



FY2013 Moving to Work Annual Report

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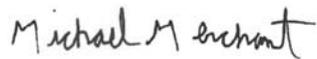
Message from CEO

FY2013 marked a turning point for the Chicago Housing Authority as the agency unveiled its new strategic plan, *Plan Forward: Communities that Work*, in April 2013. Through a robust and extensive process of collecting information and feedback from a variety of stakeholders, CHA set forth its newly articulated mission and strategic goals that will guide CHA's current and future work. Under my leadership, I have charged staff to diligently work in developing data-driven policies and designing innovative programs to meet Plan Forward's objectives.

As CHA's Chief Executive Officer, I bring a unique perspective to the agency from my previous work as the Commissioner of the City of Chicago's Department of Buildings and in intergovernmental affairs for both the City of Chicago's Mayor's Office and the Chicago Public Schools. I am excited to continue my long history in public service at CHA by providing affordable housing to low-income Chicagoans and working with valuable partners, including CHA's residents.

I am pleased to present CHA's FY2013 Moving to Work (MTW) Annual Report. As part of *Plan Forward*, the agency continues to implement plans for key initiatives including new unit delivery strategies and continued progress toward the original goal of 25,000 public housing units. By the end of FY2013, CHA had completed 87% of the overall unit delivery goal. In CHA's MTW Annual Report, you will also find updates on other Plan Forward initiatives as well as progress and outcomes for specific activities made possible through the flexibilities of the U.S. Department of Housing and Urban Development's (HUD) Moving to Work Demonstration program.

The agency could not pursue the bold intentions of *Plan Forward* without coordinating with its government partners, including HUD and City of Chicago departments and sister agencies. I want to thank Mayor Rahm Emanuel for his continued support of the Chicago Housing Authority and for the opportunity to advance the important work of CHA. I am also grateful for CHA's key stakeholders, including residents, resident leadership, development partners and community organizations who continually bring valuable perspectives to the work of the agency. As we look back on the accomplishments of the past year, I am eager and focused on the good work ahead of us in the coming year.



Michael Merchant
Chief Executive Officer
Chicago Housing Authority

Section One: Introduction



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Section I: Introduction

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Overview of CHA's MTW Goals and Objectives

Since 2000, CHA has been engaged in achieving the goals of the original Plan for Transformation: rehabilitate or redevelop 25,000 housing units in Chicago; reintegrate low-income families and housing into the larger physical, social and economic fabric of the city; provide opportunities and services to help residents improve their lives; and spur the revitalization of communities once dominated by CHA developments. CHA and HUD signed the original Moving To Work (MTW) Agreement on February 6, 2000 which allowed CHA to implement the original Plan for Transformation. CHA's Amended and Restated MTW Agreement with HUD was fully executed on June 26, 2008 which extended CHA's participation in the MTW Demonstration Program through FY2018.

On April 20, 2013, Mayor Rahm Emanuel and CHA unveiled a new strategic plan, *Plan Forward: Communities that Work*, which outlines the agency's newly articulated mission and strategic goals that will guide CHA's work moving forward. The key goals of Plan Forward include completing the final phase of the original Plan and coordinating public and private investments to develop vibrant communities; ensuring CHA's housing portfolio is safe, decent and sustainable; and expanding targeted services to more residents at critical milestones in their lives. As CHA implements Plan Forward initiatives, the agency will continue to pursue the three statutory objectives of the MTW Demonstration Program:

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

As part of the MTW Agreement, CHA must submit an annual report to HUD no later than 90 days after the end of the fiscal year. In May 2013, HUD issued a revised Form 50900 (Attachment B to the MTW Agreement) which outlines new requirements for the content of MTW annual plans/reports and for tracking the impact of MTW activities. CHA's FY2013 MTW Annual Report is the first document in which CHA must fully adopt these new reporting requirements. CHA will continue to work with HUD to ensure compliance with the new Form 50900.

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

Key Plan Forward Initiatives

Throughout FY2013, CHA continued to pursue and/or plan for future implementation of the following Plan Forward initiatives:

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

In order to achieve the 25,000 unit goal of the original Plan, CHA is pursuing a variety of unit delivery strategies.

- CHA continues to move forward with new phases in mixed-income developments which have replaced many former CHA properties.
- CHA also continues to expand the Property Rental Assistance (PRA) Program to bring new project-based voucher units through multi-year contracts with private owners and developers.
- In FY2013, CHA launched a new Real Estate Acquisition Program (REAP) as a strategy for acquisition of public housing units primarily in CHA-designated opportunity areas.

- In addition, CHA released a Request for Qualifications (RFQ) in July 2013 to solicit a pool of developers interested in partnering with CHA, and 24 initial prequalified development teams were approved by CHA's Board in December 2013.
- As part of Plan Forward, CHA is exploring additional local housing programs to provide more units toward the 25,000 goal. CHA will propose these programs for HUD approval through annual plans/amendments, as required, and will also request HUD approval to count housing toward the overall 25,000 unit goal.

During FY2013, CHA continued to make progress toward the original Plan for Transformation goal of rehabilitating or replacing 25,000 units of affordable housing in Chicago. In FY2013, CHA delivered 298 housing units through mixed-income redevelopment, public housing acquisition and new project-based voucher units through the PRA program. As of the end of FY2013, CHA has completed 21,649 housing units or 87% of the overall unit delivery goal for the Plan.¹ (Please refer to Section II and IV for more information.)

FY2013 Overall Unit Delivery

IL Number	Type/Program	Development	Projected FY2013 Unit Delivery	Actual FY2013 Unit Delivery
IL002153000	Mixed-Income Family Housing Redevelopment	Oakwood Shores 2C	19	19
IL002128000		Lakefront II Rental	47	47
IL002114000		Oakwood Shores 2D	22	22
IL002157000	Public Housing Acquisition	Property Investment Initiative	7	7
TBD		Real Estate Acquisition Program (REAP)*	250	0
N/A	Project-Based Vouchers	Property Rental Assistance Program	180	203
Total Housing Units			525	298
*REAP includes 2013 annual plan projections for Multi-Family Acquisition Initiative and Housing for Chicagoans Everywhere, which are no longer applicable as separate initiatives.				

Uniform Housing Policy

Like most housing authorities, CHA administers two primary housing subsidy programs: the Public Housing and Housing Choice Voucher programs. While the programs are similar in several key aspects, the specific policies have evolved over time and differ in areas that lead to administrative inefficiencies and participant confusion. Another element of Plan Forward is to address these issues by creating a Uniform Housing Policy to establish a more consistent set of rules for all CHA-assisted housing. The Uniform Housing Policy will align housing policies to streamline and clarify program administration. It will unify the rules for the two housing programs to make them more user-friendly and efficient to manage by having a single set of requirements, standards, and

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

processes. CHA will implement the Uniform Housing Policy through a multi-phased approach. This implementation strategy will prioritize policies that benefit participants and enhance consistency across programs in FY2014. New policies that require more discussion and analysis will be adopted in subsequent years.

Throughout FY2013, CHA has continued internal analysis and planning for the adoption of the Uniform Housing Policy as well as outlining strategies for resident and stakeholder communication. Beginning in FY2014, CHA plans to move forward with several policies that require MTW authority, including expanding biennial recertification to public housing, adopting triennial recertification for households with only senior/disabled participants, simplifying asset verification, and modifying “Choose to Own” homeownership and Family Self Sufficiency program requirements. In addition, CHA plans to implement additional policies related to HCV unit inspection owner participation, clarification of waitlist priorities and income requirements across housing programs, clarification of definitions of absent participants, guests and unauthorized members, standardization of utility allowance schedules and adoption of smoke-free housing policies for all new properties. CHA plans to release Uniform Housing Policy documents for public housing and HCV programs for public comment and HUD approval in order to implement these policies in FY2014.

Rental Assistance Demonstration (RAD) Program

In October 2013, CHA submitted a portfolio application to HUD to utilize RAD for approximately 64 public housing properties with 10,935 units over the next two years (2014-2015). CHA plans to utilize RAD to refinance some properties and to support new initiatives that will expand affordable housing opportunities. More than 40 stakeholder, resident and community meetings were held prior to the application to educate people about the benefits of RAD and how it can be used to support long-term affordability.

After the RAD portfolio application was submitted, CHA learned that the 60,000 unit maximum currently available for RAD had already been reached through applications received by HUD. In FY2014, CHA will continue the internal planning process for RAD in the event that the number of units available for the program is increased, or if any of the earlier applications do not move forward. CHA will pursue a FY2014 Annual Plan Amendment, including public comment, as required, upon receipt of any RAD approval by HUD.

Housing Programs to Support Local Preferences

As part of Plan Forward, CHA has explored alternative housing programs, including potential non-traditional subsidy programs, to support local initiatives and needs. After careful consideration, CHA has determined it will not pursue non-traditional subsidy programs. However CHA continues to explore strategies and program parameters that will contribute to Chicago’s Plan to End Homelessness 2.0, HUD’s Designated Opportunities to End Homelessness and other local initiatives. CHA will propose specific initiatives, including any requiring the use of MTW flexibility, for HUD approval through a FY2014 Annual Plan Amendment or subsequent annual plan. As referenced earlier in this section, CHA may also seek HUD approval to count such housing toward the 25,000 unit goal.

New Service Model

CHA has developed a new service model in line with *Plan Forward: Communities that Work*. The new model will provide services to more residents, including some HCV residents, and will better tailor services to needs with a focus on adult education and employment, youth and clinical services. CHA will fully transition to the new model in FY2014, which includes:

- Allowing HCV residents to take advantage of certain education and workforce programs, including the agreement with the City Colleges of Chicago that allows residents to attend certificate and degree programs at no cost after financial aid, and Transitional Jobs and On-the-Job Training programs through workforce providers. This aspect of the new model was put in place in FY2013.
- Tailored services that focus case coordination services and outreach on families who retain a Right of Return and those with at least one unemployed adult. Families in which all adults are working will still be able to access all services upon request, but unlike in the past they will only receive direct outreach if they have a lease violation or youth eligible to participate in programs.
- Like the previous model, the new model will continue to offer ongoing workforce development programs, youth programs and clinical/mental health services available to all public housing residents.

Approved MTW Activities

In FY2013, CHA also continued the following approved, implemented MTW activities to provide more housing options for families, assist residents in achieving self-sufficiency, and increase the cost-effectiveness of public housing and Housing Choice Voucher program administration.

Housing/Development

- *Revitalization of 25,000 Housing Units*: CHA continues to make progress toward the goal of 25,000 housing units and providing additional housing opportunities for residents.
- *Reasonable Cost Formula and Methodologies for Rehabilitation*: CHA established reasonable cost limitations in FY2008 for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits.
- *Reasonable Cost Formula and Methodologies for Redevelopment*: HUD approved the reasonable cost formula for redevelopment in FY2010. The reasonable cost formula helps CHA cover the full cost of public housing units in mixed-income developments and increase public housing opportunities on an annual basis.

Public Housing and HCV Programs

- *\$75 Minimum Rent for Public Housing and HCV Programs*: CHA increased the minimum rent from \$50 to \$75 in FY2009. The impact of the revised minimum rent level is an increase in rent collection revenue from residents paying the minimum rent.
- *Choose to Own Homeownership Program for HCV and Public Housing (previously Comprehensive Low-Income Home Ownership Program)*: CHA expanded the Choose to Own (CTO) Home Ownership Program beyond HCV participants to current CHA public housing residents.

Public Housing

- *Public Housing Work Requirement*: Through the implementation of a work requirement across CHA's public housing portfolio, more residents are engaged in employment, education, job training, and community service in order to achieve goals for self-sufficiency. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement.

- Office of the Ombudsman: The Office of the Ombudsman provides designated staff to address the concerns of public housing residents living in mixed-income communities and serves as a liaison between residents and CHA leadership. The office assists residents in resolving issues and adapting to their new community.

Housing Choice Voucher Program

- Biennial Re-examinations for HCV: CHA currently conducts biennial re-examinations for HCV Program participants.
- Exception Payment Standards: CHA is authorized to apply exception payment standards that may be up to 300% of HUD's published Fair Market Rents (FMRs) for the City of Chicago in order to increase housing options in opportunity areas throughout Chicago.
- Owner Excellence – Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval within 90 Days of Passed Date: As part of the HCV Owner Excellence Program, CHA may approve tenancy for a unit that passed an inspection within the previous 90 days eligible owners, with qualifying units, participating in the Owner Excellence Program.
- Owner Excellence – Vacancy Payments: As part of the HCV Owner Excellence Program, CHA may provide a modest vacancy payment to eligible owners, with qualifying units, participating in the Owner Excellence Program who re-lease a unit currently in the HCV program to another HCV participant.
- Owner Excellence – Biennial Inspections: As another component to the Owner Excellence Program, CHA conducts biennial inspections on qualifying units, as defined by CHA, of eligible owners participating in the Owner Excellence Program.
- Elimination of Assets in Income Calculation After Initial Eligibility for HCV: CHA currently only calculates assets at initial eligibility for the HCV program, and income from assets is only included in the initial rent calculation.

Property Rental Assistance/Project-Based Voucher Program

- Exceed the Limit of 25% Project-Based Voucher (PBV) 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.
- Authorization of Qualified PRA Owners/Property Managers to Perform Initial Eligibility Determinations and Reexaminations: CHA allows qualified owners, as defined by CHA, to perform initial eligibility determinations and re-examinations of participants in the PRA Program.
- Authorization of Qualified PRA Owners/Property Managers to Perform Annual Inspections: CHA allows qualified owners, as defined by CHA, to perform annual inspections for PBV units.
- PBV Contract Commitments with 16-30 Year Initial Terms (previously 30-Year PBV Contract Commitments): To facilitate the expansion of affordable housing opportunities through the use of PBVs, CHA uses MTW authority to enter into HAP contracts for initial terms between 16 and 30 years.

- Acceptance of City Certificates of Occupancy for Initial PRA Inspections (previously PRA Inspections): CHA is authorized to accept the issuance of a Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards for initial PRA inspections.
- Two-Year Requirement for PBV Participant Transition to Housing Choice Voucher: CHA reduces turnover in PBV developments by requiring families to occupy the unit for two years, unless a supportive housing unit, before they are eligible for a Tenant-Based Voucher.
- 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.

Finally, in FY2013, CHA continued to utilize the single-fund budget provided through MTW participation for expanded and flexible resources for overall administration of housing assistance, capital and redevelopment activities, and special services and programs for residents. *(Please refer to Section V for more info.)*

Section Two: General Housing Authority Operating Information



Section II: General Housing Authority Operating Information

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

Section II-A: Housing Stock Information

Project-Based Voucher Utilization in FY2013

CHA has continued to expand the use of project-based vouchers (PBVs) since FY2001 to increase housing options for low-income families in the region. PBVs are issued directly to property owners, unlike tenant-based vouchers, and remain with the unit if a tenant moves out. In 2013, 2,774 PBVs were utilized in properties with units under either Housing Assistance Payment (HAP) contracts or an Agreement to Enter into a Housing Assistance Payment (AHAP). This includes 2,436 total PBV units under HAP contract and 338 under AHAP.

New Housing Choice Vouchers that were Project-Based During FY2013

The following table provides an overview of new project-based vouchers and leasing in FY2013.

Property Name	FY2013 Anticipated Number of New Vouchers to be Project-Based	FY2013 Actual Number of New Vouchers that were Project-Based	Description of Project
North and Tallman	8	8	Scattered sites located in the West Town Community Area. Substantial Rehabilitation of a 4-story building and New Construction of (3) two-flats.
New Moms Transformation Project	40	40	5353 W. Chicago Avenue in the Austin Community Area. New Construction of a 4-story building.
Harvest Commons/ Viceroy Apartments	89	89	1519 W. Warren Boulevard in the Near West Side Community Area. Historic façade preservation and Substantial Rehabilitation of the interior of a 6-story brick building that was constructed in the 1920's as a hotel.
Zapata Apartments	12	13	New construction of four buildings located in Logan Square within ¼ mile of each other. The development will serve working families.
Winterberry Place	6	6	Substantial Rehab located in Washington Park. The development will serve working families.
Illinois Accessible Housing, Phase 1	0 (site not projected)	15	Moderate Rehab to perform ADA retrofits to serve people with physical disabilities. 4 Buildings located in Lakeview, Hyde Park and Edgewater.

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Mount Greenwood Estates	0 (site not projected)	3	Existing Housing located in Mt. Greenwood. The development will serve individuals in need of mental health services.
Princeton Park Apartments	0 (site not projected)	21	Existing Housing located in Roseland. The development will serve working families.
Sunnyside Kenmore Apartments	0 (site not projected)	5	Existing Housing located in Uptown. The development will serve working families.
Thresholds at Casa de Troy	0 (site not projected)	3	Existing Housing located in Chicago Lawn. The development will serve individuals in need of mental health services.
Thresholds at Edgewater Shores	0 (site not projected)	3	Existing Housing located in Edgewater. The development will serve individuals in need of mental health services.
Thresholds Humboldt Park & Kiley House	0 (site not projected)	1	Scattered Site in the Humboldt Park and Kenwood community area; Existing Housing with one 4-story and one 3-story building for individuals with mental health/developmental disabilities
Laramie Courtyard Apartments	0 (site not projected)	3	Existing Housing located in Belmont Cragin. The development will serve working individuals and small families.
Laramie Courtyard Apartments	0 (site not projected)	-5	Existing Housing located in Belmont Cragin. The development will serve working individuals and small families.
Harriet Tubman Apartments	0 (site not projected)	-2	5751 S. Michigan in the Washington Park Community Area; Rehabilitation of a walk-up building for families needing supportive services
		2013 Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	2013 Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year
2013 Anticipated Total Number of New Vouchers to be Project-Based	2013 Actual Total Number of New Vouchers that were Project-Based	2,473 HAP 325 AHAP	<i>(CHA did not project this number in the FY2013 Annual Plan.)</i>
180	203	Actual Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	2013 Actual Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year
		2,436 HAP 338 AHAP	2,354

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

The following section provides an overview of CHA's project-based voucher initiatives through the Property Rental Assistance (PRA) Program.

City/State PBVs

CHA continues to administer 341 PBV units across three city-state sites: Harrison Courts, Loomis Courts, and Lathrop Elderly. These 341 PBV units are located in Chicago and counted toward overall unit delivery progress.

PRA Supportive Housing

The PRA Supportive Housing program, in partnership with the Corporation for Supportive Housing and the City's Department of Family and Supportive Services, continues to pursue high-quality affordable housing for families and individuals in need of comprehensive supportive services. The partnership has identified several target populations and has expanded the number of service providers and resources to address their needs. Target populations include those who are homeless or at risk of becoming homeless, those facing serious persistent life challenges such as HIV/AIDS, mental illness, alcohol/substance abuse, veterans in need of supportive services, young single parents and persons with physical and/or developmental disabilities. In FY2013, 152 new supportive PBV units were placed under HAP contracts, for a total of 1,050 supportive housing (non-RHI) PBV units counted toward overall unit delivery by the end of FY2013.

Regional Housing Initiative

The Regional Housing Initiative (RHI), formed in 2002, is a consortium of seven regional housing authorities (CHA, Housing Authority of Cook County, Housing Authority of Joliet, McHenry County Housing Authority, Lake County Housing Authority, Waukegan Housing Authority and Oak Park Housing Authority) that have pooled project-based vouchers to allocate to competitively selected developments in each housing authority's jurisdiction. Through RHI, property rental assistance is awarded to developers committed to preserving and/or increasing the supply of affordable rental housing and expanding affordable housing options located near employment centers and/or public transportation providing easy access to employment opportunities. RHI is staffed by the Metropolitan Planning Council (MPC) and works closely with the Illinois Housing Development Authority (IHDA) when reviewing applications that are being considered by IHDA for Low Income Housing Tax Credits.²

In FY2012 HUD provided \$1 million to fund a three-year pilot program to expand RHI's capacity to increase quality affordable housing options throughout the region near jobs, transit, schools, shopping and other key neighborhood amenities for eligible families on the participating PHAs waiting lists. Under the Pilot, a central referral system was established that consists of applicants from each PHA's existing waiting lists who expressed interest in moving to other geographic areas throughout the region. By the end of FY2013, a total of 156 CHA PBV units were under HAP contract in the region through RHI. Of these, 73 are under contract in Chicago and are counted toward unit delivery progress.

Family & Senior (Non-supportive) PRA Housing

Throughout FY2013 CHA will continue to expand high-quality affordable housing opportunities in healthy and revitalizing neighborhoods in Chicago for families and individuals on CHA's waiting lists by providing PBV rental subsidies to additional units under the PRA program. CHA will continue to market the PRA program to developers and building owners through the ongoing solicitation and continue to accept applications on a rolling basis throughout the year.

² For more information on RHI, see MPC's website at www.metroplanning.org.
CHA FY2013 MTW Annual Report – Submitted for HUD Approval

In FY2013, 51 non-supportive family/senior PBV units were placed under HAP contracts, for a total of 889 non-supportive family/senior housing (non-RHI) PBV units counted toward overall unit delivery by the end of FY2013.

Summary of PBV Units Counted Toward Overall Unit Delivery Progress

In FY2013, CHA projected a total of 180 new PBV units under HAP contracts in Chicago to be counted toward unit delivery. A total of 203 new PBV units were added in FY2013, including 152 supportive housing units and 51 non-supportive family/senior housing units. By the end of FY2013, CHA had a total of 2,353 PBV units in Chicago counted toward unit delivery progress.

Other Changes to the Housing Stock that Occurred During FY2013

The following section describes changes to CHA’s housing stock during FY2013 by category, including Public Housing Units Added, Demolition Activity, Disposition Activity, Long-term Plan for Offline Units Status, Additional Capital Maintenance Activity and Additional Redevelopment Activity.

Other Changes to the Housing Stock that Occurred During FY2013
<p>Public Housing Units Added CHA added a total of 95 new public housing units to the housing stock in FY2013, including 30 one-bedroom units, 30 two-bedroom units, 33 three-bedroom units and two four-bedroom units.</p>
<p>Demolition Activity CHA demolished two Scattered Site-North Central public housing units in FY2013.</p>
<p>Disposition Activity CHA disposed of property for Park Boulevard Phase 2B as well as Dorchester Artist Housing.</p>
<p>Long-term Plan for Offline Units Status As of the end of FY2013, CHA has 2,890 public housing units across several categories that are currently offline and unavailable for HUD-approved reasons. In coordination with HUD, CHA continues to prioritize reducing the number of offline units and making additional units available for occupancy as soon as possible.</p>
<p>Additional Capital Maintenance Activity CHA continued/began modifications at various CHA-owned non-dwelling spaces to meet ADA compliance as well as computer lab conversion work at family sites.</p>
<p>Additional Redevelopment Activity CHA continued redevelopment planning at several sites.</p>

Public Housing Units Added in FY2013

CHA added a total of 95 new public housing units to the housing stock in FY2013, including 30 one-bedroom units, 30 two-bedroom units, and 33 three-bedroom units and two four-bedroom units. These units were also counted toward CHA’s overall unit delivery progress.

Lakefront Phase II/Sullivan Station (IL002128000)

CHA delivered 47 public housing units in Lakefront Phase II as part of the Lakefront Homes replacement housing. This phase consists of 132 total units, including 51 affordable and 34 market-rate units. Units are dispersed among one eight-story midrise building and twelve three- and six-flat structures across four building types. Of the 47 public housing units, three are mobility accessible and 10 are sensory accessible. Moreover, the public housing units include 16 one-bedroom, 14 two-bedroom, and 17 three-bedroom units.

Oakwood Shores Phase 2C (IL002153000)

In FY2013, CHA delivered 19 public housing units in Phase 2C at Oakwood Shores. Phase 2C, also known as Oakwood Shores Terraces and Medical Center, consists of one six-story masonry pre-cast midrise building with a total of 48 units and 28,000 square feet of commercial space which will include the first medical facility in a CHA mixed-income community. In addition to the public housing units, 17 affordable and 12 market-rate units were delivered in FY2013. Of the 19 public housing units delivered, eight are mobility accessible. The public housing units include ten one-bedroom and nine two-bedroom units.

Oakwood Shores Phase 2D (IL002114000)

In FY2013, CHA delivered 22 public housing units in Phase 2D at Oakwood Shores. Phase 2D contains a total of 66 units and consists of seven structures including: two six-flat walk-ups, three 14-unit row houses, one 12-unit walk-up, as well as a community building. In addition to the public housing units, 22 affordable and 22 market-rate units were delivered in this phase in FY2013. Of the 22 public housing units delivered, five are mobility accessible and one is sensory accessible. The public housing units include four one-bedroom, seven two-bedroom and 11 three-bedroom units.

Former Property Investment Initiative (IL002157000)

CHA acquired 7 new public housing units in FY2013, which were part of the previous pipeline for the former Property Investment Initiative. No subsequent rehabilitation work was required for these units. The seven units include five three-bedroom and two four-bedroom units.

FY2013 Demolition ActivityScattered Site Demolition

CHA demolished two Scattered Site-North Central public housing units at 2620 W. Potomac (IL002031000) in FY2013. The additional projected demolition of scattered site units in FY2013 was delayed to FY2014 or units were reassessed for renovation.

Non-Dwelling Demolition

CHA did not demolish any non-dwelling structures in FY2013.

Disposition

The following disposition activity occurred in FY2013. Other disposition activity previously included in the FY2013 Annual Plan may be carried out in FY2014.

IL Number	Development/ Site	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition	Description of FY2013 Activity
IL002160000	Park Boulevard Phase 2B (Former Stateway Gardens)	36th Place	38th	State	Federal	Ground Lease	Park Boulevard Phase 2B closed Dec. 2013 and the land was conveyed per ground lease. Land disposition was previously approved by HUD on March 13, 2013.
IL002162000	Dante Harper/ Dorchester Artist Housing	69th	70th	Dante	Stony Island	Ground Lease/Fee Simple	Dorchester Artist Housing closed September 2013 and the land was conveyed per ground lease. Land disposition was previously approved by HUD on September 17, 2013.
IL002031000	Scattered Sites- North Central	876 North Mozart				N/A	CHA entered into a 5-year agreement with NeighborSpace in May 2013 to lease one parcel of land for a community garden for CHA residents. The agreement was approved by HUD without disposition.

Long Term Plan for Offline Units Status

As of the end of FY2013, CHA has 2,890 public housing units across several categories that are currently offline and unavailable for occupancy for HUD-approved reasons. In coordination with HUD, CHA continues to prioritize reducing the number of offline units and making additional units available for occupancy as soon as possible. CHA also provides quarterly status updates directly to HUD and publicly through CHA's website. The following is a summary and status of CHA's long-term strategies to address offline units by category as of the end of FY2013.

Units pending redevelopment/planning

A significant number of units are offline due to pending redevelopment plans, primarily at Altgeld Gardens/Murray Homes, Frances Cabrini Rowhouses and Lathrop Homes. While planning is underway for the redevelopment of these sites, the number of offline units in this category did not fluctuate significantly in FY2013. However, CHA is moving forward to expedite the finalization of plans to the extent possible given community planning processes and key stakeholder input.

Altgeld Gardens/Phillip Murray – 635 offline units (IL002002000/IL002002100/IL002023000)

In FY2013, CHA completed a comprehensive master planning process and developed a proposed master plan design which was presented to residents and the community in September 2013. CHA continues to move forward with the implementation of the master plan and establishment of a phasing plan to expedite unit delivery. In addition, CHA continues to engage in the Section 106 historic preservation process for Altgeld Gardens, which was initiated in FY2013. (In FY2013, 7 non-dwelling units in the closed portion of Altgeld-Murray were reclassified to this category.)

Dorchester Artist Housing/Scattered Sites Southeast – 0 offline units (IL002162000)

CHA completed disposition of these units in FY2013 and closed the financial transaction for Dorchester Artist Housing on September 27, 2013.

Construction began in October 2013 on the innovative mixed-income development which will feature an onsite art center and provide space for community art. CHA expects the delivery of 12 public housing units in FY2014. The former 36 offline scattered site units have been removed from CHA's inventory.

Frances Cabrini Rowhouses – 440 offline units (IL002089000)

In FY2013, CHA created a development zone plan for the remaining portions of Cabrini-Green, including Frances Cabrini Rowhouses, with the assistance of the City of Chicago's Department of Planning and Development, the Chicago Park District, the Chicago Department of Transportation and Chicago Public Schools. The plan proposes preferred land uses including housing, retail, open space and other uses as well as reintegration of the street grid. CHA is currently planning for the release of the solicitation for development zone proposals in FY2014. (In FY2013, 3 non-dwelling units in the closed portion of Frances Cabrini Rowhouses were reclassified to this category.)

Henry Horner Superblock – 92 offline units (IL002093000)

The redevelopment of the Horner Superblock will transform 201 public housing units into a mixed income site. The current unit mix includes 200 total units (95 public housing units, 50 affordable, and 55 market). CHA expects the court approval process to be finalized in the 1st quarter of FY2014 and continues to move forward with planning to begin redevelopment in FY2014.

Lathrop Homes – 753 offline units (IL002022000)

CHA remains committed to delivering 400 units of replacement family public housing units through a combination of historically preserved housing, new housing, retail and other amenities in a mixed-income community. In FY2013, CHA continued to coordinate with the Chicago Department of Planning and Development and other key stakeholders to finalize the plan for Lathrop Homes and to continue the Section 106 process. (In FY2013, 5 non-dwelling units in the closed portion of Lathrop Homes were reclassified to this category.)

Parkview/Fannie Emanuel – 181 offline units (IL002065000)

CHA will act as master developer for the redevelopment of Parkview/Fannie Emanuel Senior Apartments to provide 100% low-income housing for seniors. In October 2013, CHA submitted a RAD application which included this site.

Units undergoing capital maintenance

This category includes units held offline for ongoing and upcoming maintenance or extensive rehabilitation work across CHA's portfolio. As part of CHA's strategy to modernize, maintain and preserve its existing housing stock and ensure compliance with all regulatory and safety requirements, CHA made strategic investments at several priority properties. These capital investments required that some units in occupied buildings be vacated for construction to occur. In FY2013 and moving forward, CHA committed to holding only the minimum number of units offline for the duration of construction projects and resuming leasing as soon as feasible when units are completed. While CHA will hold only the minimum number of units offline for construction, major capital projects at larger sites consist of rolling rehabilitation of units and the number of offline units will fluctuate until all current residents in specific properties are housed in newly rehabilitated units.

In FY2013, a total of nine major capital projects continued or began, with seven of the nine projects to be completed by mid-2014. Projects include ADA accessibility modifications, significant new life safety features (sprinklers, elevator controls and interior cameras), replacement of plumbing risers, kitchens

and baths, and addressing water infiltration issues. The following is a summary and status of major capital projects in FY2013 that require offline units for construction. Some projects included in the FY2013 MTW Annual Plan were delayed as noted below.

CHA Major FY2013 Capital Projects with Offline Units			
IL#	Project/Site	Construction Start	Construction Complete/All Units Available for Leasing
IL002018100	Lake Parc Place	May 2012	August 2013
IL002084000	Judge Slater Apartments	May 2012	February 2014
IL002067000	Patrick Sullivan Apartments	May 2012	June 2014
IL002043000	Lidia Pucinska Apartments	April 2013	March 2015
IL002075000	Daniel Hudson Burnham Apartments	April 2013	June 2014
IL002066000	Long Life Apartments	May 2013	July 2014
Various	General Renovation of Vacant Scattered Site Units	October 2013	December 2015
IL002052000 IL002052100	Lincoln Perry Apartments/Annex	October 2013	July 2015
IL002001000 IL002025000	ADA Projects (Brooks Homes, Lowden Homes)	November 2013	June 2014
IL002060000	Ella Flagg Apartments	April 2014 (delayed)	December 2014
IL002076000	Caroline Hedger Apartments	May 2014 (delayed)	May 2016

CHA completed construction work at Lake Parc Place (*IL002018100*) in the 3rd quarter 2013. The work included ADA accessibility modifications, repaired building façade, significant new life safety features (sprinklers, elevator controls and interior cameras), as well as renovated hallways and entrances. Lease-up of the vacant units was conducted in accordance with the Tenant Selection Plan for the property.

Units pending demolition/disposition

Units in this category are pending HUD approval of demolition or disposition and will not come back online. As of 4th quarter 2013, there are 43 units in the approved “demo/dispo” category in PIC, including the two units demolished in FY2013 (2620 W. Potomac) and 41 that are pending disposition for the creation of the National Public Housing Museum.

Units used for non-dwelling purposes

As of 4th quarter 2013, CHA has maintained an 18% reduction since September 2012 and currently uses only 267 units for non-dwelling purposes. CHA continues to evaluate non-dwelling use of units across its portfolio.

Additional Capital Maintenance Activity in FY2013

CHA continued or began the following projects in FY2013:

- Modifications at various CHA-owned non-dwelling spaces to meet ADA compliance.
- Computer lab conversion work at six properties including Wentworth Gardens (IL00204000), Lawndale Gardens (IL002095000), Dearborn Homes (IL002013000), Lowden Homes (IL002025000), Major Adams Community Center (123-125 Hoyne Ave), and Lake Parc Place (IL002018100).

Additional Redevelopment Activity in FY2013*Harold Ickes Homes (IL002016000)*

In FY2013, CHA continued to work with the City of Chicago to plan for the release of a joint solicitation to redevelop the former Ickes site as a mixed-income, mixed-use development, including public housing and other residential, commercial, institutional, and recreational components.

LeClaire Courts and Extension (IL002024000)

In FY2013, CHA continued to evaluate strategies for the redevelopment of the LeClaire Courts property.

Park Boulevard Phase IIB (IL002160000)

CHA closed the financial transaction for Park Boulevard Phase IIB in FY2013 as part of the redevelopment of the former Stateway Gardens. Phase IIB is the second sub-phase of the HOPE VI redevelopment grant and consists of 108 rental housing opportunities, including 37 public housing units. Development will take place both onsite and off-site to include a mixed-use building with ground level commercial space. Construction is expected to start in FY2014 with unit delivery in FY2015.

Rosenwald Apartments

In FY2013, CHA’s Board approved participation in the redevelopment project through 120 units of senior housing, including 60 public housing units and 60 project-based voucher units.

Shops and Lofts at 47th (IL002161000)

As part of the ongoing revitalization of the South Cottage Grove commercial corridor, construction of *Shops and Lofts at 47th* began in the first quarter of FY2013 and will deliver 28 public housing units in FY2014. The development will provide rental options within a mixed-income community setting along with new retailers to offer quality goods and services needed in this neighborhood. The residential portion of this project will include a total of 96 mixed-income rental units, including 28 public housing, 44 affordable and 24 market rate units. The retail portion will include a Walmart Neighborhood Market grocery store, along with a mixture of smaller national and local retail businesses.

General Description of Actual Capital Expenditures in FY2013

General Description of Actual Capital Fund Expenditures During FY2013

CHA's total FY2013 capital expenditures were \$142.8M.

- Upgrades and repairs at CHA family properties totaled \$22.1M. Major expenditures at family properties included:
 - \$7.9M at Lake Parc Place for life safety, fire sprinklers, ADA requirements and interior renovations and \$3.6M at several scattered sites properties in the North Central region for non-dwelling ADA requirements.
- Upgrades and repairs at CHA senior buildings totaled \$65.1M. Major expenditures included:
 - Patrick Sullivan Apartments had total expenditures of \$13.4M for life safety, water infiltration repairs, interior renovations, risers and envelope work. Judge Slater Apartments expenditures totaled \$10.6M for facade repairs, life safety, interior renovations and mechanical/electric/plumbing (MEP) repairs. Lidia Pucinska Apartments expenditures included \$5.1M for life safety, facade repair and MEP repairs. Mary Hartwell Catherwood Apartments incurred \$4.1M of expenses for life safety and fire sprinkler requirements.
- Construction costs for mixed income properties totaled \$37.4M. Major expenditures included \$9.4M at Lakefront Phase II, \$7.2M at Oakwood Shores 2D, \$3.4M at Parkside 2A and \$8.5M at Shops and Lofts at 47th.
- Other/Administrative expenses totaled \$18.3M, including \$1.5M in capital funds used to pay debt service in FY2013.

Overview of Other Housing Owned/Managed in FY2013

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

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

Section II-B: Leasing Information

Actual Number of Households Served through Local, Non-traditional Programs in FY2013

CHA does not currently serve households through local, non-traditional programs and does not have any information to report in this section for FY2013.

Housing Program:	Number of Households Served	
	Planned	Actual
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property-Based Assistance Programs	0	0
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant-Based Assistance Programs	0	0
Port-In Vouchers (not absorbed)	0	0
Total Projected and Actual Households Served	0	0
	Unit Months Occupied/Leased	
	Planned	Actual
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property-Based Assistance Programs	0	0
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant-Based Assistance Programs	0	0
Port-In Vouchers (not absorbed)	0	0
Total Projected and Annual Unit Months Occupied/Leased	0	0
	Average Number of Households Served Per Month	Total Number of Households Served During the Year
Households Served through Local Non-Traditional Services Only	0	0

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

CHA does not currently serve any families through local, non-traditional programs and does not have any information to report in this section for FY2013.

Reporting Compliance with Statutory MTW Requirements: 75% of Families Assisted are Very Low-Income			
Fiscal Year: FY2013	2011	2012	2013
Total Number of Local, Non-Traditional MTW Households Assisted	0	0	0
Number of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	0	0	0
Percentage of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	0	0	0

Reporting Compliance with MTW Statutory Objectives: Maintain Comparable Mix

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

Mix of Family Sizes Served							
	1 Person	2 Person	3 Person	4 Person	5 Person	6+ Person	Totals
Baseline Percentages of Household Sizes to be Maintained	36.8%	19.0%	17.2%	12.9%	7.3%	6.9%	100.0%
Number of Households Served by Family Size in FY2013	24,619	11,012	7,464	5,529	2,949	2,755	54,328
Percentages of Households Served by Household Size in FY2013	45.3%	20.3%	13.7%	10.2%	5.4%	5.1%	100.0%
Percentage Change	23.1%	6.9%	-20.0%	-20.9%	-25.6%	-26.5%	0.0%
Justification and Explanation for Family Size Variations of Over 5% from the Baseline Percentages	Over the past fourteen years, the size of CHA's overall households has decreased. CHA's current household distribution is consistent with 2010 Census data for the Chicago area, which shows higher percentages of 1-, 2-, and 3-person households. In addition to an aging CHA population, CHA's wait lists have had an increase in applicants with smaller households, and currently there is a large portion of applicants with 1-2 person households. The combination of these factors over more than a decade has shifted the distribution by household size.						

Description of Issues Related to Leasing in FY2013

Description of any Issues Related to Leasing of Public Housing, Housing Choice Vouchers or Local, Non-Traditional Units and Solutions at Fiscal Year End	
Housing Program	Description of Leasing Issues and Solutions
Federal MTW Public Housing Program	As described in previous sections, CHA continues to prioritize the issue of offline units and make additional units available for occupancy as expeditiously as possible.
Federal MTW Housing Choice Voucher Program	CHA experienced no major leasing challenges related to the Housing Choice Voucher Program in FY2013.

Households Transitioned to Self-Sufficiency in FY2013

CHA is tracking the following metrics to demonstrate households transitioned to self-sufficiency, including metrics associated with relevant approved MTW activities in Section IV. In FY2013, a total of 4,144 CHA households have increased self-sufficiency based on the below definitions.

Number of Households Transitioned To Self-Sufficiency by Fiscal Year End		
Activity Name/#	Number of Households Transitioned	Agency Definition of Self Sufficiency
Biennial Re-exams for HCV	1,374	Households who move up to a higher AMI category compared to the previous year
Choose to Own Program	36	Households who purchase a home through CTO
FSS Program (This is not associated with an MTW activity as of FY2013.)	112	Participants who graduate from FSS
Public Housing Work Requirement	2,439 (54% of applicable households)	Households subject to the work requirement in which all adults are compliant
Positive exits from CHA subsidy (This is not associated with an MTW activity as of FY2013.)	201	Public housing households at or above 51% AMI who moved out and HCV participants who terminated their subsidy after six months of zero HAP
Households Duplicated Across Activities/Definitions	18	
ANNUAL TOTAL NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF SUFFICIENCY	4,144	

Section II-C: Wait List Information

CHA currently maintains four major wait lists across public housing and Housing Choice Voucher programs. The following section describes CHA's wait lists.

Public Housing Wait Lists

Family Housing (Community-Wide) Wait List

The Family Housing (Community-Wide) Wait List, currently contains adult applicants who are interested in units within CHA's city-wide traditional family portfolio. This wait list was last opened in FY2010 and was closed as of 12/31/13.

Scattered Site (Community Area) Wait Lists

The Scattered Site (Community Area) Wait Lists contain applicants interested in housing opportunities in CHA's scattered site portfolio. CHA has a wait list for each of the 77 community areas in the City of Chicago. In general, these wait lists are opened periodically (for approximately 15-30 days) in order to maintain an adequate list of applicants.

Senior Site-Based Wait Lists

The Senior-Site Based Wait Lists are for applicants requesting studio and one-bedroom apartments in senior designated housing developments. CHA will continue to update the designation of each building in accordance with the 2010 Senior Designated Housing Plan which allows 1) buildings to be designated Reduced Age Buildings (55yrs and older to be housed) if any building has an occupancy level below 90% for six consecutive months, and 2) buildings to be designated Traditional Buildings (62 yrs and older to be housed) if any Reduced Age Building reaches 98% occupancy for 12 consecutive months.

HCV/PRA Wait List

CHA's HCV/PRA Wait List was last opened in FY2008 and was closed as of 12/31/13. Applicants for the HCV Wait List are afforded the opportunity to concurrently select a preference for a PBV unit through CHA's Property Rental Assistance (PRA) Program. Selecting the PBV application preference does not affect an applicant's place on the HCV Wait List, or exclude an applicant from receiving a tenant-based subsidy.

Wait List Information at the End of FY2013				
Housing Program(s)	Wait List Type	Number of Households on Wait List	Wait List Open, Partially Open or Closed	Was the Wait List Opened During FY2013
Federal MTW Public Housing Units	Community-Wide (Family Housing)	11,313	Closed	No
Federal MTW Public Housing Units	Other (Scattered Site/Community Area)	7,263	Partially Open	Yes
Federal MTW Public Housing Units	Site-Based (Senior)	6,882	Open	Yes
Federal MTW Public Housing Units	Site-Based (Lake Parc Place)	486	Partially Open	Yes
Federal MTW and Non-MTW Housing Choice Voucher Program (includes Project-Based)	Program Specific	15,230	Closed	No

Description of Partially Opened Wait Lists**Community-Area (Scattered Sites Wait Lists)**

In FY2013, the South Lawndale and Lower West Side lists opened and collected nearly 115 applications.

Lake Parc Place Site Based Wait List

Public housing units at Lake Parc Place are offered through a site-based wait list, in accordance with the Tenant Selection Plan, to achieve a balance of households with Area Median Incomes of 0-50% and 51-80%. In FY2013, the site-based waiting list opened twice for families within the 51-80% AMI category, and nearly 1,000 applications were collected.

Description of Local, Non-Traditional Program

Not applicable.

Description of Other Wait List Type

As described previously, the Scattered Site (Community Area) Wait Lists contain applicants interested in housing opportunities in CHA's scattered site portfolio. CHA has a wait list for each of the 77 community areas in the City of Chicago that are maintained in accordance with CHA's Gautreaux obligations.

Changes to CHA Wait Lists in FY2013

CHA conducted a Wait List Update from December 3, 2012 through January 18, 2013 (7 weeks). The following CHA wait lists were included: the Public Housing Family Housing (Community-Wide) Wait List, Scattered Site (Community Area) Wait Lists, and HCV/PRA Wait List. The update was completed with a survey that was available online or by telephone. An additional (6- week) grace period was offered from January 19, through February 28, 2013. As a result:

- CHA outreached to a total of 89,563 applicants by mail, phone, and e-mail to individuals on its Public Housing and Housing Choice Voucher Wait lists.
- As of March 2013, a total of 42,027 (47%) had completed the wait list update survey.
- A total of 47,536 (53%) applicants that did not respond to the survey were removed from the wait list following a final notification and provision of appeal process information.

Throughout 2013, prior to and after the updates were completed, approximately 2,000 households were housed from updated CHA wait lists, approximately 100 households were added to the updated Scattered Site (Community Area) wait list, and approximately 8,000 households from updated wait lists were contacted for screening but did not respond or did not qualify. As of 12/31/13, the updated wait lists have a total of 33,806 applicants as follows:

- Public Housing Family Housing (Community-Wide): 11,313
- Scattered Site (Community Area): 7,263
- HCV/PRA: 15,230

Section Three: **Proposed MTW Activities**



Section III: Proposed MTW Activities: HUD Approval Requested

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

Section Four: **Approved MTW Activities**



Section IV: Approved MTW Activities: HUD Approval Previously granted

This section contains information on CHA's approved MTW activities outlined in the FY2013 annual plan.

In May 2013, HUD released the revised Attachment B/Form 50900 which includes new MTW reporting requirements for MTW agencies. As required, CHA has fully adopted the new Form 50900 requirements for all elements of the annual report and all approved MTW activities described below have been updated to applicable HUD Standard Metrics. CHA will continue to track HUD Standard Metrics moving forward for all existing and newly proposed MTW activities. CHA continues to work with HUD for technical guidance and feedback on MTW reporting processes and requirements to ensure compliance.

Implemented Activities

MTW Activities Related to Housing/Development

Revitalization of 25,000 Units

- **Description and Impact:** CHA is committed to the goal of replacing 25,000 housing units as part of the original Plan for Transformation and MTW Agreement obligations. Each year CHA continues to make progress toward the goal by completing additional housing units and creating more housing options for CHA's residents. The impact of this activity is that more affordable housing opportunities are available to low-income residents in Chicago neighborhoods through rehabilitation, redevelopment, acquisition and the use of project-based vouchers.
- **Implementation Year:** FY2000
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low-income families.
- **FY2013 Outcomes:** CHA delivered a total of 298 housing units in FY2013 as detailed in Section I and II. Overall, CHA did not meet the benchmark of 525 new housing units in FY2013. CHA did not launch the Real Estate Acquisition program until July 2013 with the release of a solicitation for prequalified developers for acquisition and development strategies. Prequalified developers were not approved by CHA's Board until December 2013. CHA did achieve goals for mixed-income housing unit delivery and exceed goals for PBV units through the PRA Program.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Zero units were delivered toward the 25,000 unit goal prior to FY2000.	CHA will deliver 525 new housing units in FY2013 toward the 25,000 unit goal.	CHA delivered 298 new housing units in FY2013 toward the 25,000 unit goal.	CHA did not meet the benchmark.
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Zero units were rehabilitated toward the 25,000 unit goal prior to FY2000.	CHA will rehabilitate 0 units in FY2013 toward the 25,000 unit goal.	CHA rehabilitated 0 units in FY2013 toward the 25,000 unit goal.	CHA met the benchmark.

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

Reasonable Cost Formula and Methodologies for Rehabilitation

- **Description and Impact:** Beginning in FY2008, CHA established reasonable cost limitations for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits. The reasonable cost formula converts CHA's historical construction costs and market conditions into a table of limitations by unit bedroom size and building structure type. CHA updates the database with market data based upon the latest market conditions in Chicago. To establish reasonable cost limitations, data is extracted from the latest construction bids for rehabilitation activity and from evaluations of current market conditions, which are determined by conducting market research of escalation factors in industry publications. The impact of the use of the reasonable cost formula for rehabilitation is that CHA can move forward with rehabilitation activity in alignment with established construction schedules in order to meet unit delivery goals.
- **Implementation Year:** FY2008
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low-income families
- **FY2013 Outcomes:** CHA did not utilize the alternate TDC for rehabilitation in FY2013.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Zero housing units made available through the alternate TDC for rehabilitation prior to FY2008.	Zero housing units made available through the alternate TDC for rehabilitation in FY2013.	Zero housing units made available through the alternate TDC for rehabilitation in FY2013.	CHA met the benchmark.
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Zero housing units preserved through the alternate TDC for rehabilitation prior to FY2008.	Zero housing units preserved through the alternate TDC for rehabilitation in FY2013.	Zero housing units preserved through the alternate TDC for rehabilitation in FY2013.	CHA met the benchmark.

HC-3: Decrease in Wait List Time	Average applicant time on wait list in months (decrease).	As of FY2013, 11,313 applicants on the Public Housing Family Wait List have an average wait time of 41 months.	CHA did not establish a benchmark for this metric for FY2013.*	In FY2013, 11,313 applicants on the Public Housing Family Wait List have an average wait time of 41 months.	Not applicable.
HC-4: Displacement Prevention	Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	Zero households lost assistance or had to move prior to the alternate TDC for rehabilitation.	CHA did not establish a benchmark for this metric for FY2013.*	Zero households lost assistance or had to move prior to the alternate TDC for rehabilitation.	Not applicable.
CE-1: Agency Cost Savings	Total cost of task (in dollars).	CHA spent zero dollars through the use of the alternate TDC for rehabilitation prior to implementation.	CHA did not establish a benchmark for this metric for FY2013.*	Zero dollars spent through the alternate TDC for rehabilitation in FY2013.	Not applicable.
*CHA instituted new HUD standard metrics in mid-FY2013; CHA had not established benchmarks for these new metrics in the FY2013 MTW Annual Plan.					

- **Data Collection:** CHA tracks the additional number of units that can be rehabilitated and delivered toward the 25,000 goal using the alternative cost formula for rehabilitation. CHA also tracks the average time on the Public Housing Family Wait List and the cost of the activity.
- **Authorization:** Attachment C, Section C(16) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 6(b) of the 1937 Act and 24 C.F.R. 941.306. This allows CHA to establish an alternative reasonable cost formula reflecting CHA's actual costs experienced for construction activity in the local market as the cost control measure for quality construction work.

Reasonable Cost Formula and Methodologies for Redevelopment

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

- Implementation Year: FY2010
- Statutory Objective: MTW Statutory Objective I: Increase housing choices for low-income families.
- FY2013 Outcomes: As planned for FY2013, the reasonable cost formula was used for all three mixed-income phases that closed in FY2012 and with projected/actual unit delivery in FY2013: Oakwood Shores 2C, Lakefront Phase II, and Oakwood Shores 2D. CHA also used the reasonable cost formula for three mixed-income site transactions that closed in FY2013: Shops and Lofts at 47, Dorchester Artist Housing and Park Boulevard Phase IIB.
- Standard Metrics:

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0 additional public housing units made available without the alternate TDC for redevelopment.	33 additional public housing units will be delivered or under construction with the alternate TDC for redevelopment.	20 additional public housing units delivered and 23 were under construction in FY2013 with the alternate TDC for redevelopment.	CHA exceeded the benchmark.
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Zero housing preserved through the alternate TDC for redevelopment.	Zero housing units preserved through the alternate TDC for redevelopment in FY2013.	Zero housing units preserved through the alternate TDC for redevelopment in FY2013.	CHA met the benchmark.
HC-3: Decrease in Wait List Time	Average applicant time on wait list in months (decrease).	As of FY2013, 11,313 applicants on the Public Housing Family Wait List have an average wait time of 41 months.	CHA did not establish a benchmark for this metric for FY2013.*	In FY2013, 11,313 applicants on the Public Housing Family Wait List have an average wait time of 41 months.	Not applicable.
HC-4: Displacement Prevention	Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	Zero households lost assistance or had to move prior to the alternate TDC for rehabilitation.	CHA did not establish a benchmark for this metric for FY2013.*	Zero households lost assistance or had to move prior to the alternate TDC for rehabilitation.	Not applicable.

CE-1: Agency Cost Savings	Total cost of task (in dollars).	CHA spent zero dollars through the use of the alternate redevelopment TDC prior to implementation.	CHA did not establish a benchmark for this metric for FY2013.*	In FY2013, CHA spent \$5,722,152 for 20 additional public housing units delivered and \$6,972,955 for 23 units under construction through use of the alternate TDC for redevelopment.	Not applicable.
*CHA instituted new HUD standard metrics in mid-FY2013; CHA had not established benchmarks for these new metrics in the FY2013 MTW Annual Plan.					

- **Data Collection:** CHA tracks the additional number of public housing units that can be constructed and delivered toward the 25,000 goal using the alternative cost formula for redevelopment. CHA also tracks the average time on the Public Housing Family Wait List and the cost of the activity.

Units Delivered in 2013 that used TDC	Public housing units without MTW TDC	Additional public housing units with MTW TDC	Total Public Housing Units
Oakwood Shores 2C	14	5	19
Lakefront II	37	10	47
Oakwood Shores 2D	17	5	22
Total Units	68	20	88

Developments Closed in 2013 that used TDC	Public housing units without MTW TDC	Additional public housing units with MTW TDC	Total Public Housing Units
Shops and Lofts at 47	18	10	28
Dorchester Artist	9	3	12
Park Boulevard IIB	27	10	37
Total Units	54	23	77

- **Authorization:** Attachment C, Section C (16) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 6(b) of the 1937 Act and 24 C.F.R. 941.306. This allows CHA to establish an alternative reasonable cost formula reflecting CHA's actual costs experienced for construction activity in the local market for mixed-income communities as the cost control measure for quality construction work.

MTW Activities Related to Public Housing and HCV***\$75 Minimum Rent for Public Housing and HCV***

- **Description and Impact:** Through the approval of the FY2007 ACOP for public housing and the approval of the FY2008 HCV Administrative Plan, CHA instituted an increase in the minimum rent from \$50 to \$75 for public housing and HCV programs. The \$75 minimum rent was approved in FY2008 and first implemented in FY2009 across both programs as resident re-examinations took place. The impact of the revised minimum rent level is an increase in rent collection revenue from residents paying the minimum rent.
- **Implementation Year:** FY2009 (public housing and HCV)
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **FY2013 Outcomes:** CHA continues to allow residents across both public housing and HCV programs to pay a minimum rent of \$75 (or less if they request a hardship to minimum rent). Historically, CHA has only reported on the public housing component of this MTW activity. Beginning in FY2013, CHA reports outcomes for both public housing and HCV related to this activity.
- **Hardship Policy:** CHA describes in Chapter 6 of the HCV Administrative Plan and Chapter 11 of the Public Housing Admissions and Continued Occupancy Policy (ACOP), the policies surrounding financial hardships affecting minimum rent. CHA follows HUD-defined financial hardship, has not established any additional hardship criteria, and clearly differentiates between temporary and long-term hardships. In FY2013, 164 public housing residents had a financial hardship affecting minimum rent. In FY2013, 722 HCV participants had a financial hardship affecting minimum rent.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
CE-5: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	<u>Public housing:</u> In FY2008, 1,524 residents were expected to pay \$50 minimum rent for a total annual contribution of \$914,400. <u>HCV:</u> In FY2008, 5,010 residents were expected to pay \$50 minimum rent for a total annual contribution of \$3,006,000.	CHA did not establish a benchmark for this metric for FY2013.*	<u>Public housing:</u> In FY2013, 1,773 residents were expected to pay \$75 minimum rent for a total annual contribution of \$1,595,700. <u>HCV:</u> In FY2013, 7,204 residents were expected to pay \$75 minimum rent for a total annual contribution of \$6,483,600	Not applicable.
*CHA instituted new HUD standard metrics in mid-FY2013; CHA had not established benchmarks for these new metrics in the FY2013 MTW Annual Plan.					

- **Data Collection:** CHA tracks Total Tenant Payment (TTP) data to determine the number of residents who contribute \$75 towards rent. In FY2014, CHA will begin to track on a monthly basis rent collected (PH) and HAP issued (HCV) for the minimum rent population and those granted hardships.

- **Authorization:** For public housing, Attachment C, Section C(11) of CHA's Amended and Restated MTW agreement, which waives certain provisions of Section 3(a)(2), 3(a)(3)(A) and Section 6(l) of the 1937 Act and 24 C.F.R.5.603, 5.611, 5.628, 5.630, 5.632, 5.634 and 960.255 and 966 Subpart A. For HCV, Attachment C, Section D(2)(a) of CHA's Amended and Restated MTW agreement which waives certain provisions of Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H-I) of the 1937 Act and 24 CFR 982.508, 982.503 and 982.518. These waivers allow CHA to determine the minimum rent amount.

Choose to Own Homeownership Program for Public Housing and HCV

- **Description and Impact:** In FY2011, CHA expanded the Choose to Own (CTO) Home Ownership Program beyond HCV participants to current CHA public housing residents. Public housing residents who meet program criteria are now also eligible to participate in the CTO program in addition to current HCV participants. Participants of this program receive a subsidy to be used toward the payment of their monthly mortgage obligation. Pre- and post-home ownership education and counseling requirements are an integral component to remain an eligible participant. The overall impact of the Choose to Own program is to increase self-sufficiency and expand housing options through opportunities for home ownership.
- **Implementation Year:** FY2011 (expansion to public housing)
- **Statutory Objectives:**
 - MTW Statutory Objective I: Increase housing choices for low-income families.
 - MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- **FY2013 Outcomes:** A total of 36 families, including five in public housing and 31 in the HCV program, purchased homes in FY2013.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
SS-8: Households Transitioned to Self-Sufficiency*	Number of households receiving services aimed to increase self-sufficiency (increase).	26 families (23 HCV and 3 public housing) purchased a home in FY2012.	5 public housing residents will purchase a home in FY2013. No benchmark was established for HCV home purchases.	36 families (31 HCV and 5 public housing) purchased a home in FY2013.	CHA met the benchmark.
HC-6: Increase in Homeownership Opportunities	Number of households transitioned to self-sufficiency (increase).	26 families (23 HCV and 3 public housing) purchased a home in FY2012.	5 public housing residents will purchase a home in FY2013. No benchmark was established for HCV home purchases.	36 families (31 HCV and 5 public housing) purchased a home in FY2013.	CHA met the benchmark.
*For the SS-8 standard metric tracking, CHA is establishing the purchase of a home through Choose to Own as a definition of self-sufficiency.					

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

MTW Activities Related to Public Housing

Public Housing Work Requirement

- Description and Impact: CHA implemented a work requirement in FY2009 as a condition of occupancy across its public housing portfolio. Applicable adult members of public housing households are required to be engaged in employment or employment related activities for, at least, 20 hours per week, unless the resident is eligible for an exemption or granted Safe Harbor. With the BOC approval of the FY2011 ACOP, CHA changed the age range of the work requirement to apply to adult members of public housing households age 18 to age 54, or age 17 and not attending school full time.³ In addition, upon a third request for Safe Harbor and subsequent requests, CHA now requires residents who seek Safe Harbor for reason of failure to obtain employment to work with their service provider to obtain a workforce assessment and to develop an action plan prior to returning to a property manager. If a resident is seeking Safe Harbor for any other reason (e.g. waiting on SSI determination); this process does not apply. Residents who are approved for Safe Harbor are re-examined every 90 days to determine their compliance. If a resident is denied Safe Harbor, the resident has the right to grieve CHA's decision through the grievance process outlined in CHA's Resident's Grievance Procedure.

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

- Implementation Year: FY2009
- Statutory Objective: MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- FY2013 Outcomes: The public housing work requirement continues to be implemented successfully, and CHA continues to assist residents in maintaining and achieving compliance with the work requirement. Throughout FY2013, 26% of individual residents in Safe Harbor as of FY2012 moved to compliance (451 of the 1,724 residents in Safe Harbor as of 12/31/12).
- Hardship Policy: As described above, residents may request Safe Harbor if they are unable to comply with the work requirement for approved reasons. As of the end of FY2013, 1,838 adults subject to the work requirement were under Safe Harbor.
- Standard Metrics:

³ The original work requirement applied to every adult member of a public housing household, age 18 to age 61 (or age 17 and not attending school full time).

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
SS-1: Increase in Household Income*	Average earned income of households affected by this policy in dollars (increase).	In FY2013, the average income from wages for households with a “work-able” adult subject to the work requirement was \$11,365 (5,081 households).	CHA did not establish a benchmark for this metric for FY2013.**	In FY2013, the average income from wages for households with a “work-able” adult subject to the work requirement was \$11,365 (5,081 households).	Not applicable.
SS-3: Increase in Positive Outcomes in Employment Status*	Other category: Having earned income.	2,347 “work-able” public housing heads of household subject to the work requirement had income from wages in 2008.	CHA did not establish a benchmark for this metric for FY2013.**	2,371 “work-able” public housing heads of household subject to the work requirement had income from wages in FY2013.	Not applicable.
		52.7% of work-able public housing heads of household subject to the work requirement had income from wages in 2008.	CHA did not establish a benchmark for this metric for FY2013.**	57% of work-able public housing heads of household subject to the work requirement (2,371 of 4,164) had income from wages in FY2013.	Not applicable.
SS-4: Households Removed from TANF	Number of households receiving TANF assistance (decrease).	In FY2013, 2,390 “work-able” public housing households with a “work-able” adult subject to the work requirement received TANF.	CHA did not establish a benchmark for this metric for FY2013.**	In FY2013, 2,390 “work-able” public housing households with a “work-able” adult subject to the work requirement received TANF.	Not applicable.
SS-5: Households Assisted by Services that Increase Self Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	In FY2013, 4,527 public housing households with a “work-able” adult subject to the work requirement were engaged with service providers through Family Works.	CHA did not establish a benchmark for this metric for FY2013.**	In FY2013, 4,527 public housing households with a “work-able” adult subject to the work requirement were engaged with service providers through Family Works.	Not applicable.
SS-6: Reducing Per Unit Subsidy Costs for Participating Households	Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	In FY2013, the average subsidy per public housing household was \$6,519 (based on 21,417 eligible units).	CHA did not establish a benchmark for this metric for FY2013.**	In FY2013, the average subsidy per public housing household was \$6,519 (based on 21,417 eligible units).	Not applicable.

SS-7: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	In FY2013, public housing households with a “work-able” adult subject to the work requirement contributed a total of \$21,401,844 (5,081 households).	CHA did not establish a benchmark for this metric for FY2013.**	In FY2013, public housing households with a “work-able” adult subject to the work requirement contributed a total of \$21,401,844 (5,081 households).	Not applicable.
SS-8: Households Transitioned to Self-Sufficiency***	Number of households transitioned to self-sufficiency (increase).	In FY2012, 52% of households subject to the work requirement (2,246 of 4,350 households) had all adults in compliance.	CHA did not establish a benchmark for this metric for FY2013.**	In FY2013, 54% of households subject to the work requirement (2,439 of 4,525 households) had all adults in compliance.	Not applicable.
HC-3: Decrease in Wait List Time	Average applicant time on wait list in months (decrease).	As of FY2013, 11,313 applicants on the Public Housing Family Wait List have an average wait time of 41 months.	CHA did not establish a benchmark for this metric for FY2013.**	As of FY2013, 11,313 applicants on the Public Housing Family Wait List have an average wait time of 41 months.	Not applicable.
<p>*For SS-1 and SS-3 tracking, CHA defines “work-able residents” as those age 18 to 54 who are not receiving SSI, SSDI or a pension. CHA defines “employed” based on whether income from wages is recorded in Yardi, CHA’s system of record.</p> <p>**CHA instituted new HUD standard metrics in mid-FY2013; CHA had not established benchmarks for these new metrics in the FY2013 MTW Annual Plan.</p> <p>***For SS-8, CHA is establishing households in which all adults are compliant with the work requirement as a definition of self-sufficiency.</p>					

- Additional Metrics:**

Additional Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
Work Requirement Compliance Status	Number/Percent of residents in each work requirement compliance status (Compliant, Safe Harbor, Exempt, Under Legal, Non-compliant)	As of 12/31/12: 49% (4,149) compliant 27% (2,292) exempt 20% (1,724) Safe Harbor 1% (71) non-compliant 3% (297) under legal	Of the families with a Safe Harbor designation at the end of FY2012, move 3% to compliance in FY2013.	As of 12/31/13: 51% (4,364) compliant 25% (2,170) exempt 21% (1,838) Safe Harbor 0.2% (18) non-compliant 2.6% (226) under legal 0.1% (3) status pending 26% of individual residents in Safe Harbor moved to compliance (451 of the 1,724 residents in Safe Harbor as of 12/31/12).	CHA exceeded the benchmark.

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

Office of the Ombudsman

- **Description and Impact:** CHA established the Office of the Ombudsman in FY2008 to address the concerns of public housing residents in mixed-income communities. The Ombudsman serves as a liaison between residents and CHA leadership, while providing a forum for residents to learn about the benefits and offerings in the mixed-income communities. The Ombudsman holds meetings for public housing residents renting in mixed-income developments by region. Residents and other community members are provided an opportunity to share comments and concerns at these meetings, and comments are collected, responded to, and posted on CHA's website. The impact of this activity is that, by providing designated CHA staff to assist public housing residents in mixed-income communities in resolving any public housing related issues that may arise, residents are able to adapt to their new communities.
- **Implementation Year:** FY2008
- **Statutory Objective:** MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- **FY2013 Outcomes:** The Office of the Ombudsman continues to address resident concerns and engage in community building activities. The focus is increasingly on encouraging residents to access available services. In FY2013, regional meetings began to include a service fair component, with representatives and information from local organizations that provide services. CHA held a total of seven regional meetings in FY2013.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	0 residents engaged before the Office of the Ombudsman existed.	CHA did not establish a benchmark for this metric for FY2013.*	419 residents engaged through the Office of the Ombudsman in FY2013.	Not applicable.
CHA instituted new HUD standard metrics in mid-FY2013; CHA had not established benchmarks for these new metrics in the FY2013 MTW Annual Plan.					

- **Additional Metrics:**

Additional Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
Regional meetings to engage residents	Number of meetings held	0 meetings held before the creation of the Office of the Ombudsman.	Minimum of six regional meetings for mixed-income residents in FY2013.	Seven regional meetings held for mixed-income residents in FY2013.	CHA exceeded the benchmark.

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

MTW Activities Related to HCV Program

Biennial Re-examinations of HCV Participants

- **Description and Impact:** CHA currently conducts biennial re-examinations for HCV Program participants to review family circumstances, income, assets, expenses, and family composition to establish continued eligibility for the HCV Program. The impact of this activity is a decrease in staff time and resources for conducting re-examinations for applicable families. In addition, this activity decreases the re-examination burden for participants who undergo re-examinations on a biennial basis instead of an annual basis.
- **Implementation Year:** FY2006 (HCV)
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **FY2013 Outcomes:** Based on a biennial re-examination schedule, CHA conducted 18,034 re-examinations for HCV households in FY2013.
- **Hardship Policy:** Family circumstances may change throughout the period between regular re-examinations, therefore CHA describes in Chapter 11 of the HCV Administrative Plan, policies surrounding interim re-examinations. If for any reason a participant's income decreases, they are eligible for an interim re-examination to adjust their rent calculation based on a decrease in income. In FY2014, CHA will begin to track the number of interim re-examinations specifically related to changes in family/household composition and changes affecting income or expenses.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
CE-1: Agency Cost Savings	Total cost of task (in dollars).	For FY2011 and FY2012, based on an annual re-examination schedule, re-examinations for applicable HCV participants would cost approximately \$1,289,400 (17,192 re-examinations x \$75).	CHA did not establish a benchmark for this metric for FY2013.*	CHA conducted 18,034 HCV biennial re-examinations for a total cost of \$1,352,550 (18,034 households x \$75).	Not applicable.
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	In FY2011 and FY2012, based on an annual re-examination schedule, CHA would have spent 60,172 staff hours on re-examinations for applicable HCV participants (17,192 re-examinations x 3.5 hours)	CHA did not establish a benchmark for this metric for FY2013.*	CHA conducted 18,034 HCV biennial re-examinations spending a total of 63,119 (18,034 households x 3.5 staff hours).	Not applicable.
CE-5: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	In FY2013, HCV households who had re-examinations, based on a biennial schedule, contributed a total of \$62,331,084 (18,034 households).	CHA did not establish a benchmark for this metric for FY2013.*	In FY2013, HCV households who had re-examinations, based on a biennial schedule, contributed a total of \$62,331,084 (18,034 households).	Not applicable.

SS-1: Increase in Household Income**	Average earned income of households affected by this policy in dollars (increase).	In FY2013, the average income from wages for 18,034 HCV households who had biennial re-examinations was \$4,208.	CHA did not establish a benchmark for this metric for FY2013.*	In FY2013, the average income from wages for 18,034 HCV households who had biennial re-examinations was \$4,208.	Not applicable.
SS-3: Increase in Positive Outcomes in Employment Status**	Other category: Having earned income.	In FY2013, 3,478 “work-able” HCV heads of household eligible for biennial re-examinations had income from wages.	CHA did not establish a benchmark for this metric for FY2013.*	In FY2013, 3,478 “work-able” HCV heads of household eligible for biennial re-examinations had income from wages.	Not applicable.
		In FY2013, 45% of “work-able” HCV heads of household eligible for biennial re-examinations had income from wages in FY2013.	CHA did not establish a benchmark for this metric for FY2013.*	In FY2013, 45% of “work-able” HCV heads of household eligible for biennial re-examinations had income from wages in FY2013.	Not applicable.
SS-4: Households Removed from Temporary Assistance for Needy Families (TANF)	Number of households receiving TANF assistance (decrease).	In FY2013, 1,538 HCV households (of 18,034 who had biennial re-examinations) were receiving TANF.	CHA did not establish a benchmark for this metric for FY2013.*	In FY2013, 1,538 HCV households (of 18,034 who had biennial re-examinations) were receiving TANF.	Not applicable.
SS-8: Households Transitioned to Self-Sufficiency***	Number of households transitioned to self-sufficiency (increase).	In FY2013, 1,374 HCV households (of 18,034 who had biennial re-examinations) moved up at least one AMI category.	CHA did not establish a benchmark for this metric for FY2013.*	In FY2013, 1,374 HCV households (of 18,034 who had biennial re-examinations) moved up at least one AMI category.	Not applicable.
<p>* CHA instituted new HUD standard metrics in mid-FY2013; CHA had not established benchmarks for these new metrics in the FY2013 MTW Annual Plan.</p> <p>**For SS-3 tracking, CHA defines “work-able residents” as those age 18 to 54 who are not receiving SSI, SSDI or a pension. CHA defines “employed” based on whether income from wages is recorded in Yardi, CHA’s system of record.</p> <p>***For SS-8 tracking, CHA is establishing the movement up to a higher Area Median Income (AMI) category as a definition of self-sufficiency. CHA tracks the following AMI categories: Thriving (above 80% AMI), Stable (51-80% AMI), Safe (31-50% AMI with at least one employed household member), At Risk (0-30% AMI with at least one employed household member) and Crisis (0-50% AMI with zero employed work-able adults in household).</p>					

- **Data Collection:** CHA will track the staff time and cost savings for biennial re-examinations. Current estimates are based on a previous time/cost study for HCV biennial re-examinations. However, CHA will conduct new time studies/cost analyses for re-examinations by the end of FY2014. The HCV analyses will reflect updates associated with new contracts for administration of the HCV program (expected to be executed by 2nd quarter of FY2014). CHA will itemize costs (direct and indirect) of a random sample population and track costs associated with re-examinations. Itemized costs to be reviewed include but may not be limited to operating expenses, staffing, training, and quality control activities.

In addition, CHA will track the following metrics for households eligible for biennial re-examinations: resident contribution toward rent, average income from wages and employment status (defined as “having earned income”) for “work-able” heads of household, households who receive TANF assistance, and those who move up to a higher AMI category as described above.

- Authorization: For HCV, Attachment C, Section D (1) (c) of CHA’s Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o) (5) of the 1937 Act and 24 C.F.R. 982.516.

Exception Payment Standards

- Description and Impact: In FY2010, CHA received approval to apply exception payment standards that may be up to 300% of HUD’s published Fair Market Rents (FMRs) for the City of Chicago. Approval of exception payment standards is determined on a case-by-case basis. Exception payment standards are part of CHA’s strategy to expand housing choices for HCV participants through access to opportunity areas throughout Chicago with low poverty, quality schools, transportation access, and community amenities. Beginning in FY2011, families in CHA’s Mobility Counseling Program who move into designated opportunity areas are eligible for exception payment standards, although participation in this program is not required to take advantage of this opportunity. The impact of this activity is an increase in housing opportunities in neighborhoods designated as opportunity areas that typically may have higher rents.
- Implementation Year: FY2010
- Statutory Objective: MTW Statutory Objective I: Increase housing choices for low-income families.
- FY2013 Outcomes: In FY2013, CHA approved 291 exception payment standards. The increase in households moving to opportunity areas with exception payment standards (from projected to actual) was largely due to efforts of the Mobility Program. This program provides mobility counseling to voucher holders. Emphasis is placed on relocating households to opportunity areas by providing transportation and guidance throughout the move process that includes community tours and apartment showings. In FY2014, CHA will continue owner outreach and retention efforts in Opportunity Areas through the Mobility Program and the Owner Excellence Program. In addition, CHA is currently reviewing exception payment standards data to evaluate and ensure the financial sustainability of this activity.
- Standard Metrics:

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
HC-5: Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	In FY2012, 37 households were able to move to a better unit and/or neighborhood of opportunity with exception payment standards.	At the end of FY2013, CHA anticipates a total of 70 (new) households moving to a better unit and/or neighborhood of opportunity with exception payment standards.	In FY2013, a total of 291 (new) households were able to move to a better unit and/or neighborhood of opportunity with exception payment standards.	CHA exceeded the benchmark.

- **Data Collection:** CHA tracks the number of HCV participants living in Opportunity Areas with and without exception payment standards.
- **Authorization:** Attachment C, Section D(2)(a-c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(1-3), 8(o)(7), and 8(o)(10) of the 1937 Act and 24 C.F.R. 982.308, 982.503, 982.507, 982.508, 982.518, and 982.451.

HCV Owner Excellence Program MTW Activities:

CHA implemented the Owner Excellence Program (OEP) on September 1, 2011. Prior to membership, an owner must be accepted into the program and fulfill certain requirements, such as completing courses in HQS, HCV, and property management. Since implementation, as of December 2013, CHA has received a total 1,029 applications and enrolled 423 OEP members.

As part of the OEP Program, owners may be eligible for a Unit Excellence Program (UEP) designation, which began in May 2012. Prior to August 1, 2013, participation in the Unit Excellence Program (UEP), which provides additional unit-based benefits, such as acceptance of passed inspections for new tenancy approvals, vacancy payments, and biennial inspection, was optional. In FY2013, CHA changed this policy by requiring all new OEP owners to have at least one (1) UEP unit in their portfolios. Existing OEP owners will have until August 1, 2014 to comply with this new policy, and failure to comply will result in OEP membership termination. Unit-based benefits will continue to be restricted to UEP units. As of December 2013, a total of 209 OEP members have at least one (1) UEP unit for a total of 766 occupied UEP units.

The following three MTW activities are related to the HCV Owner Excellence Program and available for eligible UEP units. CHA is currently conducting an evaluation of the Owner Excellence Program, which includes a thorough review of performance metrics, and will provide updates in the FY2014 Annual Report.

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

- **Description and Impact:** As part of the HCV Owner Excellence Program, and for units with a UEP designation only, CHA is authorized to approve tenancy for a unit that passed inspection within the previous 90 calendar days without conducting a new inspection for each Request for Tenancy Approval [RTA] received. The purpose of this activity is to provide incentives to retain high quality owners and units, to continue to provide viable housing options for HCV participants.
- **Implementation Year:** FY2012 (approved FY2011)
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low income families.
- **FY2013 Outcomes:** CHA is currently conducting an evaluation of the Owner Excellence Program, which includes a thorough review of performance metrics, and will provide updates in the FY2014 Annual Report. CHA is unable to report on new standard metrics established in mid-FY2013 for this activity.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
HC-5 Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	In FY2012, 0 households leased UEP units where a passed annual or initial inspection was transferred (passed inspection within 90 days of RTA receipt).	CHA did not establish a benchmark for this metric for FY2013.*	CHA is currently conducting an evaluation of the Owner Excellence Program, which includes a thorough review of performance metrics. CHA will report on outcomes in the FY2014 Annual Report.	Not applicable.
CE-1: Agency Cost Savings	Total cost of task (in dollars).	CHA is currently conducting an evaluation of the Owner Excellence Program, which includes a thorough review of performance metrics. CHA will establish a baseline in the FY2014 Annual Report.	CHA did not establish a benchmark for this metric for FY2013.*	CHA is currently conducting an evaluation of the Owner Excellence Program, which includes a thorough review of performance metrics. CHA will report on outcomes in the FY2014 Annual Report.	Not applicable.
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	CHA is currently conducting an evaluation of the Owner Excellence Program, which includes a thorough review of performance metrics. CHA will establish a baseline in the FY2014 Annual Report.	CHA did not establish a benchmark for this metric for FY2013.*	CHA is currently conducting an evaluation of the Owner Excellence Program, which includes a thorough review of performance metrics. CHA will report on outcomes in the FY2014 Annual Report.	Not applicable.
*CHA instituted new HUD standard metrics in mid-FY2013; CHA had not established benchmarks for these new metrics in the FY2013 MTW Annual Plan.					

- **Data Collection:** CHA tracks the number of new households who lease available UEP units where a passed annual or initial inspection result transferred. CHA is currently conducting an evaluation of the Owner Excellence Program, which includes a thorough review of performance metrics, and will provide updates in the FY2014 Annual Report.
- **Authorization:** Attachment C, Section D (5) of the MTW Agreement which waives certain provisions of Section 8(o) (8) of the 1937 Act and 24 CFR 982 Subpart I.

Owner Excellence - Vacancy Payments

- **Description and Impact:** As part of CHA's Owner Excellence Program, CHA is authorized to provide a modest vacancy payment to participating owners who re-lease a Unit Excellence Program [UEP] unit to another HCV participant. CHA will provide vacancy payments to eligible owners upon the execution of a new HAP contract for a re-leased UEP 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.
- **Implementation Year:** FY2012 (approved FY2011).
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low income families.
- **FY2013 Outcomes:** CHA is currently conducting an evaluation of the Owner Excellence Program, which includes a thorough review of performance metrics, and will provide updates in the FY2014 Annual Report. CHA is unable to report on the new standard metric established in mid-FY2013 for this activity.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	9 UEP units preserved through vacancy payments in FY2012.	CHA did not establish a benchmark for this metric for FY2013.*	CHA is currently conducting an evaluation of the Owner Excellence Program, which includes a thorough review of performance metrics. CHA will report on outcomes in the FY2014 Annual Report.	Not applicable.
*CHA instituted new HUD standard metrics in mid-FY2013; CHA had not established benchmarks for these new metrics in the FY2013 MTW Annual Plan.					

- **Data Collection:** CHA tracks the number of UEP units preserved in the HCV program through vacancy payments. CHA is currently conducting an evaluation of the Owner Excellence Program, which includes a thorough review of performance metrics, and will provide updates in the FY2014 Annual Report.
- **Authorization:** Attachment C, Section D(1) (d) of the MTW Agreement which waives certain provisions of Sections 8(o) (9) of the 1937 Act and 24 CFR 982.311.

Owner Excellence - Biennial Inspections

- **Description and Impact:** As part of CHA's Owner Excellence Program, units with UEP designation will be inspected on a biennial basis. The impact of this activity is a reduction in staff hours spent on conducting inspections, which subsequently will result in administrative cost savings.
- **Implementation Year:** FY2012 (approved FY2011), with full implementation by 2014
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **FY2013 Outcomes:** CHA is currently conducting an evaluation of the Owner Excellence Program, which includes a thorough review of performance metrics, and will provide updates in the FY2014 Annual Report. CHA is unable to report on new standard metrics established in mid-FY2013 for this activity.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
CE-1: Agency Cost Savings	Total cost of task in dollars (decrease).	Between FY2012 and FY2013, CHA estimates spending \$68,704 conducting annual inspections of UEP units (716 projected UEP units by 12/31/13 x \$96).	CHA did not establish a benchmark for this metric for FY2013.*	CHA is currently conducting an evaluation of the Owner Excellence Program, which includes a thorough review of performance metrics. CHA will report on outcomes in the FY2014 Annual Report.	Not applicable.
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	Between FY2012 and FY2013, CHA estimates spending 658 staff hours on annual inspections (716 projected UEP units by 12/31/13 x .92 hours).	CHA did not establish a benchmark for this metric for FY2013.*	CHA is currently conducting an evaluation of the Owner Excellence Program, which includes a thorough review of performance metrics. CHA will report on outcomes in the FY2014 Annual Report.	Not applicable.

CE-3: Decrease in Error Rate of Task Execution	Average error rate in completing a task as a percentage (decrease).	CHA is currently conducting an evaluation of the Owner Excellence Program, which includes a thorough review of performance metrics. CHA will establish a baseline in the FY2014 Annual Report.	CHA did not establish a benchmark for this metric for FY2013.*	CHA is currently conducting an evaluation of the Owner Excellence Program, which includes a thorough review of performance metrics. CHA will report on outcomes in the FY2014 Report.	Not applicable.
*CHA instituted new HUD standard metrics in mid-FY2013; CHA had not established benchmarks for these new metrics in the FY2013 MTW Annual Plan.					

- **Data Collection:** CHA estimates the cost of an initial inspection is \$96 and takes .92 staff hours (55 minutes). CHA tracks biennial inspections for UEP units and the associated staff time and cost savings. CHA is currently conducting an evaluation of the Owner Excellence Program, which includes a thorough review of performance metrics, and will provide updates in the FY2014 Annual Report.
- **Authorization:** Attachment C, Section D(5) of the MTW Agreement which waives certain provisions of Section 8(o) (8) of the 1937 Act and 24 CFR 982 Subpart I.

Elimination of Assets in Income Calculation After Initial Eligibility

- **Description and Impact:** CHA's HCV Program is currently authorized to no longer include income earned from assets as part of income calculations for participants after initial admission. Currently, these asset calculations have minimal impact on overall rent calculation and tenant portion in the HCV program. The impact of this activity is a reduction in staff resources and costs associated with verifying assets after initial admission.
- **Implementation Year:** FY2011 (full implementation for HCV)
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **FY2013 Outcomes:** In FY2013, CHA calculated assets for 860 participants during the admissions process.
- **Hardship Policy:** If a participant loses income from assets in between an initial examination and a re-examination, the participant may request an interim re-examination to adjust their rent calculation. In FY2014, CHA will begin to track the number of interim re-examinations specifically related to changes in family/household composition and changes affecting assets, income or expenses.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
CE-1: Agency Cost Savings	Total cost of task (in dollars).	In FY2010, asset calculations for all examination types for HCV cost \$256,470 (\$15 x 17,098 asset calculations).	CHA did not establish a benchmark for this metric for FY2013.*	In FY2013, asset calculations for HCV admissions cost \$12,900 (\$15 x 860 asset calculations).	Not applicable.

CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	In FY2010, CHA spent 5,813 staff hours on asset calculations for all examination types for HCV (.34 hours x 17,098 asset calculations).	CHA did not establish a benchmark for this metric for FY2013.*	In FY2013, CHA spent 292.40 staff hours on asset calculations for HCV admissions (.34 hours x 860 asset calculations).	Not applicable.
*CHA instituted new HUD standard metrics in mid-FY2013; CHA had not established benchmarks for these new metrics in the FY2013 MTW Annual Plan.					

- **Data Collection:** CHA tracks the staff time and cost savings for elimination of assets in income calculations after initial eligibility. CHA estimates that calculating assets takes roughly 20 minutes (.34 hours) during an examination for a cost of approximately \$15 per examination.
- **Authorization:** For HCV, Attachment C, Section D (2)(a) and Attachment C, Section D, (3)(b) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of 24 C.F.R. 982.516 and 24 C.F.R. 982.518.

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

Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties

- **Description and Impact:** CHA is authorized to increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building. CHA uses this flexibility to create innovative funding structures for PBV developments and enhance its Property Rental Assistance Program. The impact of making PBVs available in excess of the 25% limit is that more developers are enticed to preserve or create affordable housing, increasing the availability of quality housing options throughout Chicago's communities for low-income individuals and families.
- **Implementation Year:** FY2008
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low-income families.
- **FY2013 Outcomes:** In FY2013, CHA exceeded the limit of 25% project-based voucher assistance for one family property, Winterberry Place, with 6 assisted units out of 21 total units. All of these units were preserved for households at or below 80% AMI that would otherwise not have been available.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0 additional PBV units were made available by exceeding 25% in family PBV properties prior to FY2008.	0 additional PBV units made available by exceeding 25% in family PBV properties in FY2013.	In FY2013, 6 units were available by exceeding 25% in the family PBV properties.	CHA exceeded the benchmark.

HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	0 housing units for low-income households were preserved by exceeding 25% in family PBV properties prior to FY2008.	CHA did not establish a benchmark for this metric for FY2013.*	6 housing units for low-income households were preserved by exceeding 25% in family PBV properties in FY2013.	Not applicable.
*CHA instituted new HUD standard metrics in mid-FY2013; CHA had not established benchmarks for these new metrics in the FY2013 MTW Annual Plan.					

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

Authorization of Qualified Owners/Property Managers to Perform Initial Eligibility Determinations and Re-examinations

- **Description and Impact:** CHA has authority to train and certify qualified owners, as defined by CHA, in the Property Rental Assistance (PRA) Program to perform initial tenant eligibility determinations and re-examinations of PBV participants. CHA will require the owners to enter re-examination and initial eligibility data into CHA's systems of record for transmission to HUD PIC, will monitor owner performance monthly, and will perform comprehensive quality control reviews. However, CHA will continue to monitor EIV for income verification and participating owners will not be granted access to this function. The anticipated impact of this activity is to reduce costs, to minimize the duplication of effort, and to administer the PRA program using a best practices model for privately-managed mixed-income and public housing developments.
- **Implementation Year:** FY2012 (approved FY2011)
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **FY2013 Outcomes:** This activity has not been fully implemented. To date, CHA has completed the following activities to plan for the implementation of authorizing qualified owners/property managers to perform initial eligibility determinations and reexaminations:
 - Performed Asset Management Reviews and developed risk ratings for all PRA properties to determine which owners/property managers are qualified to do initial eligibility determinations and re-examinations;
 - Began creating process flows and developing policy and procedures to be followed by qualified owners/property managers to ensure initial eligibility and re-examination screenings are done correctly;
 - Identified those owners who currently use Yardi, CHA's system of record;
 - Set up security groups to allow qualified owners/property managers access to YARDI to perform initial eligibility and re-examination screenings, and to ensure they have the proper level of system access.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
CE-1: Agency Cost Savings	Total cost of task in dollars (decrease).	In FY2012, CHA spent \$1,081,356 for PRA initial eligibility determinations and re-examinations prior to implementation (2,425 units x \$445.92).	CHA did not establish a benchmark for this metric for FY2013.*	In FY2013 CHA spent \$558,168 (1,319 units x \$445.92) for PRA initial eligibility determinations re-examinations.	Not applicable.
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	In FY2012, 8,488 hours of staff time were dedicated to PRA initial eligibility determinations and re-examinations prior to implementation (2,425 units x 3.5 hours).	CHA did not establish a benchmark for this metric for FY2013.*	In FY2013, 4,616 hours of staff time were dedicated to PRA initial eligibility determinations and re-examinations (1,319 units x 3.5 hours).	Not applicable.
*CHA instituted new HUD standard metrics in mid-FY2013; CHA had not established benchmarks for these new metrics in the FY2013 MTW Annual Plan.					

- **Data Collection:** CHA estimates the cost of conducting PRA initial eligibility determinations and re-examinations per unit is \$445.92 yearly based on a \$37.16 monthly PUC. CHA tracks the decrease in costs and staff time associated with allowing qualified owners to perform initial eligibility determinations and re-examinations. CHA currently estimates it takes 3.5 hours to conduct an initial eligibility determination or re-examination based on a previous time/cost study for HCV re-examinations. As mentioned for biennial re-examinations, new time studies/cost analyses for re-examinations will be conducted by the end of FY2014.
- **Authorization:** Attachment C, Section D (1)(a), (1)(c), and 3(b) of CHA's Amended and Restated MTW Agreement, which waive certain provisions of Sections of 8(o)(5) and 8(o)(7) of the 1937 Act and 24 C.F.R. 982.162, 24 C.F.R. 982.516, and 982 subpart E.

Authorization of Qualified Owners/Property Managers to Perform Annual Inspections (Previously Ensure Excellent Maintenance of Quality Housing)

- **Description and Impact:** CHA performs quality control inspections of Property Rental Assistance (PRA) units and developments consistent with best practices in subsidized-property management. CHA employs a model similar to one that is used by privately-managed public housing and mixed-finance developments. Under this approach, CHA will require owners, through their property managers or contract inspectors that have demonstrated

successful property management knowledge and/or experience, to inspect all project-based voucher units annually to insure that they meet HQS and Chicago Building Code requirements. Such owners will be required to certify inspection results and confirm timely repairs. In addition, owners will be required to perform turnover and special inspections and to maintain documentation for CHA review. CHA will perform quality control inspections, review property records of inspections and repairs, and assess the overall property conditions annually. For all properties, CHA will reserve the right to inspect all units in the property as deemed essential to ensure that the property meets inspections standards. The anticipated impact of this activity is to reduce duplicative inspections as well as the associated tenant inconvenience in developments that have additional governmental funding such as tax credits and state-financed loans.

- **Implementation Year:** FY2012 (approved FY2011)
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **FY2013 Outcomes:** This activity has not been fully implemented. To date, CHA has completed the following activities to plan for the implementation of authorizing qualified owners/property managers to perform annual inspections:
 - Performed Asset Management Reviews and developed risk ratings for all PRA properties to determine which owners/property managers are qualified to do annual inspections;
 - Began creating process flows and developing policy and procedures to be followed by qualified owners/property managers to ensure annual inspections are done correctly;
 - Identified those owners who currently use Yardi, CHA's system of record;
 - Set up security groups to allow qualified owners/property managers access to YARDI to perform annual inspections, and to ensure they have the proper level of system access.
 - By the end of 2013 CHA plans to select two qualified owners/property managers to pilot this new initiative.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
CE-1: Agency Cost Savings	Total cost of task in dollars (decrease).	In FY2012, CHA spent \$147,828 for PRA annual inspections prior to implementation (2,425 units x \$60.96).	CHA did not establish a benchmark for this metric for FY2013.*	In FY2013, CHA spent \$77,541 (1,272 units x \$60.96) for PRA annual inspections.	Not applicable.
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	In FY2012, 1,213 hours of staff time were dedicated for PRA annual inspections prior to implementation (2,425 units x .50 hours).	CHA did not establish a benchmark for this metric for FY2013.*	In FY2013, 636 hours of staff time were dedicated for PRA annual inspections prior to implementation (1,272 units x .50 hours).	Not applicable.
*CHA instituted new HUD standard metrics in mid-FY2013; CHA had not established benchmarks for these new metrics in the FY2013 MTW Annual Plan.					

- **Data Collection:** CHA estimates the cost of an annual inspection per unit is \$60.96 yearly based on a \$5.08 monthly PUC. CHA tracks the decrease in costs and staff time associated with allowing qualified owners to perform annual inspections. CHA currently estimates it takes .50 hours to conduct an inspection.
- **Authorization:** Attachment C, Section D (1)(a) and Section D (5) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(7) of the 1937 Act, 24 C.F.R. 982.162, and 24 C.F.R. 982 Subpart I.

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

- **Description and Impact:** To facilitate the expansion of affordable housing opportunities through the use of project-based vouchers, CHA enters into new PRA Program project-based voucher HAP contracts for an initial term between one and 30 years. CHA utilizes MTW authority to enter into contracts that require an initial term of 16-30 years. CHA's relevant contracts include a clause stating that the duration period is pursuant to CHA's MTW authorizations. The impact of this activity is that it will assist developers to obtain better financial terms and help to ensure the long-term availability of quality affordable housing. Through this activity, contracts with an initial term of 16-30 years do not have the 15-year extension option.
- **Implementation Year:** FY2011
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low income families.
- **FY2013 Outcomes:** In FY2013, CHA executed contracts with initial terms of 16-30 at 11 sites, for a total of 169 new PBV units added and/or preserved.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0 PBV units made available with 16-30 year contracts prior to implementation.	106 PBV units made available with 16-30 year contracts.	169 PBV units made available with 16-30 year contracts.	CHA exceeded the benchmark.
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	0 PBV units preserved with 16-30 year contracts prior to implementation.	CHA did not establish a benchmark for this metric for FY2013.*	89 PBV units preserved with 16-30 year contracts.	Not applicable.
*CHA instituted new HUD standard metrics in mid-FY2013; CHA had not established benchmarks for these new metrics in the FY2013 MTW Annual Plan.					

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

Acceptance of City Certificates for Occupancy for Initial PRA Inspections (Previously PRA Inspections)

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

- Implementation Year: FY2011
- Statutory Objective: MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- FY2013 Outcomes: CHA continued to achieve cost and staff time savings in FY2013 by accepting City of Chicago Certificates of Occupancy in lieu of additional initial PRA inspections.
- Standard Metrics:

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
CE-1: Agency Cost Savings	Total cost of task in dollars (decrease).	In FY2011, CHA spent \$5,054 for initial PRA inspections (351 units x \$14.40 per year).	CHA did not establish a benchmark for this metric for FY2013.*	In FY2013, CHA spent \$0 for initial inspections for new construction or substantial rehabilitation properties.	Not applicable.
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	In FY2011, 176 hours of staff time were dedicated to initial PRA inspections for new construction and substantial rehab units (351 units x .50 hours).	CHA did not establish a benchmark for this metric for FY2013.*	In FY2013, 0 hours of staff time were dedicated to initial PRA inspections for new construction and substantial rehabilitation properties.	Not applicable.
*CHA instituted new HUD standard metrics in mid-FY2013; CHA had not established benchmarks for these new metrics in the FY2013 MTW Annual Plan.					

- Data Collection: CHA estimates the cost of conducting initial PRA inspections per unit is \$14.40 yearly based on a \$1.20 monthly PUC. CHA tracks the decrease in costs and staff time associated with accepting Certificates of Occupancy issued by the City of Chicago for initial inspections. CHA currently estimates it takes .50 hours to conduct an inspection.

- **Authorization:** Attachment C, Section D(7)(d)(ii) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(8) of the 1937 Housing Act and 24 C.F.R. 982 Subpart I.

Two-Year Requirement for PBV Participant Transition to Housing Choice Voucher

- **Description and Impact:** Under the PRA program, CHA reduces the turnover in project-based voucher developments by allowing families only to receive a Housing Choice Voucher after two years of occupancy rather than one year, except for tenants currently residing in a supportive housing unit. Supportive housing units are exempt from the two-year tenancy requirement in cases where families who graduate from their supportive services program(s) before two years wish to move to traditional family housing. In those cases, the family would be issued a tenant-based voucher and the unit would become available for another family in need of supportive services. The impact of this activity is reducing PBV unit turnover and providing stability as an incentive to developers and property owners to participate in the PRA program. Moreover, this also assists PBV developments reduce turnover costs.
- **Implementation Year:** FY2011
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **FY2013 Outcomes:** In FY2013, no PBV tenants transferred to tenant-based vouchers within 1-2 years of initial occupancy.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
CE-1: Agency Cost Savings	Total cost of task in dollars (decrease).	In FY2010, CHA spent \$567 (1 transfer x \$567) to transfer tenants from PBV units to tenant-based vouchers.	CHA did not establish a benchmark for this metric for FY2013.*	In FY2013, CHA spent \$0 to transfer tenants for PBV units to tenant-based vouchers within 1-2 years of initial occupancy.	Not applicable.
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	In FY2010, CHA spent 10.5 staff hours (1 transfer x 10.5 staff hours) to transfer tenants from PBV units to tenant-based vouchers.	CHA did not establish a benchmark for this metric for FY2013.*	In FY2013, CHA spent 0 staff hours to transfer tenants from PBV units to tenant-based vouchers within 1-2 years of initial occupancy.	Not applicable.
*CHA instituted new HUD standard metrics in mid-FY2013; CHA had not established benchmarks for these new metrics in the FY2013 MTW Annual Plan.					

- **Data Collection:** CHA tracks the number of transfers within 1-2 years of initial occupancy from non-supportive PBV units to tenant-based vouchers and associated staff time and cost savings.
- **Authorization:** Attachment C, Section D (7) of CHA's Amended and Restated MTW Agreement which waives certain provisions of 24 CFR 983.

Payments During Initial Occupancy – Existing New Construction and Substantially Rehabilitated Properties

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

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

- **Implementation Year:** FY2012
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low income families.
- **FY2013 Outcomes:** In FY2013, CHA made 38 PBV units available by providing a combined total of \$71,046 in vacancy payments across 5 sites.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2013 Benchmark	FY2013 Outcomes	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0 PBV units made available through vacancy payments during initial leasing prior to the implementation of the activity.	CHA did not establish a benchmark for this metric for FY2013.*	In FY2014, CHA made 38 PBV units available through vacancy payments during initial leasing.	Not applicable.
*CHA instituted new HUD standard metrics in mid-FY2013; CHA had not established benchmarks for these new metrics in the FY2013 MTW Annual Plan.					

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

Summary of Implemented Activities

FY2013 Approved/Implemented MTW Activities			
Implemented MTW Activity	Description	Statutory Objective	Authorization
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
Reasonable Cost Formula and Methodologies for Rehabilitation	CHA established reasonable cost limitations for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits. The reasonable cost formula enables CHA to minimize cost overages in construction and rehabilitation activities.	Increase Housing Options	Attachment C, Section C(16)
Reasonable Cost Formula and Methodologies for Redevelopment	HUD approved the reasonable cost formula for redevelopment in FY2010. The reasonable cost formula helps CHA cover the full cost of public housing in mixed income developments on an annual basis.	Increase Housing Options	Attachment C, Section C(16)
\$75 Minimum Rent for Public Housing and HCV Programs	CHA increased the minimum rent from \$50 to \$75 in FY2009.	Reduce Costs and Cost Effectiveness	Attachment C, Section C(11) and Section D(2)
Public Housing Work Requirement	CHA implemented a work requirement across CHA's public housing portfolio. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement.	Self-Sufficiency	Attachment D, Paragraph 21
Choose to Own Homeownership Program for HCV and Public Housing	CHA expanded the Choose to Own (CTO) Home Ownership Program beyond HCV participants to current CHA public housing residents.	Increase Housing Options Self-Sufficiency	Attachment C, Section B, Paragraph 1(b)(iii) and Section D, Paragraph 8 (a-b)
Office of the Ombudsman	The Office of Ombudsman provides designated staff to address the concerns of public housing residents living in mixed-income communities and serves as a liason between residents and CHA leadership.	Self-Sufficiency	Attachment D, Paragraph 20

Implemented MTW Activity	Description	Statutory Objective	Authorization
Biennial Re-examinations for HCV	CHA currently conducts biennial re-examinations for HCV Program participants.	Reduce Costs and Cost Effectiveness	Attachment C, Section D (1) (c)
Exception Payment Standards	CHA is authorized to apply exception payment standards that may be up to 300% of HUD's published Fair Market Rents (FMRs) for the City of Chicago in order to increase housing options in opportunity areas throughout Chicago.	Increase Housing Options	Attachment C, Section D(2)
Owner Excellence-Acceptance of Passed Annual or Initial HQS Inspection for new Request for Tenancy Approval within 90 days of Passed Date	As part of the HCV Owner Excellence Program, CHA may approve tenancy for a unit that passed an inspection within the previous 90 days for owners participating in the Owner Excellence Program.	Increase Housing Options	Attachment C, Section D(5)
Owner Excellence-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)
Owner Excellence-Biennial Inspections	As another component to the Owner Excellence Program, CHA conducts biennial inspections on qualifying units, as defined by CHA, of eligible owners participating in Owner Excellence Program.	Reduce Costs and Cost Effectiveness	Attachment C, Section D(5)
Elimination of Assets in Income Calculation After Initial Eligibility for HCV	CHA currently only calculates assets at initial eligibility for the HCV program, and income from assets is only included in the initial rent calculation.	Reduce Costs and Cost Effectiveness	Attachment C, Section D (2)(a) and Section D, (3)(b)
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

Implemented MTW Activity	Description	Statutory Objective	Authorization
Authorization of Qualified PRA Owners/Property Managers to Perform Initial Eligibility Determinations and Reexaminations	CHA allows qualified owners, as defined by CHA, to perform initial eligibility determinations and re-examinations of participants in the PRA program.	Reduce Costs and Cost Effectiveness	Attachment C, Section D(1) and Section D(3)
Authorization of Qualified PRA Owners/Property Managers to Perform Annual Inspections	CHA allows qualified owners, as defined by CHA, to perform annual inspections for PBV units.	Reduce Costs and Cost Effectiveness	Attachment C, Section D(1)and Section D(5)
PBV Contract Commitments with 16-30 Year Initial Terms	To facilitate the expansion of affordable housing opportunities through the use of PBVs, CHA uses MTW authority to enter into HAP contracts for initial terms between 16 and 30 years.	Increase Housing Options	Attachment C, Section D(2)
Acceptance of City Certificates of Occupancy for Initial PRA Inspections	CHA is authorized to accept the issuance of Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards for intial PRA inspections.	Reduce Costs and Cost Effectiveness	Attachment C, Section D(7)
Two-Year Requirement for PBV Participant Transition to Housing Choice Voucher	CHA reduces turnover in PBV developments by requiring families to occupy the unit for two years, unless and supportive hsouing unit, before they are eligible for a Tenant-Based Voucher.	Reduce Costs and Cost Effectiveness	Attachment C, Section D(7)
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

Activities On Hold

The following MTW activity was on hold for FY2013.

All Clear Utility Debt Assistance Program

- **Description and Impact:** CHA is authorized to offer assistance to eligible CHA residents to keep current with their utility payments and remain lease compliant. In partnership with ComEd, the program, known as All Clear, helps eligible residents clear utility debt and so they can be current with their utility bills after receiving assistance. CHA has authority to provide funding for this program in addition to ComEd funds in a given year. Eligible residents must pay 50% of the total amount of their utility debt, and the program provides the other 50% up to a maximum of \$500. Residents are notified of their eligibility through notification letters and a special help line is set up to assist residents who are eligible to participate. Assistance is offered to eligible residents only until the funds are exhausted in a given year. CHA uses the All Clear utility assistance program as a self-sufficiency measure. Clearing outstanding debt can be a first step toward financial stability.
- **Implementation Year:** FY2013 (as an MTW activity)
- **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.
- **FY2013 Status:** This activity is on hold. No CHA funds were used for this program in FY2013, which is the only MTW flexibility required. The costs were covered by ComEd.
- **Authorization:** Amendment No. 6 to CHA's Amended and Restated MTW Agreement which authorizes implementation of approved local, non-traditional activities using MTW funds.

Closed Out Activities

The following activities outlined in the FY2013 MTW Annual Plan were never implemented and have been closed out by CHA. These activities will not be included in future annual plans or reports.

Funding Supportive Services for Project-Based Voucher Program

- **Description and Impact:** CHA is authorized to approve rents that include both the cost of the rental subsidy and the cost of support services. Such rents would be limited to supportive housing developments where an owner providing supportive services loses or is unable to obtain the funding to provide the supportive services, and has exhausted all other options. The costs of the supportive services will be included in the rent payment to the owner. CHA estimated a monthly cost of \$500 per voucher for single households and \$667 per voucher for family households to contribute toward supportive services. Such funding will enhance housing opportunities for families that without such services will not be able to sustain lease compliance and therefore run the risk of becoming homeless.
- **Implementation Year:** Not Implemented; Approved FY2012
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low income families.
- **Status Update:** CHA has determined it will not implement this activity.

- Authorization: Amendment No. 6 to CHA's Amended and Restated MTW Agreement which authorizes implementation of approved local, non-traditional activities using MTW funds.

PBV Rent Increase Policy

- Description and Impact: For the PRA program, CHA received approval to consider reasonable market rents for unassisted comparable units in high rent and/or opportunity areas in order to expand the availability of quality affordable housing to more neighborhoods. Through this authorization CHA has the flexibility to grant properties that use CHA project-based vouchers an annual rent increase based on a formula. In such cases, CHA will explore using Table One (1) Contract Rent (highest cost utility included) annual adjustment factors (AAFs) published by HUD in the Federal Register as the cap for rent increases subject to rent reasonableness. The anticipated impact of this activity is the rent increase will facilitate favorable financing by providing assurance that annual rent increases will be available to support the cost escalation factors in financing packages for the developments.
- Statutory Objective: MTW Statutory Objective I: Increase housing choices for low income families.
- Implementation Year: Not Implemented; Approved FY2011
- Status Update: CHA has determined it will not implement this activity.
- Authorization: Attachment C, Section D (2)(a), which waives certain provisions of 24 C.F.R. 982.508, 24 C.F.R. 982.503, and 24 C.F.R. 982.518

Section Five: **Sources and Uses of Funding**



Section V: MTW Sources and Uses of Funds

This section contains information on CHA's sources and uses of funding in FY2013

Section V-A: Sources and Uses of MTW Funds

Actual Sources and Uses of MTW Funds

CHA submitted FY2013 unaudited financial information on February 28, 2014. CHA's FY2013 audited information will be submitted by the due date of September 30, 2014.

Activities that Used Only MTW Single-Fund Flexibility

The following section describes CHA's use of MTW single-fund flexibility.

Describe the Activities that Used Only MTW Single Fund Flexibility

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

CHA uses capital dollars as well as Section 8 MTW Vouchers from the single fund to support ongoing revitalization activities, described in Section II, in an effort to further advance the progress of the original Plan and implement applicable new Plan Forward initiatives.

Through the use of MTW funds, CHA also continues to implement numerous resident service 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 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 as part of the Plan for Transformation. In accordance with the Relocation Rights Contract, CHA provides relocation notices to families impacted by building closures or consolidation and makes move-related payments. Additionally, residents are offered pre-move counseling, HCV mobility counseling, post-move counseling, unit tours, assistance in accessing other necessary services and support for residents in managing their household and adjusting to new communities. CHA also provides packing materials and moving assistance to families who are relocating.

Outcomes: In FY2013, CHA helped facilitate 687 resident moves.

Support Services for Families

CHA currently offers public housing families living in CHA properties or temporarily utilizing a Housing Choice Voucher a variety of case management and workforce development services, as well as select services to other HCV residents. These services focus on measurable outcomes, including permanent housing choices, lease compliance, and employment preparation, placement and retention. A summary of the services offered in 2013 is below.

Self-Sufficiency Services:

- **Employment placements.** Job readiness training to prepare residents for work; assistance finding a job; follow-up to ensure job retention.
- **Connections to education.** Coaching and support in accessing post-secondary education, including at the City Colleges of Chicago, where residents can attend at no cost after financial aid.
- **Transitional Jobs.** Time-limited, subsidized jobs with a training component to help residents transition to permanent employment.
- **Literacy Training.** Contextualized literacy support for residents for whom low literacy is a barrier to employment.
- **Section 3.** Coordinated assistance in placing residents in Section 3 positions with CHA contractors.
- **Transition counseling.** Assistance for families to overcome social and emotional barriers to leaving subsidized housing.
- **Housing locator assistance.** Help finding appropriate, affordable housing in the private or affordable market for families transitioning off of subsidy or moving to an Opportunity Area.
- **School identification assistance.** For families with children, assistance finding and enrolling in schools in potential new neighborhoods.
- **Choose to Own homeownership program.** Financial assistance toward the mortgage payment, pre- and post-purchase homebuyer education, credit counseling and other services to help families navigate the home-buying process.
- **Family Self-Sufficiency program.** Focused assistance in reaching self-sufficiency goals, including escrow accumulation.

FY2013 Outcomes for Self-Sufficiency Services:

- 36 families purchased a home through Choose to Own.
- 112 families graduated from the Family Self-Sufficiency program.
- 2,223 residents were connected to new and better jobs.
- 559 residents attended the City Colleges of Chicago; of those, 463 completed a program and 46 were still enrolled at the end of the year.

Youth Empowerment Services:

- **Employment readiness and placement.** Starting in elementary school, career exploration programming. For older youth, job readiness training and summer placements with ongoing support.
- **Academic enrichment.** 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.
- **Recreational programming.** 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.

FY2013 Outcomes for Youth Empowerment Services:

- More than 7,500 youth were engaged in out-of-school-time programs, including 2,321 youth engaged in paid summer opportunities.
- 105 youth were awarded a scholarship through CHA's college scholarship program.
- 2,170 children were enrolled in Head Start programs, and increase of more than 200% from 2012.

Quality of Life Services:

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

FY2013 Outcomes for Quality of Life Services:

- 1,415 residents engaged in substance abuse services, including 150 in evidence-based youth prevention programs.
- Three regional music fests and the Senior Holiday Luncheon gave more than 2,000 seniors a chance to socialize and be active.
- 8,948 seniors completed an assessment of independent living skills.
- The Office of the Ombudsman engaged 419 residents and closed 286 cases dealing with housing and community issues, program inquiries, property management concerns and other issues.
- The CHA-led Altgeld Riverdale Consortium provided 1,500 engagement opportunities and was awarded further funding to continue community and safety coordination and programming.

Section V-B: Local Asset Management Plan

Local Asset Management Plan

Has the PHA allocated costs within statute during the plan year?

Yes

Has the PHA implemented a local asset management plan (LAMP)?

Yes

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

Has the PHA provided a LAMP in the appendix?

Yes

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

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

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

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

Section Six: Administrative



CHA

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Section VI: Administrative

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

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

This section is not applicable.

Results of PHA-Directed Evaluations of the Demonstration

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

Certification of Compliance with MTW Statutory Requirements

FY2013 MTW Annual Report
Section VI: Administrative

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

Chicago Housing Authority
Applicant Name

Moving to Work Demonstration Program
Program/Activity Receiving Federal Funding

The undersigned certifies that:

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

Michael Merchant
Name of Authorized Official

Michael Merchant
Signature



Chief Executive Officer
Title

3/28/14
Date

Chicago Housing Authority
60 E. Van Buren
Chicago, IL 60605
312-743-8500
www.thecha.org

Appendices



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Appendices

CHA Local Asset Management Plan

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

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

The local asset management program incorporates the following key components:

- Implementation of project-based management – CHA has decentralized property operations to each property by contracting with professional private management companies. These private management companies manage the day-to-day operations in accordance with HUD public housing requirements and are overseen by CHA’s 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 OMB Circular A-87.

Program Principles

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

- Costs incurred are deemed reasonable and consistent with the amended 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 Circular A-87, there is no universal rule for classifying costs as either direct or indirect. A cost may be direct with respect to some specific service or function, but indirect with respect to the final cost objective. Direct costs associated with project activities are allocated to the specific properties receiving the benefit of the expenditure. Direct and indirect costs associated with the COCC are allocated on a reasonable basis and, if allocated to public housing properties, are substantially done using a project unit distribution basis.

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

- Executive Office

- Asset Management
- Housing Choice Voucher
- Office of Development Management
- Legal Services
- Finance
- Resident Services

CHA Cost Objectives Under MTW

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

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

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

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

Financial Reporting

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

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

Certification for Drug-Free Workplace

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development



Applicant Name
 Chicago Housing Authority

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

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

- I certify that the above named Applicant will or will continue to provide a drug-free workplace by:
- a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.
 - b. Establishing an on-going drug-free awareness program to inform employees ---
 - (1) The dangers of drug abuse in the workplace;
 - (2) The Applicant's policy of maintaining a drug-free workplace;
 - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.
 - c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;
 - d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---
 - (1) Abide by the terms of the statement; and
 - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
 - e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
 - f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---
 - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
 - g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

CHA Sites for Work Performance:

- Chicago Housing Authority**
 1. 60 E. Van Buren St
Chicago, IL 60605
 2. **Charles Hayes Family Investment Center**
4859 S. Wabash Ave
Chicago, IL 60615
- HCV Satellite Offices**
 - Southwest Regional
 - 3. 10 W. 35th St, 5th Fl
Chicago, IL 60616
 - West Regional
 - 4. 2750 W. Roosevelt Rd
Chicago, IL 60608

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

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

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

Name of Authorized Official <i>PATRICIA EMANUEL</i>	Title <i>Director of Human Resource Administration</i>
Signature <i>Patricia Emanuel</i>	Date <i>8/25/2014</i>

form HUD-50070 (3/98)
 ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

If an investigation confirms violation of the policy has occurred, the CHA will take corrective action. These measures may include, but are not limited to, written warning, counseling, oral reprimand, suspension, or dismissal of the employee engaging in such misconduct. A record of such disciplinary actions will be placed in the employee's personnel file.

CONFIDENTIALITY

Complaints of harassment, investigation of complaints of harassment, and any corrective action taken in response will be kept confidential to the extent possible.

NO RETALIATION

The CHA forbids any reprisal or retaliation against an employee for filing a good faith complaint of harassment or for supporting or assisting, in good faith, another employee in pursuing a complaint, or filing a discrimination charge. Anyone experiencing or witnessing any conduct he or she believes to be retaliatory should immediately report it to any of the individuals named above. The CHA will not retaliate or discriminate against any employee for exercising any rights under this policy. Retaliation is a violation of this policy.

American with Disabilities (ADA)

The CHA is committed to complying fully with the Americans with Disabilities Act (ADA), Section 504 of the Rehabilitation Act of 1973, and all other state, federal and local laws ensuring equal opportunity in employment for qualified persons with disabilities. We continually review our hiring and selection procedures to assure they are consistent with equal opportunity, and it is our policy to fully explore reasonable accommodations in accordance with the law to enable disabled individuals to safely and effectively perform their jobs. This policy is neither exhaustive nor exclusive.

Reasonable accommodation is available to all disabled employees, where their disability affects the performance of job functions. All employment decisions are based on the merits of the situation in accordance with defined criteria, not the disability of the individual.

The CHA is also committed to not discriminating against any qualified employees or applicants because they are related to or associated with a person with a disability. The CHA will follow any state or local law that provides individuals with disabilities greater protection than the ADA.

Drug Free Environment

The CHA is a Drug Free Work Place and its Policy on drug and alcohol use is one of "Zero Tolerance." Employees must not appear for work with the presence of alcohol or under the influence of alcohol or illegal non-prescribed drugs in their systems. Employees are prohibited from possessing alcohol or illegal non-prescription drugs. Employees who take prescribed drugs that affect their cognitive abilities should not report to work and should use appropriate leaves. Employees who violate this Policy will be terminated.

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

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

Employees who occupy safety sensitive positions will be subject to random or periodic drug testing.

The CHA drug and alcohol testing vendors are N.I.D.A. accredited. Drug and alcohol test results are confidential and are not disclosed to third parties by the CHA, except upon express written authorization of the employee or as required by law. Employees who submit to drug and alcohol testing described above and whose test results show a positive result will be terminated. Employees who refuse to cooperate in the testing process will be terminated. Employees whose test results are positive may elect to have the sample re-tested at a different N.I.D.A. accredited laboratory at the employee's cost. Arrangements for re-testing must be made through the Director of Human Resources.

The CHA is committed to being a drug-free, healthful, and safe workplace. You are required to come to work in a mental and physical condition that will allow you to perform your job satisfactorily.

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

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

Immigration Law Compliance

The CHA is committed to complying with the immigration laws that require we employ only citizens and others who are authorized to work in the United States. The CHA does not, however, discriminate on the basis of national origin.

In compliance with the Immigration Reform and Control Act of 1986, each new employee, as a condition of employment, must complete the Employment Eligibility Form I-9 and present documentation that establishes identity and employment eligibility. Former employees who are rehired must also complete the form if they have not completed an I-9 with the CHA within the past three (3) years, or if their previous I-9 is no longer retained or valid.

Employees may raise questions or complaints about immigration law compliance without fear of reprisal.

Relationships in the Workplace

When relatives or persons involved in a dating relationship work in the same area of an organization, it may cause problems at work. In addition to claims of favoritism and morale issues, personal conflicts from outside can sometimes carry over to work.

For this policy, we define a relative as any person who is related to you by blood or marriage, or whose relationship with you is similar to that of a relative. We define a dating relationship as a relationship that might reasonably be expected to lead to a consensual "romantic" relationship. This policy applies to all employees regardless of their gender or sexual orientation.

Our policy is that an employee may not directly work for a relative or supervise a relative. We also discourage a person in a dating relationship to supervise or to report for that person. The CHA also reserves the right to take quick action if an actual or potential conflict of interest arises involving relatives or persons involved in a dating relationship who are in positions at any level (higher or lower) in the same line of authority that may affect the review of employment decisions.

If two employees become relatives, or start a dating relationship and one of them supervises the other, the acting supervisor is required to tell management about the relationship. The two employees are to decide which one of them is to be transferred to another available position. If they do not make that decision within thirty (30) calendar days, the CHA will decide who to transfer or, if necessary, terminate.

There may also be situations when there is a conflict or the potential for conflict due to employee relationships, even if there is no direct reporting or authority involved. In that case, we may reassign or terminate his/her employment. If you are in a close personal relationship with another employee, we ask that you avoid displays of affection or excessive personal conversation at work.

BOC Resolution



March 12, 2014

Item No. 4

RECOMMENDATION TO APPROVE CHA'S FY2013 MOVING TO WORK ANNUAL REPORT

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners approve the attached FY2013 Moving to Work (MTW) Annual Report and grant authorization to submit the document to the United States Department of Housing and Urban Development (HUD) for approval.

The Chief of Staff, Planning and Reporting Department and the Office of the General Counsel, have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

CORPORATE GOAL

Submission of the FY2013 MTW Annual Report fulfills CHA's annual reporting requirements and supports CHA's goal of continued successful compliance with the obligations of HUD's Moving to Work Demonstration Program.

FUNDING: Not applicable.

GENERAL BACKGROUND

CHA and HUD signed the original Moving to Work (MTW) Agreement on February 6, 2000 which allowed CHA to implement the original Plan for Transformation. CHA's Amended and Restated MTW Agreement with HUD was fully executed on June 26, 2008 which extended CHA's participation in the MTW Demonstration Program through FY2018.

In April 2013, CHA unveiled a new strategic plan, *Plan Forward: Communities that Work*, which outlines the agency's newly articulated mission and strategic goals that will guide CHA's current and future work. As CHA implements Plan Forward initiatives, the agency will continue to pursue the three statutory objectives of the MTW Demonstration Program:

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

As part of the MTW Agreement, CHA is required to submit an Annual Report to HUD, due 90 days after the end of the fiscal year. The FY2013 MTW Annual Report provides information necessary for HUD to assess CHA's performance in FY2013 regarding both day-to-day operations and activities authorized by the MTW Demonstration Program.

In May 2013, HUD issued a revised Form 50900 (Attachment B to the Amended and Restated MTW Agreement) which outlines new requirements for the content of MTW Annual Plans/Reports and for tracking the impact of MTW activities. CHA's FY2013 MTW Annual Report is the first document in which CHA must fully adopt these new reporting requirements. CHA will continue to work with HUD to ensure compliance with the new Form 50900.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) regulations.

The Chief of Staff concurs with the recommendation to approve the FY2013 MTW Annual Report.

The CEO recommends the approval of the FY2013 MTW Annual Report and submission to HUD by the deadline of March 31, 2014.

Based upon the foregoing, it is recommended that the Board approve the FY2013 MTW Annual Report and grant authorization to the Chief Executive Officer, the Board Chairperson, or their designee to approve any final updates as deemed necessary to submit the FY2013 MTW Annual Report to HUD on the March 31, 2014 deadline.

RESOLUTION NO. 2014-CHA-29

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 12, 2014 requesting approval of the FY2013 Moving to Work Annual Report, attached hereto;

THEREFORE BE IT RESOLVED BY CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby approves the attached FY2013 Moving to Work Annual Report and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final updates as deemed necessary.

THAT the Board of Commissioners grants authorization to submit the FY2013 Moving to Work Annual Report to the U.S. Department of Housing and Urban Development on March 31, 2014. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.



Rahm Emanuel

Mayor, City of Chicago

Michael R. Merchant

CEO, Chicago Housing Authority

Z. Scott

Chairperson

Matthew Brewer

Mark Cozzi

Dr. Mildred Harris

Harriet Johnson

Myra King

John G. Markowski

M. Bridget Reidy

Rodrigo A. Sierra

Board of Commissioners

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