</b>	<b>Authorization</b>
2009-01	\$75 Minimum Rent for Public Housing and HCV Programs	CHA increased the minimum rent from \$50 to \$75 in FY2009.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section C (11) and Attachment C, Section D(2)
2011-01	Choose to Own Homeownership Program for Public Housing and HCV	CHA expanded the Choose to Own Homeownership Program beyond HCV participants to current CHA PH residents.	Increase Housing Options  Self-Sufficiency	Attachment C, Section B, Paragraph 1(b)(iii), and Attachment C, Section D, Paragraph 8 (a-b)
2014-01	Modified Family Self-Sufficiency Program for HCV and Public Housing Participants	The modified program encourages participants to remain engaged, obtain escrow, and achieve consistent employment so they are better prepared for economic self-sufficiency upon graduation.	Self-Sufficiency	Attachment C, Section E
2014-02	Triennial Re-examinations for Households with only Elderly/Disabled Participants and Fixed Income	CHA implemented a streamlined triennial re-examination schedule for PH and HCV fixed income households consisting of only elderly and/or disabled participants.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section C (4) and Attachment C, Section D (1)(c)
2006-01, 2014-03	Biennial Re-examinations	CHA plans to implement biennial re-examinations for PH residents and will continue to implement biennial re-examinations for HCV program participants.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section D (1) (c), and Section C (4)
<b>Public Housing</b>				
<b>MTW Activity Number</b>	<b>Ongoing MTW Activity</b>	<b>Description</b>	<b>Statutory Objective</b>	<b>Authorization</b>
2009-02	Public Housing Work Requirement	CHA implemented a work requirement across CHA's PH portfolio. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement.	Self-Sufficiency	Attachment D, Paragraph 21
2008-01	Office of the Ombudsman	The Office of Ombudsman provides designated staff to address the concerns of PH residents living in mixed-income communities and serves as a liaison between residents and CHA leadership.	Self-Sufficiency	Attachment D, Paragraph 20
<b>HCV</b>				

MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2010-02	Exception Payment Standards	CHA is authorized to apply EPS that may be up to 150% of HUD's published FMRs for the city of Chicago to increase housing options in mobility areas throughout Chicago.	Increase Housing Options	Attachment C, Section D (2)
2011-03	HCV Vacancy Payments	As part of the HCV Owner Excellence Program, CHA may provide a modest vacancy payment to eligible owners participating in the Owner Excellence Program who re-lease a unit currently in the HCV program to another HCV participant.	Increase Housing Options	Attachment C, Section D(1)(d)
2017-01	Elimination of Assets in Income Calculation after Initial Eligibility	The calculation of assets will only be done at intake and is no longer necessary at re-examination.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section D(1)(c) and Attachment C, Section D (3)(b)
2017-02	Incentive Payments for Landlords	CHA will provide a one-time incentive payment in the amount of the contract rent to landlords in any instance where an HCV participant is entering into a new lease for a unit located in a mobility area.	Increase Housing Options	Amendment 6
2018-01	Increased Payment Standards at Interims	CHA has implemented an activity to increase payment standards at interims for elderly/disabled households and others who receive a rent increase.	Increase Housing Options	Attachment C, Section D (2)(a)
2018-02	Income Calculation Hardship Exemption	CHA has implemented a hardship exemption for household members who are making required child support payments that hinder their ability to pay their monthly rent portion.	Increase Housing Options	Attachment C, Section D (2)(a)
2021-01	Using Voucher Size to Determine Payment Standard	This activity enables CHA to 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	CHA can inspect 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.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section D (5)
2021-03	Providing a Flat Medical Deduction for All Elderly/Disabled Households	CHA can provide a flat medical deduction of \$400 to all elderly/disabled households, which will ensure 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.	Increase Housing Options	Attachment C, Section D (2)(a)

PBV				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2008-02	Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties	CHA may increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building.	Increase Housing Options	Attachment D, Paragraph 6
2011-05	PBV Contract Commitments with 21-30 Year Initial Terms	To facilitate the expansion of affordable housing opportunities through the use of PBVs, CHA uses MTW authority to enter into HAP contracts for initial terms between 21-30 years.	Increase Housing Options	Attachment C, Section D (1)(a)
2011-06	Acceptance of City Certificates of Occupancy for Initial PBV Inspections	CHA is authorized to accept the issuance of Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with HQS for initial PBV inspections.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section D(7)(d)
2011-08	Payments During Initial Occupancy/Leasing - New Construction and Substantially Rehabilitated Properties	CHA provides vacancy payments, as determined necessary on a project-by-project basis, during the initial operating lease-up period in order to provide an incentive for owner participation and to ensure the long-term viability of newly constructed and substantially rehabilitated properties.	Increase Housing Options	MTW Agreement, Amendment 6
2016-03	Expansion of Public Housing Earned Income Disallowance Policy to CHA PBV Programs within the RAD Program	CHA will retain the PH EID policy for residents in properties transitioning to RAD PBV.	Self-Sufficiency	Attachment C, Section D(2)(a)
2016-04	UPCS Inspection Standards for PBV Properties within the RAD Program	CHA will continue utilizing UPCS for inspections in properties transitioning to RAD PBV.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section D(7)(d)
2016-06	Adjusting FMR Thresholds to Retain Existing Subsidy Levels for Converting to PBV Properties within the RAD Program	CHA may exceed the FMR cap of 110% for RAD PBV properties, as needed, to retain existing subsidy levels.	Increase Housing Options	Attachment C, Section D(2)(a)
2019-01	Single HAP for Non-Contiguous PBV Properties with Same Owner	CHA uses a single Housing Assistance Payment (HAP) contract for PBV units under the same ownership entity and located in buildings of four or more units that are not contiguous.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section D(2)(a)
Local Programs				
2017-04	Funding for City of Chicago Housing Assistance Programs	CHA will implement program-based assistance using its single fund flexibility to help families access and remain stably housed.	Increase Housing Options	Amendment 6

## **Section IVB. Not Yet Implemented Activities**

N/A

## **Section IVC. Activities on Hold**

### ***CHA Re-Entry Pilot Program (2014-04)***

- Plan Year Approved, Implemented, Amended: Approved FY2014, Implemented FY2015
- Description: In FY2014, CHA proposed a Re-entry Pilot Program for up to 50 eligible participants who are:
  - 1) Reuniting with a qualifying family member currently living in CHA PH (excluding mixed-income sites) or participating in CHA's HCV Program, or
  - 2) On a CHA waitlist and meeting eligibility requirements for the program when they are called for screening (in the existing waitlist order).
- Update: As of Q1 2020, there have been 50 participants in the program. CHA utilized all slots as of Q1 2021, with one pending voucher reassignment. Outside of voucher reassignment due to attrition, CHA is no longer enrolling new participants.
- Planned Non-Significant Changes:
- Planned Significant Changes: CHA continues to review potential future uses of this activity.
- Planned Changes to Metrics/Data Collection: N/A

## **Section IVD. Closed Out Activities**

- Time Limit Demonstration Program for Housing Choice Voucher Participants (2017- 03), Closed in FY2018
- Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval within 90 Days of Passed Date (2011-02), Implemented FY2012, Closed FY2019
- Mobility Counseling Demonstration Program Work Requirement (2016-01), Closed FY2020

## **Section V: MTW Sources and Uses of Funds**

This section contains information on CHA's anticipated sources and uses of funding in FY2022.

### **Section VA: Planned Application of MTW Funds**

#### *i. Estimated Sources of MTW Funds for FY2022*

<b>Sources</b>		
<b>FDS Line Item</b>	<b>FDS Line Item Name</b>	<b>Dollar Amount</b>
70500 (70300+70400)	Total Tenant Revenue	\$61,002,831
70600	HUD PHA Operating Grants	\$939,115,432
70610	Capital Grants	\$34,501,000
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$10,415,596
71100+72000	Interest Income	\$1,250,000
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$3,923,900
70000	Total Revenue	\$1,050,208,759

#### Explanations of CHA FY2022 MTW Sources:

- FY2022 estimates for operating subsidies are based on units in PIC at projected per unit rates and HCV Program sources are based on projected FY2022 voucher counts. CHA continues to finalize MTW HCV leasing projections for FY2022.

#### *ii. Estimated Application of MTW Funds for FY2022*

<b>Uses</b>		
<b>FDS Line Item</b>	<b>FDS Line Item Name</b>	<b>Dollar Amount</b>
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$85,908,485
91300+91310+92000	Management Fee Expense	\$0
91810	Allocated Overhead	\$53,570,769
92500 (92100+92200+92300+92400)	Total Tenant Services	\$36,953,474
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$19,740,480
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$102,731,909
95000 (95100+95200+95300+95500)	Total Protective Services	\$37,724,761

96100 (96110+96120+96130+96140)	Total insurance Premiums	\$6,480,800
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$8,069,988
96700 (96710+96720+96730)*	Total Interest Expense and Amortization Cost	\$16,919,294
97100+97200	Total Extraordinary Maintenance	\$0
97300+97350	Housing Assistance Payments + HAP Portability-In	\$625,258,283
97400	Depreciation Expense	\$111,004,571
97500+97600+97700+97800	All Other Expenses	\$610,000
90000	Total Expenses	\$1,104,972,814

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

#### Explanations of CHA FY2022 MTW Uses

- The estimated Housing Assistance Payments expense is based on 90% voucher utilization in FY2021. CHA continues to finalize MTW HCV leasing projections for FY2022.
- Interest income is derived from the Cash and Cash Equivalents and the Investments at Fair Value as presented on the Statement of Net Position in CHA's Comprehensive Annual Financial Report.
- Uses do not reflect planned capital expenditures described in Section II. These are not reported as FDS line items.
- Depreciation is included in Uses based on the FDS line item. CHA reports depreciation as an expense (rather than a use) per standard accounting practices.
- CHA plans to fill the projected gap between Estimated Total Revenue and Estimated Total Expenses by using third-party financing.
- In FY2018, CHA issued general obligation bonds in the amount of \$325 million. Of the \$325 million, \$35 million was set aside for 1<sup>st</sup> year debt service and cost of issuance, leaving a balance of \$290 million. At the end of FY2021, CHA estimates it will have spent \$188.4 million of the bond proceeds and will have a remaining balance of \$101.6 million.
  - In FY2022, CHA anticipates spending \$49.7 million of the remaining balance to fund the following categories of capital projects:
    - Capital maintenance: Armour Square, ABLA, Wentworth, Dearborn, Lowden, Maria Diaz Martinez, Zelda Ormes, Lake Parc Place, Lidia Puchinska, various scattered sites, and Trumbull.
    - New developments: Clybourn & Larrabee, Lathrop 1B/1C, Ogden Commons A1, Park Blvd 3A/3B, and Southbridge.
  - Bond proceeds will be used to pay for the costs of projects that are subject to the Authority's MTW Agreement, so long as the project is included in an approved MTW Annual Plan.
  - A portion of the bond proceeds was escrowed to make initial debt service payments.
  - CHA will repay the bonds using HCV administrative fees based on a 20-year amortization schedule.
  - CHA will continue to provide HUD with information regarding bond uses and repayment in MTW Annual Reports and Plans.



**Reconciliation to CHA's 2022 Budget**

Total Expenses	\$1,104,972,814
Add back: Depreciation	(\$111,004,571)
Deduct: Capital Expenditures	\$126,872,246
Principal	\$14,690,073
Total Expenses	\$1,135,530,562

*iii. Description of Planned Application of MTW Funding Flexibility*

**THE CHICAGO HOUSING AUTHORITY  
USE of MTW SINGLE FUND  
FY2022 ANNUAL PLAN**

	<u>FY2022 Single Fund</u>
<b><u>CENTRAL OFFICE</u></b>	<b>\$ 94,703,771</b>
<b><u>OPERATIONS</u></b>	
Housing Choice Voucher	610,865,655
Property and Asset Management	171,080,707
Resident Services	33,075,112
<b>TOTAL OPERATIONS</b>	<b>\$ 815,021,474</b>
<b><u>CAPITAL</u></b>	
Capital Repairs and Improvements	46,950,443
Debt Service	28,095,729
<b>TOTAL CAPITAL</b>	<b>\$ 75,046,172</b>
<b>TOTAL USES</b>	<b>\$ 984,771,417</b>

### Planned Application of MTW Funding Flexibility

The table below outlines CHA's use of the MTW single fund for FY2022, with projected expenditures by category based on CHA's FY2021 budget.

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

CHA uses capital dollars as well as Section 8 MTW Block Vouchers from the single fund to support ongoing revitalization activities, in an effort to further advance the progress of the original Plan and implement applicable new initiatives. Section II describes capital expenditures and specific development and capital activities planned for FY2022.

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

### Current Support to Families in the Process of Being Relocated

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

### Support Services for Families

CHA currently offers PH families living in CHA properties or temporarily utilizing an HCV a variety of family coaching and workforce development services, as well as select services to other HCV residents. CHA also has a resident service coordinator program in all of its senior-designated properties. These services focus on four main goals, each with measurable outcomes, including permanent housing choices, lease compliance, and employment preparation, placement and retention. A summary of the services planned for FY2022 is listed in the table below.

SUPPORT SERVICES FOR FAMILIES PLANNED FOR FY2022		
GOALS	PROGRAMS	PROJECTED FY2022 ACHIEVEMENTS
Economic Independence	<p><i>Transition Counseling:</i> Assistance for families to overcome social and emotional barriers to leaving subsidized housing.</p> <p><i>Housing Locator Assistance:</i> Help finding appropriate, affordable housing in the private or affordable market for families transitioning off subsidy or moving to a Mobility Area.</p> <p><i>Choose to Own Homeownership Program:</i> Financial assistance toward the mortgage payment, pre- and post-</p>	<p>50 families will purchase a home through the CHA CTO Homeownership Program.</p> <p>80% of participants in the Family Self-Sufficiency program will accumulate escrow.</p>

	<p>purchase homebuyer education, credit counseling and other services to help families navigate the home-buying process.</p> <p><i>Family Self-Sufficiency Program:</i> Focused assistance in reaching self-sufficiency goals, including escrow accumulation.</p>	
Earning Power	<p><i>Employment Placements:</i> Job readiness training to prepare residents for work; assistance finding a job; follow-up to foster, promote, and enhance job retention.</p> <p><i>Transitional Jobs:</i> Time-limited, subsidized jobs with a training component to help residents transition to permanent employment.</p> <p><i>Employment Readiness and Placement for Youth:</i> Starting in elementary school, career exploration programming. For older youth, job readiness training and summer placements with ongoing support.</p>	<p>500 residents will be connected to new and better jobs</p> <p>2,000 youth will be engaged in paid summer opportunities</p>
Academic Achievement	<p><i>Connections to Education:</i> 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.</p> <p><i>Scholarships:</i> CHA offers scholarships in amounts of \$1,000 and \$2,500 for youth and adults attending college.</p> <p><i>Academic Enrichment for Youth:</i> 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.</p>	<p>More than 500 residents will attend the City Colleges of Chicago.</p> <p>At least 250 youth and adults will receive CHA college scholarships.</p>
Stability and Quality of Life	<p><i>Recreational Programming for Youth:</i> 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.</p> <p><i>Lease Violation Referrals:</i> Assistance for families referred by their property manager to help them address lease violation issues.</p> <p><i>Right of Return Outreach:</i> Outreach and assistance for 10/1/99 families who still</p>	<p>7,000 youth will be engaged in out-of-school-time programming.</p> <p>65% of lease compliance referrals will be resolved.</p> <p>175,000 Golden Diner and 65,000 Summer Food meals will be served to seniors and youth. Percent of families with Right of Return outstanding will decrease to 1.25%.</p>

	<p>need to satisfy their Right of Return under the RRC.</p> <p><i>Clinical Mental Health Services:</i> Individual and group counseling for any resident who needs these services.</p> <p><i>Victim Assistance:</i> 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.</p> <p><i>Health Initiatives:</i> 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.</p> <p><i>Social Events for Seniors:</i> On-site, regional and city-wide activities such as clubs, classes, field trips and music events.</p> <p><i>Assessments and Outreach for Seniors:</i> Ongoing one-on-one contact with seniors to identify and address issues and engage them in activities.</p> <p><i>Senior Referrals:</i> 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).</p>	<p>50% of seniors age 85 and older will receive an assessment from a resident services coordinator.</p>
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*iv. Planned Application of PHA Unspent Operating Fund and HCV Funding*

Original Funding Source	Beginning of FY - Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP	\$ 5,062,462	\$0
HCV Admin Fee	\$ 12,133,269	\$0
PH Operating Subsidy	\$ 0	\$0
<b>TOTAL:</b>	<b>\$17, 195, 731</b>	<b>\$0</b>

**Description of Planned Application of PHA Unspent Operating Fund and HCV Funding**

N/A

v. **Local Asset Management Plan**

**Local Asset Management Plan**

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

No
Yes

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

Has the PHA provided a LAMP in the appendix?

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

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

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

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

vi. **Rental Assistance Demonstration (RAD) Participation**

**Rental Assistance Demonstration (RAD) Participation**

CHA is a participating PHA in the RAD program. In June of 2015, CHA received a portfolio award for 10,937 units under Component 1 of the RAD program. All of CHA's units included in the June 2015 award (as subsequently amended) will be converted as PBV units. As of June 30, 2021, more than 5,300 units have been converted to PBV funding under the RAD program. The remaining 5,600 units are currently scheduled to be converted by FY2025.

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

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

No
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**Section VI: Administrative**

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

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

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

## Certification of Compliance

<b>CERTIFICATIONS OF COMPLIANCE</b>	
<p><b>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</b>  <b>OFFICE OF PUBLIC AND INDIAN HOUSING</b></p> <p><b>Certifications of Compliance with Regulations:</b>  <b>Board Resolution to Accompany the Annual Moving to Work Plan</b></p>	
<p>Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning <u>01/01/2022</u>, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:</p>	
<p>(1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.</p> <p>(2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.</p> <p>(3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).</p> <p>(4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.</p> <p>(5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.</p> <p>(6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan.</p> <p>(7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements set out in HUD regulations found at Title 24 of the Code of Federal Regulations, including regulations in place at the time of this certification, and any subsequently promulgated regulations governing the obligation to affirmatively further fair housing. The MTW PHA is always responsible for understanding and implementing the requirements of HUD regulations and policies, and has a continuing obligation to affirmatively further fair housing in compliance with the 1968 Fair Housing Act, the Housing and Community Development Act of 1974, The Cranston-Gonzalez National Affordable Housing Act, and the Quality Housing and Work Responsibility Act of 1998. (42 U.S.C. 3608, 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437C-1(d)(16)). The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15, which means that it will take meaningful actions to further the goals identified in its Analysis of Impediments to Fair Housing Choice (AI), Assessment of Fair Housing (AFH), and/or other fair housing planning documents conducted in accordance with the requirements of 24 CFR Part 5, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o), and will address impediments to fair housing choice identified in its AI, AFH, and/or other fair housing planning documents associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.</p> <p>(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.</p> <p>(9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status.</p> <p>(10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.</p> <p>(11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.</p> <p>(12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.</p> <p>(13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.</p>	



- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

**Chicago Housing Authority**

\_\_\_\_\_  
**MTW PHA NAME**

\_\_\_\_\_  
**MTW PHA NUMBER/HA CODE**

*I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).*

**Angela Hurlock**

**Chair, Board of Commissioners**

\_\_\_\_\_  
**NAME OF AUTHORIZED OFFICIAL**

\_\_\_\_\_  
**TITLE**

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**DATE**

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

**Lobbying Disclosures**

**Certification of Payments to Influence Federal Transactions**

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

OMB Approval No. 2577-0157 (Exp. 03/31/2020)

Applicant Name

Chicago Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing/ Housing Choice Voucher Programs

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


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

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

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

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

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

Name of Authorized Official <b>Tracey Scott</b>	Title <b>Chief Executive Officer</b>
Signature 	Date (mm/dd/yyyy) <b>10/18/21</b>

Previous edition is obsolete

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

*Board Resolution*



**Agenda #: 7**

**RESOLUTION NO. 2021-CHA-41**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated September 21, 2021 requesting approval of the Proposed FY2022 Moving To Work (MTW) Annual Plan and authorization to submit the Proposed FY2022 MTW Annual Plan to HUD attached hereto;

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

**THAT,** the Board of Commissioners hereby approves the Proposed FY2022 Moving to Work Annual Plan and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final updates as deemed necessary;

**THAT,** this approval of the Proposed FY2022 MTW Annual Plan supersedes any and all conflicting language found in prior CHA MTW Annual Plans;

**THAT,** the Board of Commissioners grants authorization to submit the Proposed FY2022 MTW Annual Plan to the U.S. Department of Housing and Urban Development upon Board approval. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.



A handwritten signature in black ink, appearing to read "Angela Hürlock". The signature is written in a cursive, flowing style.

**Angela Hürlock**  
**Chairperson**  
**Chicago Housing Authority**

### ***Documentation of Public Process***

Prior to submission of the Proposed FY2022 MTW Annual Plan for CHA Board approval, a 30-day public comment period was conducted from August 10<sup>th</sup>–September 8<sup>th</sup>. CHA held three public hearings via livestream during the comment period: (1) Tuesday, August 17<sup>th</sup> at 6:00 p.m.; (2) Friday, August 20<sup>th</sup> at 10:00 a.m.; and (3) Wednesday, August 25<sup>th</sup> at 2:00 p.m. A total of 9 people participated in the livestream hearings and an additional 303 watched the recordings of the hearings. The comments received during the comment period and CHA’s responses are listed in the table below.

<b>Proposed FY2022 MTW Annual Plan - Public Comments</b>			
<b>Comment #</b>	<b>Individual/Organization</b>	<b>Comment</b>	<b>CHA Response</b>
1	V.O.	I was wondering why we don't have security or a doorman at Crowder Place? There has been issues with strangers getting in the building.	Thank you for your comment. CHA is working with the new private property management firm to address residents' safety and security concerns.
2	R.P.	I don't have a comment on the hearing but I'm taking this opportunity to thank you for allowing me to have a comfortable home at low cost which is well maintained Couldn't do without it!	Thank you for your comment.
3	B. Y.	I have mold in my house and I need someone to immediately come fix this issue.	Thank you for your comment. CHA worked with directly with this to address this concern.
4	D. Graziano  Coalition for Affordability in Lincoln Park	<p>The Coalition for Affordability in Lincoln Park sincerely requests that any replacement units for the 12-unit 420-430 W North Avenue buildings that are being sold by CHA incorporate a priority inclusion provision for Lathrop Home residents who have been removed from their North side housing. Many Lathrop Home residences have come before us expressing their desire to remain on the North side of Chicago where they lived, worked, raised families, secured friendships for years and years. They see the Northside as their home. We and other activist groups support the past Lathrop Homes residents request to remain in the Northside.</p> <p>The 420-430 North Avenue buildings are situated on highly desirable property. We are hoping more affordable units (than 12) can be built on these sites and can accommodate the Lathrop Homes past residents who seek to live on the Northside.</p>	Thank you for your comment. CHA continues to look for opportunities to provide low-income housing in diverse communities throughout Chicago. Over the past five years, CHA has provided more than 250 new RAD project-based voucher (PBV) and PBV units on the north side.

5	D. Graziano  Coalition for Affordability in Lincoln Park	<p>The Chicago Area Fair Housing Alliance (CAFHA) is a 501 (c) (3) non-profit working to combat housing discrimination and promote equitable place-based opportunity through education, advocacy, and collaborative action. CAFHA recognizes the unparalleled expertise of those who have directly experienced housing instability or discrimination and/or those who have been most burdened by our region's pervasive residential segregation.</p> <p>Individuals with lived experience are central to carrying out CAFHA's mission. To that end, and as a part of one of our key programs, CAFHA organizes voucher holders through the Chicago HCV Participant Leader Board (Leader Board). The Leader Board sets the agenda for the broader Housing Choice Voucher Working Group (HCV Working Group),<sup>1</sup> and identifies housing policies, practices, and other concerns that create barriers to accessible, safe, and decent housing, in the interest of all housing choice voucher participants.</p>	<p>Thank you for your comment. CHA continues to explore ways to increase the ability of voucher holders to compete for market rate units across the city. In addition, CHA reestablished the HCV Participant Advisory Council in March of 2021 with a focus on aligning it with HUD regulations. The Participant Advisory Council meets quarterly to advise and make recommendations regarding policies and procedures that may impact the HCV Program, including the MTW Annual Plan and HCV Administrative Plan.</p>
6	D. Graziano  Coalition for Affordability in Lincoln Park	<p>First, one of the three changes proposed for 2022 pertains to the Choose to Own program (CTO). The MTW annual plan proposes to offer a subset of participants in CTO with the option of one-time down payment assistance instead of monthly assistance. Although we have not fully contemplated the impacts of the change, we do have questions regarding the proposed 10 slots that would initially be made available for the down payment assistance program: is the hope that these 10 slots will increase the number of families successfully closing on homes in 2022 or is it anticipated that program closings will remain consistent with previous years? Additionally, what is the basis or reasoning for the 20- year recapture period? This seems out of line with CHA's monthly homeownership voucher that provides assistance for 15 years and also much different from other similar down- payment programs that have a much shorter recapture period with monthly, instead of annual accrual time periods. Such a long recapture</p>	<p>Thank you for your comment. The proposed Choose to Own (CTO) down payment assistance option is modeled after similar activities implemented by other MTW agencies. This option would provide down payment assistance through a forgivable second mortgage for a limited number of eligible participants, which could result in an increase in the number of families who purchase a home. With a forgivable \$15,000 loan, the repayment is reduced \$750 each year over 20 years. CHA will continue to develop policy around the CTO down payment assistance option after HUD approval, including evaluation of the proposed recapture period, as CTO homeowners' ability to build equity in their properties is a key consideration.</p>

		period with accrual assessed on an annual basis would seem to create barriers for participant's equity building.	
7	J.M.	<p>For IL002032000 / Scattered Sites, Region 1 / 1629 N Washtenaw / Disposition of a vacant single-family home.:</p> <p>In what year was this home built?</p> <p>How long has this home been vacant?</p> <p>Why is CHA planning to dispose of this unit?</p> <p>Does CHA intend to replace this public housing unit on this site or at another location?</p>	<p>Thank you for your comment. "Disposition" includes a variety of real estate transactions, such as sales, transfers, ground leases and land swaps. CHA continues to assess this property and evaluate its options for this site.</p>
8	J.M.	<p>IL002032000 / Scattered Sites, Region 1 / 420 W North Ave / 430 W North Ave / Disposition of two vacant six-unit buildings.:</p> <p>How long have these two buildings been vacant?</p> <p>Why is CHA planning to dispose of these buildings?</p> <p>The CHA built 420 and 430 W. North Ave. in 1969 as part of the 18-unit "Lincoln Park" development, which included a third building at 1911 N. Sedgwick. Is CHA also considering disposition for the Sedgwick building?</p> <p>Does CHA plan to replace the 12 public housing units at 420 and 430 W. North Ave. with new units on this site or at another location?</p>	<p>Thank you for your comment. "Disposition" includes a variety of real estate transactions, such as sales, transfers, ground leases and land swaps.</p>
9	J. M.	<p>IL002031000 / Scattered Sites, Region 2 / 2610 W North Ave / Disposition of a vacant two-story office building.:</p> <p>How did CHA use this office space, and for what period of time?</p> <p>Why is CHA planning to dispose of this office space?</p>	<p>Thank you for your comment. "Disposition" includes a variety of real estate transactions, such as sales, transfers, ground leases and land swaps. CHA continues to assess this property and evaluate its options for this site.</p>
10	J. M.	<p>This is a complaint about the building manager at Elm St Apts. I am writing about harassment.</p>	<p>Thank you for your comment. CHA takes complaints regarding harassment seriously and a CHA representative will reach out to you to discuss.</p>

## Appendices

### List of CHA-Owned Vacant Parcels

The following CHA-owned vacant land parcels are being reviewed for possible disposition:

Address	Address	Address	Address
5200-5204 W Oakdale Ave	1433 N Larrabee St	1214 N Orchard St	1128 N Cleveland Ave
5211 W Galewood Ave	1431 N Larrabee St	708 W Division St	1126 N Cleveland Ave
1830 N Sawyer Ave	1427 N Larrabee St	706 W Division St	1124 N Cleveland Ave
1618 N Albany Ave	1425 N Larrabee St	700 W Division St	1122 N Cleveland Ave
1721 N Talman Ave	1423 N Larrabee St	1212 N Orchard St	1120 N Cleveland Ave
1615 N Talman Ave	1421 N Larrabee St	715 W Scott St	1111 N Cambridge Ave
1614 N Rockwell St	1362 N Mohawk St	716 W Division St	1113 N Cambridge Ave
6080 N Ridge Ave	1360 N Mohawk St	1230 N Orchard St	1115 N Cambridge Ave
6072 N Ridge Ave	1358 N Mohawk St	1237 N Orchard St	1117 N Cambridge Ave
6084 N Ridge Ave	1356 N Mohawk St	663 W Scott St	1119 N Cambridge Ave
1810 W Peterson Ave	1409 N Larrabee St	1235 N Orchard St	1116 N Cleveland Ave
2620 W Potomac Ave	1425 N Clybourn Ave	1213 N Orchard St	1114 N Cleveland Ave
1340 N Ridgeway Ave	1423 N Clybourn Ave	1211 N Orchard St	1112 N Cleveland Ave
1338 N Ridgeway Ave	1419 N Clybourn Ave	1203 N Orchard St	1110 N Cleveland Ave
3313 W Crystal St	1334 N Mohawk St	658 W Division St	520 W Hobbie St
1010 N Keystone Ave	1417 N Clybourn Ave	651 W Scott St	518 W Hobbie St
2904 W Walnut St	1413 N Clybourn Ave	1227 N Orchard St	516 W Hobbie St
3137 W Washington Blvd	1411 N Clybourn Ave	601 W Scott St	514 W Hobbie St
3017 W Washington Blvd	1409 N Clybourn Ave	1146 N Cambridge Ave	512 W Hobbie St
2663 W Lake St	1419 N Larrabee St	572 W Elm St	510 W Hobbie St
2642 W Maypole Ave	1352 N Mohawk St	570 W Elm St	508 W Hobbie St
2638 W Maypole Ave	1330 N Larrabee St	568 W Elm St	506 W Hobbie St
2634 W Maypole Ave	614 W Scott St	566 W Elm St	504 W Hobbie St
2432 W Madison St	1318 N Larrabee St	564 W Elm St	519 W Elm St
2933 W Madison St	610 W Scott St	562 W Elm St	1030 N Cambridge Ave
2430 W Monroe St	1300 N Larrabee St	560 W Elm St	551 W Hobbie St
4511 W Adams St	1334 N Larrabee St	558 W Elm St	549 W Hobbie St
4444 W Jackson Blvd	1336 N Larrabee St	556 W Elm St	547 W Hobbie St
4439 W Congress Pky	1328 N Larrabee St	1156 N Cambridge Ave	545 W Hobbie St
4217 W Adams St	1320 N Larrabee St	1129 N Cambridge Ave	543 W Hobbie St
4226 W Van Buren St	1342 N Larrabee St	1133 N Cambridge Ave	541 W Hobbie St
5557 W Congress Pky	1386 N Clybourn Ave	1131 N Cambridge Ave	539 W Hobbie St
4416 W 28Th St	1306 N Clybourn Ave	1132 N Cleveland Ave	537 W Hobbie St
3544 W 38TH PL	1304 N Clybourn Ave	1130 N Cleveland Ave	535 W Hobbie St
1500 W Ogden Ave	1302 N Clybourn Ave	1121 N Cambridge Ave	1024 N Cambridge Ave
610 W Evergreen Ave	1300 N Clybourn Ave	1123 N Cambridge Ave	1022 N Cambridge Ave
1437 N Larrabee St	725 W Scott St	1125 N Cambridge Ave	1020 N Cambridge Ave
1435 N Larrabee St	726 W Division St	1127 N Cambridge Ave	1018 N Cleveland Ave

Address	Address	Address	Address
521 W Hobbie St	545 W Oak St	820 S Racine Ave	1102 S Lytle St
519 W Hobbie St	541 W Oak St	1301 W Grenshaw St	1105 S Throop St
517 W Hobbie St	537 W Oak St	1319 W Grenshaw St	1109 S Throop St
515 W Hobbie St	531 W Oak St	1323 W Grenshaw St	1110 S Lytle St
513 W Hobbie St	523 W Oak St	1325 W Grenshaw St	1248 W Grenshaw St
511 W Hobbie St	949 N Larrabee St	1327 W Grenshaw St	1246 W Grenshaw St
509 W Hobbie St	945 N Larrabee St	1329 W Grenshaw St	1244 W Grenshaw St
507 W Hobbie St	943 N Larrabee St	1331 W Grenshaw St	1242 W Grenshaw St
505 W Hobbie St	939 N Larrabee St	1335 W Grenshaw St	1240 W Grenshaw St
1021 N Cambridge Ave	937 N Larrabee St	1337 W Grenshaw St	1238 W Grenshaw St
1023 N Cambridge Ave	935 N Larrabee St	1349 W Grenshaw St	1236 W Grenshaw St
1025 N Cambridge Ave	931 N Larrabee St	1353 W Grenshaw St	1234 W Grenshaw St
1027 N Cambridge Ave	929 N Larrabee St	1357 W Grenshaw St	1232 W Grenshaw St
1028 N Cleveland Ave	976 N Cambridge Ave	1348 W Roosevelt Rd	1230 W Grenshaw St
1026 N Cleveland Ave	535 W Oak St	1330 W Roosevelt Rd	1226 W Grenshaw St
1024 N Cleveland Ave	515 W Oak St	1320 W Roosevelt Rd	1000 S Racine Ave
1022 N Cleveland Ave	979 N Cambridge Ave	1258 W Fillmore St	1229 W Grenshaw St
1020 N Cleveland Ave	415 W Oak St	1256 W Fillmore St	1231 W Grenshaw St
1011 N Cambridge Ave	420 W Locust St	1254 W Fillmore St	1233 W Grenshaw St
1013 N Cambridge Ave	430 W Locust St	1252 W Fillmore St	1235 W Grenshaw St
1015 N Cambridge Ave	813 N Cleveland Ave	1250 W Fillmore St	1237 W Grenshaw St
1017 N Cambridge Ave	826 N Sedgwick St	1248 W Fillmore St	1239 W Grenshaw St
1019 N Cambridge Ave	826 N Sedgwick St	1246 W Fillmore St	1241 W Grenshaw St
1016 N Cleveland Ave	364 W Oak St	1020 S Lytle St	1243 W Grenshaw St
1014 N Cleveland Ave	360 W Oak St	1259 W Fillmore St	1245 W Grenshaw St
1012 N Cleveland Ave	365 W Oak St	1257 W Fillmore St	1247 W Grenshaw St
1010 N Cleveland Ave	364 W Locust St	1255 W Fillmore St	1249 W Grenshaw St
520 W Oak St	361 W Oak St	1253 W Fillmore St	1250 W Roosevelt Rd
518 W Oak St	361 W Walton St	1251 W Fillmore St	1535 W Roosevelt Rd
516 W Oak St	360 W Locust St	1249 W Fillmore St	1531 W Roosevelt Rd
514 W Oak St	874 N Orleans St	1247 W Fillmore St	1529 W Roosevelt Rd
512 W Oak St	872 N Orleans St	1245 W Fillmore St	1527 W Roosevelt Rd
510 W Oak St	530 N Hartland Ct	1243 W Fillmore St	1523 W Roosevelt Rd
508 W Oak St	2102 W Washington Blvd	1241 W Fillmore St	1521 W Roosevelt Rd
506 W Oak St	127 N Seeley Ave	1239 W Fillmore St	1519 W Roosevelt Rd
504 W Oak St	2256 W Warren Blvd	1237 W Fillmore St	1515 W Roosevelt Rd
1000 N Sedgewick St	736 N Throop St	1235 W Fillmore St	1507 W Roosevelt Rd
547 W Oak St	825 S Ada St	1106 S Lytle St	1457 W Roosevelt Rd



Address	Address	Address	Address
1449 W Roosevelt Rd	1431 W 13th St	1407 W Hastings St	509 E Browning Ave
1431 W Roosevelt Rd	1429 W 13th St	1430 W 14Th St	511 E Browning Ave
1327 W Roosevelt Rd	1458 W Hastings St	1525 W 14th St	513 E Browning Ave
1343 W Roosevelt Rd	1456 W Hastings St	1526 W 14th Pl	515 E Browning Ave
1257 W Roosevelt Rd	1454 W Hastings St	1421 S Throop St	517 E Browning Ave
1255 W Roosevelt Rd	1452 W Hastings St	1510 W 15Th St	519 E Browning Ave
1253 W Roosevelt Rd	1450 W Hastings St	1525 W 14Th Pl	521 E Browning Ave
1249 W Roosevelt Rd	1448 W Hastings St	1530 W 15Th St	523 E Browning Ave
1247 W Roosevelt Rd	1446 W Hastings St	1524 W 15Th St	525 E Browning Ave
1243 W Roosevelt Rd	1444 W Hastings St	1243 W 14Th Pl	527 E Browning Ave
1241 W Roosevelt Rd	1442 W Hastings St	1241 W 14Th Pl	529 E Browning Ave
1239 W Roosevelt Rd	1440 W Hastings St	1239 W 14Th Pl	531 E Browning Ave
1237 W Roosevelt Rd	1438 W Hastings St	1235 W 14Th Pl	533 E Browning Ave
1233 W Roosevelt Rd	1436 W Hastings St	1233 W 14Th Pl	535 E Browning Ave
1231 W Roosevelt Rd	1434 W Hastings St	1231 W 14Th Pl	537 E Browning Ave
1225 W Roosevelt Rd	1432 W Hastings St	1227 W 14Th Pl	539 E Browning Ave
1223 W Roosevelt Rd	1430 W Hastings St	1240 W 15Th St	541 E Browning Ave
1221 W Roosevelt Rd	1505 W Hastings St	1430 S Blue Island Ave	543 E Browning Ave
1231 S Throop St	1526 W 14th St	1436 S Blue Island Ave	545 E Browning Ave
1544 W 13th St	1457 W Hastings St	1438 S Blue Island Ave	551 E Browning Ave
1544 W 13th St	1455 W Hastings St	1440 S Blue Island Ave	553 E Browning Ave
1249 S Lafin St	1453 W Hastings St	1442 S Blue Island Ave	3526 S Vincennes Ave
1251 S Lafin St	1451 W Hastings St	1444 S Blue Island Ave	3528 S Vincennes Ave
1253 S Lafin St	1449 W Hastings St	1450 S Blue Island Ave	3530 S Vincennes Ave
1255 S Lafin St	1447 W Hastings St	1420 S Blue Island Ave	3532 S Vincennes Ave
1257 S Lafin St	1445 W Hastings St	1424 S Blue Island Ave	3536 S Vincennes Ave
1455 W 13th St	1443 W Hastings St	2801 S Prairie Ave	3543 S Rhodes Ave
1453 W 13th St	1441 W Hastings St	2805 S Prairie Ave	3553 S Rhodes Ave
1451 W 13th St	1439 W Hastings St	2804 S Calumet Ave	502 E 36th St
1449 W 13th St	1433 W Hastings St	2719 S Prairie Ave	504 E 36th St
1447 W 13th St	1425 W Hastings St	2301 S Dearborn St	506 E 36th St
1445 W 13th St	1423 W Hastings St	3630 S Federal St	508 E 36th St
1443 W 13th St	1421 W Hastings St	3829 S State St	510 E 36th St
1441 W 13th St	1419 W Hastings St	3525 S Rhodes Ave	512 E 36th St
1439 W 13th St	1417 W Hastings St	3535 S Rhodes Ave	514 E 36th St
1437 W 13th St	1415 W Hastings St	3539 S Rhodes Ave	516 E 36th St
1435 W 13th St	1411 W Hastings St	505 E Browning Ave	518 E 36th St
1433 W 13th St	1409 W Hastings St	507 E Browning Ave	520 E 36th St

Address	Address	Address	Address
522 E 36th St	718 E 37th St	630 E Pershing Rd	3805 S Rhodes Ave
524 E 36th St	724 E 37th St	736 E 38th Pl	3809 S Rhodes Ave
526 E 36th St	3637 S Cottage Grove	726 E 38th Pl	3813 S Rhodes Ave
528 E 36th St	3635 S Cottage Grove	3830 S Evans Ave	3819 S Rhodes Ave
530 E 36th St	3635 S Cottage Grove	3841 S Evans Ave	3823 S Rhodes Ave
534 E 36th St	758 E 37th St	740 E Pershing Rd	3827 S Rhodes Ave
538 E 36th St	762 E 37th St	736 E Pershing Rd	3802 S Vincennes Ave
540 E 36th St	740 E 37th St	809 E 38th St	3806 S Vincennes Ave
542 E 36th St	3700 S Vernon Ave	3741 S Rhodes Ave	3808 S Vincennes Ave
544 E 36th St	3720 S Vernon Ave	3749 S Rhodes Ave	3810 S Vincennes Ave
546 E 36th St	3701 S Rhodes Ave	3751 S Rhodes Ave	3812 S Vincennes Ave
3540 S Vincennes Ave	3711 S Rhodes Ave	3753 S Rhodes Ave	3814 S Vincennes Ave
3542 S Vincennes Ave	3731 S Rhodes Ave	3755 S Rhodes Ave	511 E 38Th Pl
3544 S Vincennes Ave	511 E 37th St	3757 S Rhodes Ave	521 E 38Th Pl
3546 S Vincennes Ave	510 E 37Th Pl	3759 S Rhodes Ave	523 E 38Th Pl
3548 S Vincennes Ave	521 E 37th St	511 E 37Th Pl	525 E 38Th Pl
3550 S Vincennes Ave	520 E 37Th Pl	513 E 37Th Pl	527 E 38Th Pl
3552 S Vincennes Ave	527 E 37th St	515 E 37Th Pl	529 E 38Th Pl
3554 S Vincennes Ave	526 E 37Th Pl	517 E 37Th Pl	531 E 38Th Pl
547 E Browning Ave	531 E 37th St	519 E 37Th Pl	530 E Pershing Rd
549 E Browning Ave	530 E 37Th Pl	521 E 37Th Pl	3724 S Langley Ave
503 E Browning Ave	3702 S Vincennes Ave	523 E 37Th Pl	3722 S Langley Ave
3610 S Vincennes Ave	535 E 37th St	525 E 37Th Pl	3720 S Langley Ave
531 E 36th Pl	3728 S Vincennes Ave	531 E 37Th Pl	3716 S Langley Ave
3650 S Vincennes Ave	3717 S Langley Ave	3738 S Vincennes Ave	3757 S Vincennes Ave
540 E 37Th St	3719 S Langley Ave	3740 S Vincennes Ave	3755 S Vincennes Ave
542 E 37Th St	3723 S Langley Ave	3742 S Vincennes Ave	3753 S Vincennes Ave
552 E 37Th St	3727 S Langley Ave	3744 S Vincennes Ave	3751 S Vincennes Ave
501 E 36th Pl	3720 S Cottage Grove	3746 S Vincennes Ave	3749 S Vincennes Ave
515 E 36th Pl	3810 S Langley Ave	3750 S Vincennes Ave	3747 S Vincennes Ave
545 E 36Th Pl	3840 S Langley Ave	534 E 38Th St	633 E 37Th Pl
551 E 36Th Pl	616 E Pershing Rd	532 E 38Th St	637 E 37Th Pl
500 E 37Th St	618 E Pershing Rd	530 E 38Th St	3756 S Langley Ave
530 E 37Th St	620 E Pershing Rd	528 E 38Th St	3754 S Langley Ave
501 E 36th St	622 E Pershing Rd	526 E 38Th St	3752 S Langley Ave
505 E 36th St	624 E Pershing Rd	524 E 38Th St	3748 S Langley Ave
525 E 36th St	626 E Pershing Rd	522 E 38Th St	3737 S Langley Ave
3620 S Vincennes Ave	628 E Pershing Rd	3801 S Rhodes Ave	3741 S Langley Ave

Address	Address	Address	Address
3745 S Langley Ave	4120 S Oakenwald Ave	616 E 40Th St	4815/4826 S Federal St
3808 S Lake Park Ave	4118 S Oakenwald Ave	620 E 40Th St	4836 S Federal St
3830 S Lake Park Ave	4110 S Oakenwald Ave	622 E 40Th St	4850 S Federal St
3834 S Lake Park Ave	1124 E Bowen Ave	540 E Bowen Ave	37 W 47th St
3838 S Lake Park Ave	1122 E Bowen Ave	711 E 41st St	4830 S Dearborn St
3818 S Lake Park Ave	4154 S Lake Park Ave	659 E Bowen Ave	4831 S Federal St
759 E 37Th St	4201 S Lake Park Ave	4141 S Langley Ave	4835 S Federal St
3720 S Lake Park Ave	1130 E 42nd Pl	632 E 43rd St	4847 S Federal St
3730 S Lake Park Ave	4220 S Oakenwald Ave	4404 S St Lawrence Ave	4831 S Dearborn St
3740 S Lake Park Ave	4218 S Oakenwald Ave	725 E 44th St	4830 S State St
3815 S Ellis Ave	4216 S Oakenwald Ave	724 E 45th St	4836 S State St
4235 S Cicero Ave	4214 S Oakenwald Ave	727 E 44th St	4900 S Federal St
4247 S Cicero Ave	4212 S Oakenwald Ave	734 E 45th St	4904 S Federal St
5114 W 47th St	4210 S Oakenwald Ave	4415 S Evans Ave	4906 S Federal St
5112 W 47th St	4208 S Oakenwald Ave	4435 S Evans Ave	4908 S Federal St
5108 W 47th St	1123 E Bowen Ave	4425 S Evans Ave	4910 S Federal St
5106 W 47th St	1121 E Bowen Ave	4419 S Evans Ave	4916 S Federal St
5100 W 47th St	1119 E Bowen Ave	4514 S Champlain Ave	4914 S Federal St
5374 S Maplewood Ave	1117 E Bowen Ave	4516 S Champlain Ave	4926 S Federal St
5330 S Campbell Ave	1115 E Bowen Ave	4518 S Champlain Ave	4930 S Federal St
5334 S Campbell Ave	1111 E Bowen Ave	4522 S Champlain Ave	4942 S Federal St
4100 S Ellis Ave	823 E 42nd Pl	4524 S Champlain Ave	4909 S Federal St
4140 S Ellis Ave	4556 S Woodlawn Ave	4526 S Champlain Ave	4925 S Federal St
4114 S Oakenwald Ave	4599 S Oakenwald Ave	4528 S Champlain Ave	4929 S Federal St
4133 S Lake Park Ave	4595 S Oakenwald Ave	4530 S Champlain Ave	4941 S Federal St
4135 S Lake Park Ave	4593 S Oakenwald Ave	4532 S Champlain Ave	4929 S Dearborn St
4137 S Lake Park Ave	3911 S Indiana Ave	4534 S Champlain Ave	4921 S Dearborn St
4139 S Lake Park Ave	3934 S Calumet Ave	4544 S Champlain Ave	4930 S State St
4141 S Lake Park Ave	3956 S Calumet Ave	4538 S Champlain Ave	4936 S State St
1100 E Bowen Ave	4039 S Prairie Ave	334/342/350 W 42nd St	4935 S Dearborn St
1114 E Bowen Ave	4247 S Wabash Ave	334/342/ & 350 W 42nd	5000 S State St
1116 E Bowen Ave	4249 S Wabash Ave	303/309/311/321 W 42nd St	5030 S Federal St
1118 E Bowen Ave	4200 S Michigan Ave	4618 S Ashland Ave	5040 S Federal St
1138 E Bowen Ave	415 E Pershing Rd	4857 S Marshfield Ave	5048 S Federal St
4128 S Oakenwald Ave	637 E Pershing Rd	5033 S Hermitage Ave	5050 S Federal St
4126 S Oakenwald Ave	639 E Pershing Rd	5033 S Hermitage Ave	150 W 51St St
4124 S Oakenwald Ave	560 E 40th St	4800 S Bishop St	5054 S Federal St
4122 S Oakenwald Ave	608 E 40th St	4830 S Federal St	5020 S Federal St

Address	Address	Address	Address
5016 S Federal St	6732 S Elizabeth St	2540 W Monroe St	207 S Maplewood Ave
5026 S Federal St	6803 S Racine Ave	2536 W Monroe St	205 S Maplewood Ave
5036 S Federal St	6936 S Wallace St	2534 W Monroe St	206 S Campbell Ave
5042 S Federal St	339 W 69th St	2532 W Monroe St	2437 W Adams St
5022 S Dearborn St	335 W 69th St	2530 W Monroe St	200 S Western Ave
5019 S Federal St	6314 S Ellis Ave	2524 W Monroe St	304 S Campbell Ave
5040 S Dearborn St	6349 S Ellis Ave	2522 W Monroe St	316 S Campbell Ave
5035 S Federal St	6405 S Ellis Ave	2440 W Monroe St	318 S Campbell Ave
5259 S Emerald Ave	6551 S Ellis Ave	2424 W Monroe St	332 S Campbell Ave
5206 S State St	6508 S Greenwood Ave	2420 W Monroe St	325 S Maplewood Ave
5402 S Dearborn St	6531 S University Ave	2414 W Monroe St	315 S Maplewood Ave
31 W 54th St	1220 W 74th Pl	2554 W Wilcox St	311 S Maplewood Ave
5652 S Prairie Ave	7438 S Peoria St	2550 W Wilcox St	309 S Maplewood Ave
6243 S Indiana Ave	7429 S Peoria St	2546 W Wilcox St	337 S Campbell Ave
6251 S Indiana Ave	7440 S Green St	2542 W Wilcox St	335 S Campbell Ave
6246 S Prairie Ave	11819 S Union Ave	2540 W Wilcox St	333 S Campbell Ave
6215 S Calumet Ave	12941 S Halsted St	2544 W Wilcox St	331 S Campbell Ave
6219 S Calumet Ave	12943 S Halsted St	2548 W Wilcox St	325 S Campbell Ave
6131 S Calumet Ave	661 W 129th Pl	2552 W Wilcox St	323 S Campbell Ave
6145 S Calumet Ave	13350 S Langley Ave	140 S Maplewood Ave	321 S Campbell Ave
6205 S Calumet Ave	13420 S Drexel Ave	130 S Maplewood Ave	319 S Campbell Ave
6231 S Calumet Ave	13325 S Dobson Ave	120 S Maplewood Ave	2430 W Gladys Ave
512 E 63rd St	1101-1111 E 130th Pl	2547 W Monroe St	2428 W Gladys Ave
5548 S Emerald Ave	10533 S Avenue M	2543 W Monroe St	2422 W Gladys Ave
610 W 61st St	430 N Harding Ave	2435 W Monroe St	2418 W Gladys Ave
601 W 62nd St	436 N Springfield Ave	2549 W Wilcox St	2416 W Gladys Ave
5519 S Elizabeth St	405 N Avers Ave	2547 W Wilcox St	300 S Western Ave
5626 S Ada St	2570 W Madison St	2545 W Wilcox St	2422 W Van Buren St
5732 S Bishop St	2565 W Madison St	2543 W Wilcox St	2425 W Gladys Ave
5719 S Carpenter St	2557 W Madison St	2541 W Wilcox St	101 S Maplewood Ave
1209 W 59th St	2555 W Madison St	150 S Maplewood Ave	111 S Maplewood Ave
6241 S May St	2553 W Madison St	170 S Western Ave	121 S Maplewood Ave
5626 S Paulina Ave	2549 W Madison St	150 S Western Ave	131 S Maplewood Ave
5600 S Marshfield Ave	2537 W Madison St	221 S Maplewood Ave	130 S Campbell Ave
5643 S Marshfield Ave	2533 W Madison St	217 S Maplewood Ave	120 S Campbell Ave
5823 S Damen Ave	2554 W Monroe St	215 S Maplewood Ave	110 S Campbell Ave
6238 S Hermitage Ave	2552 W Monroe St	213 S Maplewood Ave	100 S Campbell Ave
6426 S Justine St	2546 W Monroe St	209 S Maplewood Ave	636 W Evergreen Ave

Address	Address	Address	Address
630 W Evergreen Ave	1525 W 13 <sup>th</sup> St/1525 W Washburne	2411 S Dearborn St	3506 S Dearborn St
1438 N Clybourn Ave	1526 W 13th St	2415 S Dearborn St	3510 S Dearborn St
1446 N Clybourn Ave	1450 W 13th St	2435 S Dearborn St	3512 S Dearborn St
1434 N Clybourn Ave	1448 W 13th St	2400 S State St	3514 S Dearborn St
1430 N Clybourn Ave	1446 W 13th St	2450 S State St	3518 S Dearborn St
610 W Evergreen Ave	1444 W 13th St	2416 S State St	3520 S Dearborn St
600 W Evergreen Ave	1442 W 13th St	3604 S Federal St	3522 South Dearborn
620 W Evergreen Ave	1440 W 13th St	3608 S Federal St	3524 S Dearborn St
1935 W Lake St	1438 W 13th St	3612 S Federal St	3526 S Dearborn St
1963 W Lake St	1436 W 13th St	3520 S Federal St	3516 S Dearborn St
1815 W Lake St	1434 W 13th St	3630 S Federal St	46 W 35th Pl
1817 W Lake St	1443 W Washburne Ave	3620 S Dearborn St	3603 S Federal St
1821 W Lake St	1526 W Hastings St	3605 S Dearborn St	3607 S Federal St
1825 W Lake St	2801 S Prairie Ave	3607 S Dearborn St	43 W 36th St
1827 W Lake St	2803 S Prairie Ave	3609 S Dearborn St	4213 S Cicero Ave
1829 W Lake St	2807 S Prairie Ave	3611 S Dearborn St	4225 S Cicero Ave
1831 W Lake St	2809 S Prairie Ave	3613 S Dearborn St	4220 S Keating Ave
1833 W Lake St	2811 S Prairie Ave	3615 S Dearborn St	4230 S Keating Ave
1835 W Lake St	2813 S Prairie Ave	3617 S Dearborn St	4244 S Keating Ave
1837 W Lake St	2815 S Prairie Ave	3619 S Dearborn St	4258 S Keating Ave
1839 W Lake St	2722 S Calumet Ave	3621 S Dearborn St	4204 S Keating Ave
1841 W Lake St	2724 S Calumet Ave	3623 S Dearborn St	4212 S Keating Ave
1854 W Maypole Ave	2726 S Calumet Ave	3625 S Dearborn St	4343 S Cicero Ave
1848 W Maypole Ave	2728 S Calumet Ave	3627 S Dearborn St	4349 S Cicero Ave
1810 W Maypole Ave	2730 S Calumet Ave	3629 S Dearborn St	4351 S Cicero Ave
1800 W Maypole Ave	2732 S Calumet Ave	3631 S Dearborn St	4355 S Cicero Ave
1940 W Washington Blvd	2800 S Calumet Ave	3633 S Dearborn St	4359 S Cicero Ave
1931 W Maypole Ave	2802 S Calumet Ave	3725 S Federal St	4900 W 43rd St
1825 W Maypole Ave	2651 S Prairie Ave	45 W 37th St	4850 W 43rd St
1829 W Maypole Ave	2711 S Prairie Ave	35 W 37th St	4800 W 43rd St
1833 W Maypole Ave	2710 S Calumet Ave	3740 S Dearborn St	4303 S Lavergne Ave
1848 W Washington Blvd	2822 S Calumet Ave	3825 S Federal St	4303 S Laporte Ave
1831 W Maypole Ave	2725 S Prairie Ave	3800 S Dearborn St	4303 S Laporte Ave
1511 W Roosevelt Rd	2210 S State St	3804 S Dearborn St	4303 S Lamon Ave
1509 W Roosevelt Rd	45 W Cermak Rd	3806 S Dearborn St	4303 S Lamon Ave
1528 W Washburne Ave	40 W 23rd St	3820 S Dearborn St	4303 S La Crosse Ave
1510 W Washburne Ave	2222 S State St	3508 S Dearborn St	4303 S La Crosse Ave
1430 W Washburne Ave	2401 S Dearborn St	3501 S Federal St	4403 S Lavergne Ave

Address	Address	Address
4403 S Laporte Ave	4331 S Federal St	4530 S State St
4403 S Lamon Ave	4333 S Federal St	4610 S Federal St
4403 S La Crosse Ave	4335 S Federal St	4620 S Federal St
4031 S State St	4337 S Federal St	4640 S Federal St
4136 S Federal St	4339 S Federal St	4630 S Dearborn St
4054 S Federal St	4341 S Federal St	4639 S Federal St
4106 S Federal St	4334 S Dearborn St	4609 S Federal St
4112 S Federal St	4336 S Dearborn St	4619 S Federal St
4118 S Federal St	4338 S Dearborn St	4848 S State St
4124 S Federal St	4340 S Dearborn St	4910 S State St
4130 S Federal St	4342 S Dearborn St	4926 S State St
4116 S Federal St	4344 S Dearborn St	5110 S Federal St
4009 S Federal St	46 W 44Th St	5130 S Federal St
4011 S Federal St	44 W 44Th St	5250 S Federal St
4015 S Federal St	42 W 44Th St	5242 S Federal St
4019 S Federal St	40 W 44Th St	5246 S Federal St
4021 S Federal St	38 W 44Th St	5226 S Federal St
4016 S Dearborn St	36 W 44Th St	5131 S Federal St
52 W 40th Pl	34 W 44Th St	5111 S Federal St
48 W 40th Pl	32 W 44Th St	5111 S Dearborn St
4005 S Dearborn St	24 W 44Th St	5110 S State St
4007 S Dearborn St	22 W 44Th St	5130 S State St
4013 S Dearborn St	20 W 44Th St	5221 S Federal St
4000 S State St	18 W 44Th St	1450 N Clybourn Ave
4004 S State St	4400 S Federal St	51 W 40th Pl
4006 S State St	4412 S Federal St	47 W 40th Pl
4008 S State St	4418 S Federal St	4100 S Dearborn St
4010 S State St	4430 S Federal St	4104 S Dearborn St
4028 S State St	4500 S Federal St	4108 S Dearborn St
4310 S Federal St	4516 S Federal St	4112 S Dearborn St
4330 S Federal St	4521 S Federal St	4116 S Dearborn St
4511 S Federal St	20 W 45th Pl	4520 S State St
14 W 45th Pl	4510 S State St	4530 S Federal St
4531 S Federal St		

### ***Local Asset Management Plan***

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

CHA has developed this program to ensure that accounting and financial reporting methods comply with OMB Circular A-87 regarding cost allocations, OMB Circular A-133 regarding audit requirements, and generally accepted accounting practices (GAAP), as codified in 2 CFR. 200.400 et. seq. and 2 C.F.R. 200.500 et. seq., respectively

The local asset management program incorporates the following key components:

- Implementation of project-based management – CHA has decentralized property operations to each property by contracting with professional private management companies. These private management companies manage the day-to-day operations in accordance with HUD public housing requirements and are overseen by CHA's Asset Management staff.
- Budgeting and accounting – Public housing operating budgets at the property level are completed annually and the related accounting activities are maintained at that level as well. This model allows the Authority to operate and monitor its asset portfolio as Asset Management Projects (AMPS).
- Financial management – Financial analysis is performed on a monthly basis, at the property level, to ensure operating budgets are properly managed. Financial reporting requirements are in accordance with the amended Moving to Work Agreement as well as 2 CFR. 200.400.

### **Program Principles**

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

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

### **Cost Allocation Approach**

CHA's Amended and Restated Moving to Work Agreement identifies either a "fee-for-service" option or an "indirect cost" option to be utilized to distribute direct and indirect costs under local asset management plan under Circular A-87. CHA utilizes an indirect cost allocation. CHA is in keeping with 24 CFR 990 and uses property level management, accounting, and budgeting and has established a Central Office Cost Center (COCC). As stated in 2 CFR 200.412, there is no universal rule for classifying costs as either direct or indirect. A cost may be direct with respect to some specific service or function, but indirect with respect to the final cost objective. Direct costs associated with project activities are allocated to the specific properties receiving the benefit of the expenditure. Direct and indirect costs associated with the COCC are allocated on a reasonable basis and, if allocated to public housing properties, are substantially done using a project unit distribution basis.

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

- Executive Office
- Legal
- Finance

- Administration
- Property & Asset Management
- Housing Choice Voucher
- Resident Services
- Development Management
- Human Resources
- Inspector General
- Procurement
- Investments
- Internal Audit

### CHA Cost Objectives under MTW

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

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

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

### Financial Reporting

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

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



## ***Affirmatively Furthering Fair Housing***

### ***Physical Housing Stock—Public Housing***

The CHA incorporates Uniform Federal Accessibility Standards (UFAS) into new construction and rehabilitation, ensuring that housing is provided for people with disabilities currently residing in CHA housing as well as those on its waiting lists. Whereas most housing authorities provide 5.0% and 2.0% of its units to people with mobility and sensory impairments, CHA provides 5.3% and 2.1% respectively. To ensure compliance with the exacting UFAS standards, the CHA contracts with a third-party architecture firm to certify all UFAS units. To date, CHA has 1,536 UFAS-504 Mobility units and 467 UFAS-504 Sensory units and has certified 103 common areas as UFAS accessible.

### ***Policies and Procedures***

#### **All Programs**

CHA completed an Americans with Disabilities Act Title II Self-Evaluation Update- Policies, Procedures and Effective Communication in January 2020 and is currently taking steps to implement the recommendations outlined in the report.

#### **Public Housing**

CHA has an Accessibility Specialist who works in the public housing Property and Asset Management Office. The Accessibility Specialist oversees the review and implementation of all Requests for Reasonable Accommodation in CHA's Public Housing Program to ensure that CHA can find a unit that meets the needs the requested reasonable accommodation.

#### **Housing Choice Voucher (HCV)**

The HCV Fair Housing team is responsible for compliance with all applicable fair housing and disability-related laws and regulations. The Fair Housing team serves HCV participants who need fair housing and disability-related assistance locate accessible housing that meets their disability related needs.

The Fair Housing team organizes and facilitates trainings on fair housing and disability both for CHA staff and external partners, including participants and property owners. In the HCV Program, CHA created the first of its kind Modification Fund, which consists of a pool of money set aside for the construction and installation of accessibility features for HCV participants. CHA has an Intergovernmental Agreement (IGA) with the Mayor's Office for People with Disabilities (MOPD) to provide customized accessibility modifications that meet the needs of people with disabilities.

CHA is in the final year of two-year Fair Housing testing project. The testing results will be used to analyze fair housing issues and shape CHA's fair housing goals as part of its duty to affirmatively further fair housing.

#### **Blueprint for Fair Housing**

The CHA participated in the Cook County Regional Assessment of Fair Housing, a first-of-its-kind planning effort, convening 13 jurisdictions and six public housing authorities to understand the underlying causes behind the region's residential segregation and related fair housing issues. As part of the regional effort, the City of Chicago and CHA partnered to craft goals and strategies to affirmatively further fair housing and make Chicago a more equitable, prosperous place, with the most impacted residents at the center of the conversation.

### ***Rental Assistance Demonstration Program***

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

Through RAD, CHA is converting select properties to PBV under the guidelines of PIH Notice 2012-32 (HA), H-2017-03, REV-4 and any successor notices. Upon conversion to PBV, CHA will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6.C & 1.6.D of PIH Notice 2012-32 (HA), H-2017-03 REV-4 as amended by applicable HUD permissions and CHA's MTW authority. These resident rights, participation, waiting list and grievance procedures are appended to this Amendment. Additionally, CHA is currently and will remain compliant under RAD with all fair housing and civil rights requirements, Gautreaux and other court orders, if applicable.

RAD was designed by HUD to assist in preserving affordable housing assets and addressing capital needs of public housing by providing CHA with access to private sources of capital. Upon conversion, CHA's Capital Fund Budget will be reduced by the pro rata share of public housing units converted to PBV as part of the Demonstration, and CHA may also borrow funds to address capital needs in the future. CHA has and will continue to conduct physical capital needs assessments to determine the need for appropriate contributions to replacement reserves and to determine the immediate capital needs to address during the conversion of properties. Regardless of any funding changes that may occur as a result of conversion under RAD, CHA will maintain its continued service level as calculated using HUD's MTW Baseline methodology.

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

91 NAME AND STATUS	PIC AMP	RAD Type	Total Units	Unit Mix (Pre-Conversion / Post-Conversion)	Property Type	Transfer of Assistance Proposed	Capital Fund Allocation
Fannie Emanuel (Parkview) – converted 2016	IL002065000	PBV	181	1BR - 181	Senior	No	\$24,000,000
Daniel Burnham Apts – converted 2016	IL002075000	PBV	181	1BR - 181	Traditional Senior	No	\$7,400,000
Schneider – converted 2017	IL002059000	PBV	174	1BR – 174	Traditional Senior	No	\$5,222,933
Las Americas – converted 2017	IL002063000	PBV	212	1BR – 211 2BR – 1	Traditional Senior	No	\$7,110,040
Lorraine Hansberry – converted 2017	IL002064000	PBV	169	1 BR – 169	Traditional Senior	No	\$8,900,000
Mary Hartwell Catherwood	IL002055000	PBV	357	OBR – 11 1BR – 343 2BR – 3	Traditional Senior	No	TBD
Margaret Day Blake (incl. Maria Diaz Martinez and Elizabeth Woods)	IL002072000	PBV	317	1BR – 313 2BR – 4	Traditional Senior	No	TBD
Zelda Ormes	IL002049000	PBV	269	OBR – 82 1BR – 186 2BR – 1	Traditional Senior	No	\$8,408,400
Kenneth Campbell – converted 2018	IL002082000	PBV	165	OBR – 24 1BR – 140 2BR – 1	Traditional Senior	No	\$5,100,000
Mahalia Jackson	IL002041000	PBV	282	1BR – 280 2BR – 2	Traditional Senior	No	TBD
Hilliard 1 Senior	IL002135000	PBV	94	1BR – 94	Mixed- Income	No	\$900,000
Hilliard 1 Family	IL002099000	PBV	59	1BR – 12 2BR – 27 3BR – 10 4BR – 10	Mixed- Income	No	\$900,000
Caroline Hedger – converted 2016	IL002076000	PBV	450	OBR – 303 1BR – 145 2BR – 2	Traditional Senior	No	\$1,200,000
Minnie Riperton – converted 2016	IL002078000	PBV	339	OBR - 13 1BR - 325 2BR - 1	Traditional Senior	No	\$4,500,000
Robert Lawrence – converted 2017	IL002086000	PBV	193	1BR – 192 2BR – 1	Traditional Senior	No	\$8,996,010
Ada S. Dennison McKinley	IL002081000	PBV	125	1BR – 124 2 BR – 1	Traditional Senior	No	TBD
Ella Flagg Young (incl. Castleman)	IL002060000	PBV	436	OBR – 40 1BR – 396	Traditional Senior	No	TBD
William Jones – converted 2018	IL002070000	PBV	116	1BR – 115 2BR – 1	Traditional Senior	No	\$8,080,000
Irene McCoy Gaines	IL002062000	PBV	151	OBR – 32 1BR – 118 2BR – 1	Traditional Senior	No	TBD
Alfreda Barnett Duster	IL002042000	PBV	129	OBR – 26 1BR – 102 2BR – 1	Traditional Senior	No	TBD
Elizabeth Davis – converted 2018	IL002050000	PBV	149	1BR – 148 2BR – 1	Traditional Senior	No	\$5,675,000
Albany Terrace	IL002061000	PBV	350	1BR – 350	Traditional Senior	No	TBD

Edith Spurlock Sampson	IL002074000	PBV	394	OBR - 46 1BR - 346 2BR - 2	Traditional Senior	No	TBD
Flannery	IL002044000	PBV	252	OBR - 54 1BR - 196 2BR - 2	Traditional Senior	No	TBD
Wicker Park	IL002068000	PBV	225	1BR - 223 2BR - 2	Traditional Senior	No	TBD
Long Life - converted 2018	IL002066000	PBV	116	1BR - 115 2BR - 1	Traditional Senior	No	\$6,200,000
Mary Jane Richardson (incl. Maudelle Brown Bousfield)	IL002079000	PBV	266	OBR - 87 1BR - 177 2BR - 2	Traditional Senior	No	TBD
Vivian Gordon Harsh (incl. Judge Green) - converted 2019	IL002083000	PBV	278	OBR - 21 1BR - 255 2BR - 2	Traditional Senior	No	\$7,577,300 and \$13,127,700
Judge Fisher - converted 2017	IL002057000	PBV	199	OBR - 40 1BR - 159	Traditional Senior	No	\$11,008,000
Lidia Pucinska	IL002043000	PBV	378	1BR - 376 2BR - 2	Traditional Senior	No	TBD
Patrick Sullivan - converted 2019	IL002067000	PBV	482	OBR - 240 1BR - 240 2BR - 2	Traditional Senior	No	\$10,980,000
Armour Square	IL002046000	PBV	392	OBR - 43 1BR - 345 2BR - 4	Traditional Senior	No	TBD
Lincoln Perry - converted 2016	IL002052100	PBV	450	OBR - 8 1BR 440 2BR - 2	Traditional Senior	No	\$7,650,000
Judge Slater - converted 2016	IL002084000	PBV	407	OBR - 13 1BR - 393 2BR - 1	Traditional Senior	No	\$7,250,000
Vivian Carter - converted 2018	IL002080000	PBV	224	1BR - 223 2BR - 1	Traditional Senior	No	\$6,800,000
Hattie Callner - converted 2018	IL002048000	PBV	147	OBR - 30 1BR - 116 2BR - 1	Traditional Senior	No	\$7,700,000
Horner Westhaven (Superblock)* - converted 2016	IL002156000	PBV	95	1BR-30/1BR-38 2BR-54/2BR-31 3BR-99/3BR-21 4BR-10/4BR-4 5BR-8/5BR-1	Mixed-income	No	TBD
Lathrop Homes* Phase 1A converted 2017	IL002022000	PBV	400	1BR-454/1BR-TBD 2BR-401/2BR-TBD 3BR-63/3BR-TBD 4BR - TBD	Mixed-Income	Yes - multiple locations TBD	TBD
Concord at Sheridan 6438 N. Sheridan	IL002022000 MP1	PBV	65	1BR - 47 2BR - 18	Family	Yes - Transfer from Lathrop Homes	\$20,600,000
Ravenswood Senior Living 4501 N. Winchester	IL002022000 MP2	PBV	74	1BR - 74	Senior	Yes - Transfer from Lathrop Homes	\$12,500,000
Pennycuff Apartments 2031 - 37 N. Milwaukee	IL002022000 MP4	PBV	47	1BR - 35 2BR - 12	Family	Yes - Transfer from Lathrop Homes	\$8,225,000
Aurea E. Martinez Apartments 5525 W. Diversey	IL002022000 MP3	PBV	45	1BR - 45	Family	Yes - Transfer from Lathrop Homes	\$4,700,000
Independence Apartments 4022 N. Elston	IL002022000 MP5	PBV	30	1 BR - 30	Senior	Yes - Transfer from Lathrop Homes	\$9,950,000

Northtown Apartments 6800 N. Western	IL002022000 MP6	PBV	30	1 BR - 30	Senior	Yes - Transfer from Lathrop Homes	\$10,900,000
Oso Apartments 3435 W. Montrose	IL002022000 MP7	PBV	32	1 BR - 19 2 BR - 13	Family	Yes - Transfer from Lathrop Homes	\$9,760,000
Parkside 4, Phase 2 551 W. Elm St.	IL002022000 MP8	PBV	35	1BR - 9 2BR - 1 3BR - 24 4BR - 1	Family	Yes - Transfer from Lathrop Homes	\$11,620,000
Emmett Street 2602-2638 N. Emmett St.	IL002022000B	PBV	50	1BR - 16 2BR - 25 3BR - 9	Family	Yes - Transfer from Lathrop Homes	\$12,992,000
Altgeld Gardens*	IL002002000B	PBV	0	0BR - 2/0BR - 0 1BR - 12/1BR - 0 2BR - 104/2BR - 0 3BR - 102/3BR - 0 4BR - 24/4BR - 0	Family	Yes - multiple locations TBD	---
Ickes Phase 1A and 1B 25 <sup>th</sup> and State St.	IL002002000CA T1A IL002002000CA T1B	PBV	68	TBD	Family	Yes - Transfer from Altgeld Gardens	\$21,239,000
Park Boulevard	IL002002000CA T1D	PBV	36	1BR - 10 2BR - 24 3BR - 2	Family	Yes - Proposed Transfer from Altgeld Gardens	\$15,000,000
Ogden Commons	--	PBV	44	1BR - 29 2BR - 10 3BR - 5	Family	Yes - Proposed Transfer from Altgeld Gardens	TBD
Grace Manor	--	PBV	19	1BR - 9 2BR - 10	Family	Yes - Proposed Transfer from Altgeld Gardens	TBD
Levy House	--	PBV	20	1BR - 20	Senior	Yes - Proposed Transfer from Altgeld Gardens	TBD
Lake Park Crescent	IL002105000	PBV	60	1BR - 13 2BR - 27 3BR - 20	Mixed- Income	No	\$11,310,000
Roosevelt Square	IL002116000	PBV	125	1BR - 25 2BR - 58 3BR - 29 4BR - 13	Mixed- Income	No	TBD
Renaissance North	IL002098000	PBV	18	1BR - 3 2BR - 9 3BR - 6	Mixed- Income	No	TBD
Langston	IL002021000	PBV	29	1BR - 9 2BR - 11 3BR - 4 4BR - 5	Mixed- Income	No	TBD
Quincy	IL002020000	PBV	27	1BR - 5 2BR - 14 3BR - 7 4BR - 1	Mixed- Income	No	TBD
Other	---	PBV	480	TBD	TBD	TBD	TBD

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

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

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

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

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

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

Five-Year Phase-in:

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

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

5. **Public Housing Family Self Sufficiency (PH FSS).** Current Public Housing FSS participants will continue to be eligible for FSS once their housing is converted under RAD. CHA will be allowed to use any remaining PH FSS funds to serve those FSS participants who live in units converted by RAD. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the FY15 Appropriations Act), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD. CHA will be required to administer the FSS program in accordance with FSS regulations at 24 CFR Part 984, the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100. Escrowed funds for PH FSS participants will be transferred into the HCV escrow account.
6. **Resident Participation and Funding.** Resident organizations and representation in place at CHA properties prior to the RAD conversion will continue to be managed and recognized in accordance with current CHA policies and HUD regulations.
7. **Resident Procedural Rights.** The following items will be incorporated into both CHA's HCV Administrative Plan and the owner's lease (including the required lease or lease addendum), as applicable.
  - a. **Termination Notification.** CHA's termination procedure for RAD will provide adequate written notice of termination of the lease. As required, CHA developed a termination policy that was included in updates to the HCV Administrative Plan that were released for public comment in November 2014 and approved by CHA's Board in January 2015.
  - b. **Grievance Process.** For issues related to tenancy and termination of assistance, CHA will provide an opportunity for an informal hearing. As required, CHA developed a grievance procedure that incorporates essential components of the current public housing grievance process as well as required RAD provisions. CHA's RAD grievance procedure was released for public comment in November 2014 and approved by CHA's Board in January 2015.

8. **Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent five-year phase-in, as described in Section 1.6.C.4 (item #4 herein); instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

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

9. **Under-Occupied Units.** If a household is in an under-occupied unit under 24 CFR 983.259 at the time of conversion, the household may remain in the unit until an appropriate-sized unit becomes available in the RAD property. When an appropriate-sized unit becomes available in the RAD property, the household living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Contract Administrator. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the RAD property, HUD has waived 24 CFR 983.259.
10. **Waiting List Administration.** CHA will continue to use the Site-Based Waitlists for senior and family housing (as applicable) for RAD properties. For RAD properties where transfer of assistance will be utilized, CHA will notify existing waitlist applicants how they can apply for any new properties with site-based waitlists. All newly established site-based waitlists will be prepared in accordance with all applicable civil rights, fair housing laws and regulations, and applicable court orders.
11. **Choice Mobility.** After completing a one-year residency requirement under the RAD program, households within RAD PBV units may request a tenant-based HCV. CHA will provide tenant-based vouchers to the households that have requested them to the extent that they are available. CHA reserves the right to provide no more than three-quarters of its turnover vouchers per year to eligible Choice-Mobility households.