



FY2015 **MOVING TO WORK** ANNUAL REPORT



Submitted to HUD: March 31, 2016

Message from CEO

As the new CEO of the Chicago Housing Authority, I am pleased to present CHA's FY2015 Moving to Work (MTW) Annual Report.

To date, CHA has made much progress on fulfilling its original commitments. Over 22,000 units have been completed through new construction, rehabilitation, acquisition and the use of project-based vouchers. CHA has also increased housing opportunities and now serves about 64,000 households through public housing and the Housing Choice Voucher Program. We have a foundation of excellence on which to build as we look to the future.

My highest priority is assuring that Mayor Rahm Emanuel's mandate of expanding affordable housing options continues. Since I arrived at the CHA nearly a year ago, we have accelerated development deals and housing production, with more than 500 units under construction by the end of 2015. This has been done by renewing and building relationships with residents and other stakeholders and reaching out to new communities so we continue to create affordable housing opportunities and vibrant, mixed-income communities.

In CHA's MTW Annual Report, you will find updates on the agency's key initiatives as well as outcomes for specific activities made possible through the flexibilities of the U.S. Department of Housing and Urban Development's MTW Demonstration Program.

This past year, CHA received a RAD award to transition nearly 11,000 units. CHA closed its first RAD financial transaction for Fannie Emanuel Senior Apartments in December 2015. In addition, CHA implemented a sponsor-based voucher program as part of efforts to support local and HUD initiatives to end homelessness. Finally, CHA delivered an additional 379 housing units in FY2015, which brings the agency to 90% completion of the overall 25,000 housing unit goal, and closed numerous financial transactions for construction of new units and community amenities.

The agency's progress would not be possible without the support of and coordination with numerous partners, including CHA's Board of Commissioners, HUD and the City of Chicago. I am grateful for Mayor Emanuel's leadership, which is critical as CHA continues its work to provide affordable housing and contribute to sustainable, vibrant Chicago neighborhoods. I am also thankful for ongoing partnerships with key stakeholders, including residents and resident leadership, development partners and community organizations.

I look forward to continued progress and collaboration in the coming year.

Sincerely,

Eugene Jones, Jr.
Chief Executive Officer
Chicago Housing Authority

Section One

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.

The agency continues 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 requirements for the content of MTW annual plans/reports and for tracking the impact of MTW activities. CHA continues to work with HUD for technical guidance and feedback on MTW reporting processes and requirements to ensure compliance.

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

Key Plan Forward Initiatives

Throughout FY2015, CHA continued to pursue and/or plan for future implementation of the following initiatives.

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

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

- **Mixed-Income Redevelopment:** CHA will continue with new on- and off-site phases in mixed-income developments which have replaced many former CHA properties.
- **Real Estate Acquisition Program (REAP):** CHA launched a new strategy for acquisition of public housing units, primarily in opportunity areas. In addition, CHA released a Request for Qualifications (RFQ) to solicit a pool of developers interested in partnering with CHA.
- **Property Rental Assistance (PRA) Program:** CHA will continue to expand the existing PRA program to provide new project-based voucher units through multi-year contracts with private owners and developers.

- **Preservation Strategies:** CHA supports local preservation strategies through CHA's PRA Program. Specifically, this strategy applies to existing non-CHA properties with expiring affordability restrictions for which CHA can ensure long-term affordability through the use of project-based vouchers. Proposals are subject to CHA's standard PRA selection process.
- **Rehabilitation:** CHA plans to rehabilitate a portion of remaining offline units at Altgeld Gardens.
- **Sponsor-Based Housing Program:** CHA implemented a sponsor-based housing program to contribute to HUD's Designated Opportunities to End Homelessness and Chicago's Plan to End Homelessness 2.0 initiatives. The program is implemented through the use of project-based vouchers and within standard regulations and processes for project-based vouchers.
- **Conversion of Moderate Rehabilitation Properties:** CHA is assessing existing privately-owned CHA Moderate Rehabilitation program properties to identify opportunities to transition these properties to the PRA Program through RAD conversion or the standard project-based voucher selection process.
- **Choose To Own Homeownership Program:** CHA facilitates homeownership opportunities for CHA families through long-term subsidy commitments. CHA will request HUD approval to count these units toward the 25,000 goal.
- **Other Initiatives:** CHA continues to explore new unit delivery strategies to respond to local housing preferences and market opportunities.

In FY2015, CHA completed 379 housing units, including 79 public housing units in mixed-income sites, 299 project-based vouchers in several PRA sites, and 1 unit through the Real Estate Acquisition Program (REAP).¹ (Please refer to Section II and IV for more information.)

FY2015 Unit Delivery

IL Number	Type	Development/Program	Projected FY2015 Unit Delivery	Actual FY2015 Unit Delivery
IL002160000	Mixed-Income Housing Redevelopment	Park Boulevard IIB	37	37
IL002163000		Gwendolyn Place/Legends South Phase C3	21	21
IL002164000		Parkside of Old Town Phase IIB	36	21
TBD	Public Housing Acquisition	Real Estate Acquisition Program (REAP)	25	1
N/A	Property Rental Assistance Program	Project-Based Vouchers	203	110
N/A	Preservation Strategies	Project-Based Vouchers	150	189
IL002002000	Family Housing Rehabilitation	Altgeld Gardens	218	0
N/A	Sponsor-Based Housing	Project-Based Vouchers	350	0
Total Housing Units			1,040	379

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.

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. CHA is utilizing 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.

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

In June 2015, CHA received a RAD award for its portfolio application. CHA amended the FY2015 MTW Annual Plan to include 17 additional developments (13 AMPS) for Phase 1 that were previously designated for Phase 2. CHA also closed its first RAD financial transaction for Fannie Emanuel Senior Apartments in December 2015. CHA is in the process of amending the FY2016 Annual Plan to reconfigure the composition of the Phase 1 RAD portfolio, as development priorities have changed since the original portfolio application submission. CHA is moving forward to convert approximately 50 percent of its portfolio application during FY2016 with the rest to follow in FY2017 (with multi-phase developments extending into 2018) in accordance with HUD's RAD requirements.

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 requirements, standards, and processes for the two housing programs, including establishing consistent policies where possible, to streamline and clarify program administration and to make policies more user-friendly for participants. CHA will implement the Uniform Housing Policy through a multi-phased approach.

In FY2014, CHA moved forward with Phase 1 of Uniform Housing Policy, prioritizing policies that benefit participants and enhance consistency across programs. CHA received approval for several policies that require MTW authority, including expanding biennial recertification to public housing (which was previously approved for HCV), adopting triennial recertification for fixed-income households with only senior/disabled participants in public housing and HCV, and modifying "Choose to Own" homeownership and Family Self Sufficiency program requirements. In addition, CHA made changes to additional policies related to HCV unit inspection owner participation, clarification of waitlist priorities, clarification of definitions of absent participants, guests and unauthorized members, and adoption of smoke-free housing policies for all new properties. Updates to CHA's Public Housing Admissions and Continued Occupancy Policy (ACOP), Public Housing Residential Lease and HCV Administrative Plan, based on Phase 1 of Uniform Housing Policy, were released for public comment in July 2014 and were approved by CHA's Board in August 2014.

Implementation of Phase 1 was ongoing throughout FY2015. CHA continues to plan for Phase 2 of Uniform Housing Policy and will request MTW approval as necessary through future proposed annual plans and/or amendments.

Housing Programs to Support Local Preferences

In FY2015, CHA implemented a sponsor-based voucher program as part of efforts to support Chicago's Plan to End Homelessness 2.0, HUD's Designated Opportunities to End Homelessness and other local initiatives. *(Please refer to Section II for more information.)*

Approved MTW Activities in FY2015

In FY2015, CHA continued or proceeded with planning for implementation of the following approved MTW activities to provide more housing options for families, assist residents in achieving self-sufficiency, and increase the cost-effectiveness of public housing and Housing Choice Voucher program administration.

Housing/Development

- *Revitalization of 25,000 Housing Units (2000-01)*: CHA continues to make progress toward the goal of 25,000 housing units and providing additional housing opportunities for residents.
- *Reasonable Cost Formula and Methodologies for Redevelopment and Rehabilitation (2010-01)*: Through an amendment to the FY2014 MTW Annual Plan, CHA received HUD approval to expand the use of the reasonable cost formula for redevelopment, which was approved in FY2010, to both redevelopment and rehabilitation projects.
- *Expedited Public Housing Acquisition Process (2015-01)*: CHA is authorized to use MTW flexibility to support CHA's Real Estate Acquisition Program and expedite the acquisition of units and/or buildings as public housing units.

Public Housing and HCV Programs/Uniform Housing Policy

- *\$75 Minimum Rent for Public Housing and HCV Programs (2009-01)*: CHA increased the minimum rent from \$50 to \$75 in FY2009 in public housing and HCV programs. The impact of the revised minimum rent level is an increase in rent revenue from residents paying the minimum rent.
- *Biennial Re-examinations for HCV (2006-01) and Public Housing (2014-03)*: CHA continues to conduct biennial re-examinations for HCV Program participants. In FY2014, CHA received HUD approval to expand biennial re-examinations to eligible public housing households, and CHA is working to implement this activity.
- *Triennial Re-examinations for Households with Only Elderly/Disabled Participants for HCV and Public Housing (2014-02)*: CHA received HUD approval in FY2014 to implement a streamlined triennial re-examination schedule for public housing and HCV fixed income households consisting of only disabled and/or elderly participants. CHA is working to implement this activity.

- *Choose to Own Homeownership Program for HCV and Public Housing (2011-01)*: CHA expanded the HCV Choose to Own Homeownership Program to eligible current public housing residents. In FY2014, CHA received approval to modify program eligibility requirements to promote participant success.
- *Family Self-Sufficiency Program for HCV and Public Housing (2014-01)*: CHA received approval in FY2014 to modify participation requirements for the Family Self-Sufficiency program for public housing and HCV participants to promote participant success.
- *CHA Re-entry Pilot Program (2014-04)*: Through an amendment to the FY2014 MTW Annual Plan, CHA received HUD approval to implement a Re-entry Pilot Program for up to 50 eligible participants in CHA traditional public housing or CHA's HCV Program.

Public Housing

- *Public Housing Work Requirement (2009-02)*: Through the implementation of a work requirement across CHA's public housing portfolio, more residents are engaged in employment, education, job training, and community service in order to achieve goals for self-sufficiency. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement.
- *Office of the Ombudsman (2008-01)*: The Office of the Ombudsman provides designated staff to address the concerns of public housing residents living in mixed-income communities and serves as a liaison between residents and CHA leadership. The office assists residents in resolving issues and adapting to their new community.

Housing Choice Voucher Program

- *Exception Payment Standards (2010-02)*: CHA is authorized to implement exception payment standards that exceed the standard limit of 110% of HUD's published Fair Market Rents (FMRs) for the City of Chicago. In FY2014, CHA has lowered the limit for exception payment standards to no more than 150% of HUD FMR for all new requests and will phase out of existing exception payments that exceed 150% over the next three years.
- *Owner Excellence – Vacancy Payments (2011-03)*: 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 such a unit currently in the HCV program to another HCV participant.

Property Rental Assistance/Project-Based Voucher Program

- *Exceed the Limit of 25% Project-Based Voucher (PBV) Assistance in Family Properties (2008-02)*: CHA may increase the percent of assisted PBV units in family properties above the regulatory limit of 25% per family building.
- *PBV Contract Commitments with 16-30 Year Initial Terms (2011-05)*: To facilitate the expansion of affordable housing opportunities through the use of PBVs, CHA uses MTW authority to enter into HAP contracts for initial terms between 16 and 30 years.
- *Acceptance of City Certificates of Occupancy for Initial PRA Inspections (2011-06)*: CHA is authorized to accept the issuance of a Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards for initial PRA inspections.

- Two-Year Requirement for PBV Participant Transition to Housing Choice Voucher (2011-07): 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 (2011-08): CHA provides vacancy payments, as determined necessary on a project by project basis, during the initial operating lease-up period in order to provide an incentive for owner participation and to ensure the long-term viability of newly constructed and substantially rehabilitated properties.

Finally, in FY2015, CHA continued to utilize the single fund budget provided through MTW participation for expanded and flexible resources for overall administration of housing assistance, capital and redevelopment activities, and services and programs for residents. *(Please refer to Section V for more info.)*

Section Two

GENERAL HOUSING AUTHORITY OPERATING INFORMATION



Section II: General Housing Authority Operating Information

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

Section II-A: Housing Stock Information

Project- Based Voucher Utilization in FY2015

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 FY2015, 3,200 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 3,043 total PBV units under HAP contract and 157 under AHAP.

New Housing Choice Vouchers that were Project-Based During FY2015

The following table provides an overview of new project-based vouchers and leasing in FY2015.

Property Name	FY2015 Anticipated Number of New Vouchers to be Project-Based	Actual Number of New Vouchers that were Project-Based in FY2015	Description of Project
Access Housing	20	0	Scattered site new construction and rehabilitation in Logan Square, Hermosa and West Town for people with disabilities.
Illinois Accessible Housing Initiative Phase 2	11	16	Moderate Rehab to perform ADA retrofits to serve people with physical disabilities. Seven buildings located in Lakeview, Hyde Park, Edgewater, Bridgeport, Uptown and New City.
Kenmore Plaza Apartments (Preservation)	150	105	Existing senior development in Edgewater.
Mercy Uptown	50	0	Rehabilitation of two existing developments in Lakeview and Uptown.
Milwaukee Avenue Apartments	11	0	New Construction in Avondale for disabled families.
Montclare Senior	38	38	New Construction in Avalon Park Community Area. The site will serve seniors.
Princeton Park	21	8	Existing housing in Roseland. The development will serve working families.
West Humboldt Place	4	4	New Construction in Humboldt Park for disabled families.
Veterans New Beginnings	48	48	New Construction in Auburn Gresham for Veterans.

3714 W Wrightwood Apts	0	5	Rehabilitation of existing development for families.
Humboldt Park Apartments (Thresholds Humboldt & Kiley House)	0	-3	Units removed from existing HAP contract. 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.
Jarvis Apartments	0	-4	Units removed from existing HAP contract. Existing housing in Rogers Park.
Lake Village East (Preservation)	0	65	Substantial rehabilitation in the Kenwood Community area.
Leigh Johnson Courts (Preservation)	0	19	Existing housing in the Grand Crossing Community area.
Wrightwood Apartments	0	-2	Units removed from existing HAP contract. Existing housing in Logan Square.
Sponsor-Based Voucher Program	350	0	CHA's Board approved the program in August 2015. No units were leased in FY2015. Through this program, sponsoring agencies will apply for Housing Assistance Payment (HAP) subsidies from CHA to "master lease" units from private property owners for a term of 2-7 years
Anticipated Total New Vouchers to be Project-Based	703	299	

		2015 Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year		2015 Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year	
2015 Anticipated Total Number of New Vouchers to be Project-Based	2015 Actual Total Number of New Vouchers that were Project-Based	3,541 HAP 186 AHAP		3,255	
703	299	Actual Total Number of Project-Based Vouchers Committed at the End of the FY2015		2015 Actual Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year	
		3,043 HAP 157 AHAP		2,330*	
*does not include project-based units at three city-state sites					

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

Throughout FY2015, CHA continued to expand high-quality affordable housing opportunities in healthy and revitalizing neighborhoods in Chicago for families and individuals on CHA's waiting lists by providing PBV rental subsidies to additional units under the PRA program. CHA continues 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. The following section provides an overview of CHA's project-based voucher initiatives through the Property Rental Assistance (PRA) Program.

City/State Sites

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

PRA Housing for Target Populations/Supportive Housing

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

In FY2015, CHA delivered an additional 65 PBV units for target populations under HAP contracts that were counted toward unit delivery. As of the end of FY2015, there are a total of 1,300 (non-RHI) PBV units for target populations counted toward overall unit delivery.

Family & Senior PRA Housing

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

In FY2015, CHA delivered an additional 234 family/senior (non-RHI) PBV units under HAP contracts that were counted toward unit delivery. This includes 189 units through preservation strategies. As of the end of FY2015, a total of 1,244 family/senior housing (non-RHI) PBV units in Chicago are counted toward overall unit delivery.

Regional Housing Initiative

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

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

^[1] For more information on RHI, see MPC's website at www.metroplanning.org.
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geographic areas throughout the region. In FY2015, CHA continued participation in the RHI Pilot Program in order to offer applicants on CHA's wait list broader housing alternatives in opportunity areas.

No new RHI PBV units were delivered in FY2015. As of the end of FY2015, a total of 158 CHA PBV units are under HAP contracts in the region through RHI. Of these, 69 are under contract in Chicago and are counted toward unit delivery progress.

CHA Sponsor-Based Voucher Program

In August 2015, CHA's Board of Commissioners approved the Sponsor-Based Voucher Program, which will utilize up to 350 vouchers. CHA projected that 350 sponsor-based vouchers would be delivered in FY2015, however no units were leased through this program in FY2015. CHA will begin leasing sponsor-based vouchers in FY2016.

This program will enable CHA to contribute to HUD's goal to end chronic homelessness and the City of Chicago's Plan to End Homelessness 2.0. Through this program, sponsoring agencies would apply for Housing Assistance Payment (HAP) subsidies from CHA to "master lease" units from private property owners for a term of 2-7 years. The "Sponsor Agency" would then sublease units to program participants. Each agency would be required to provide social services for participants and meet the following criteria as evidenced through an open and competitive application/evaluation process.

- Experience operating other similar leasing models including CHA's Property Rental Assistance (PRA) project-based vouchers, HUD's Supportive Housing Program, the Chicago Low Income Housing Trust Fund, or comparable housing models.
- Capacity to administer a minimum of ten and a maximum of fifty vouchers.
- Feasibility to obtain a master lease for the units with a property owner for the duration of 2-7 years and execute a lease agreement with eligible participants. (Participants may change throughout the duration of the master lease.)
- Committed social service funding and experience to provide services throughout the duration of the HAP contract and master lease.
- While the Sponsor Based Voucher program will be similar to PRA and follow standard project-based voucher regulations, it will have a separate application with a different set of evaluation criteria to account for the focus on social services.

As is standard for participants in CHA's existing PRA Program and allowable under standard regulations, sponsor agencies will propose and manage tenant selection, based on CHA-approved policies and priorities. CHA will prioritize sponsor-based vouchers for 0 and 1 bedroom units, which are most effective in addressing the needs of the homeless population. Other unit sizes will be considered through the application process. CHA will manage unit inspections according to existing policies for the HCV/PRA Program.

Participants would be assessed to determine whether transitioning to other housing using a tenant based voucher without social services is appropriate, subject to availability of tenant based vouchers. This would allow vacated sponsored units to become available for the next available participant. Any necessary changes to the HCV Administrative Plan relating to the sponsor-based program will be released for public comment. Sponsor agency proposals for targeted populations outside of CHA's general wait list parameters will be subject to CHA Board Approval.

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

In FY2015, CHA delivered a total of 299 new PBV units under HAP contracts in Chicago that were counted toward unit delivery, including 65 PBV units for target populations and 234 family/senior PBV units. At the end of FY2015, CHA had a total of 2,954 PBV units in Chicago counted toward unit delivery progress.

Other Changes to the Housing Stock that Occurred During FY2015

The following section describes changes to CHA's housing stock during FY2015 by category, including Public Housing Units Added, Demolition Activity, Disposition Activity, Long-Term Plan for Offline Units, Additional Capital Maintenance Activity and Additional Redevelopment Activity.

Other Changes to the Housing Stock that Occurred During FY2015
<p>Public Housing Units Added CHA added a total of 80 new public housing units to the housing stock in FY2015, including 79 units through mixed-income housing redevelopment and 1 unit through the Real Estate Acquisition Program.</p>
<p>Demolition Activity CHA did not demolish any dwelling or non-dwelling structures in FY2015.</p>
<p>Disposition Activity CHA disposed of vacant land at the former Ida B. Wells, Harold Ickes Homes, and Robert Taylor Homes sites for redevelopment and community amenities.</p>
<p>Long-term Plan for Offline Units As of the end of FY2015, CHA has 2,951 public housing units across several categories that are currently offline. In coordination with HUD, CHA continues to prioritize reducing the number of offline units and making additional units available for occupancy as soon as possible.</p>
<p>Additional Capital Maintenance Activity CHA continued/completed life safety and other capital projects in CHA senior sites, capital projects in scattered sites, as well as modifications at various CHA-owned non-dwelling spaces and family sites.</p>
<p>Additional Redevelopment Activity CHA continued redevelopment planning at several sites and closed several real estate transactions for mixed-income development.</p>

Public Housing Units Added in FY2015

In FY2015, CHA added a total of 80 new public housing units, including 79 units through mixed-income housing redevelopment and 1 unit through the Real Estate Acquisition Program. The following section describes these units in more detail.

Park Boulevard IIB (IL002160000)

CHA delivered 37 public housing units in FY2015 as part of Phase IIB of the Park Boulevard mixed-income community. The financial transaction for this development phase closed on December 24, 2013 and the developer began construction in January 2014. Park Boulevard IIB represents the fourth overall redevelopment phase at the former Stateway Gardens site and second phase of the Stateway HOPE VI redevelopment grant. This phase consists of a total

of 108 new rental units: 37 public housing, 34 affordable and 37 market rate units. Of the 37 public housing units, two are fully accessible and 7 are adaptable. Phase IIB also included commercial space in a building on the east side of State Street.

Gwendolyn Place –Legends South Phase C3 (IL002163000)

CHA delivered 21 public housing units in FY2015 located on fourteen scattered sites as part of the off-site redevelopment of Legends South (former Robert Taylor Homes). The financial transaction for this development phase closed on February 28, 2014, and the developer began construction in March 2014. Gwendolyn Place (Legends South Phase C3), is the fifth rental sub-phase for the Legends South redevelopment effort. The phase includes a total of 71 new rental units: 30 public housing, 23 affordable and 18 market rate units. Of the 30 public housing units, two are fully accessible and twelve are adaptable. A management office and small ground floor commercial space are also included in this phase.

Parkside of Old Town IIB Rental (IL002164000)

CHA delivered 21 public housing units in FY2015 in Phase IIB of the Parkside of Old Town mixed income community, as part of the redevelopment of the former Cabrini Extension North site. Upon completion, this phase will include a total of 106 rental units: 36 public housing, 27 affordable and 43 market rate units. Of the 21 public housing units completed in FY2015, three are fully accessible. Parkside Phase IIB will also include an exercise room and a community room of approximately 1,214 square feet. Delivery of the remaining 15 public housing units is planned for FY2016.

Real Estate Acquisition Program (IL#s to be assigned upon acquisition)

CHA launched the Real Estate Acquisition Program (REAP) in FY2013 as a strategy for offsite acquisitions of public housing units using traditional real estate acquisition processes primarily in CHA-designated opportunity areas. CHA planned to deliver 25 public housing units in FY2015 through the Real Estate Acquisition Program. In FY2015, CHA acquired one condominium unit at 3723 N Elston. In addition, 125 units were under contract and expected to close in the first half of FY2016.

Other Projected FY2015 Public Housing Unit Delivery

Altgeld Gardens/Phillip Murray Homes (IL002002000)

CHA continues to work with stakeholders to finalize and implement the master plan for the Altgeld-Murray community, including residential and community facility components. In August 2015, CHA began rehabilitation 218 units at Altgeld Gardens, however no units were delivered in FY2015.

Demolition Activity in FY2015

CHA did not complete any demolition in FY2015. CHA proposed the demolition of 182 units at Philip Murray Homes through an amendment to the FY2015 MTW Annual Plan, which was approved by HUD in December 2015. CHA is in the process of preparing the HUD demolition application for submission in FY2016.

Disposition Activity in FY2015

The following disposition activity occurred in FY2015.

IL Number	Development/ Site	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition	Description of Actual FY2015 Activity
IL002017000	Former Ida B. Wells, Wells Extension, Darrow Homes	East 37 th Street	East 39 th Street	South Rhodes	South King Drive	Fee Simple	Disposition of land at market value for the development of new retail. CHA conveyed approximately 8.1 acres of land on June 30, 2015, for the new Bronzeville Mariano's Market development.
IL002016000	Former Harold Ickes Homes	23 rd Street	24 th	Federal	Dearborn	Fee Simple	Land swap disposition of vacant land with City of Chicago. CHA completed the land exchange conveying a portion of the Harold Ickes site to the City of Chicago in August 2015.
IL002037000	Former Robert Taylor Homes	51 st Street	54 th Street	State Street	Metra Railroad Embankment/Federal street	Fee Simple	Disposition of land for a new recreational facility and commercial space. CHA conveyed land for the new XS Tennis facility in July 2015.

Long Term Plan for Offline Units Status

As of the end of FY2015, CHA has 2,951 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 status updates in public CHA Quarterly Reports, which are available on 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 FY2015.

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 FY2015. However, CHA continued to move forward to expedite the finalization of plans to the extent possible given community planning processes and key stakeholder input.

Altgeld Gardens/Phillip Murray – 648 offline units (IL002002000)

In FY2015, CHA continued the ongoing Section 106 historic preservation process and began implementation of the final plan for this community. CHA began construction on the rehabilitation of 218 units at Altgeld Gardens in August 2015, and unit delivery is expected in FY2016.

Frances Cabrini Rowhouses – 438 offline units (IL002089000)

In FY2014, CHA completed 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, Chicago Park District, Chicago Department of Transportation, Chicago Public Schools, and the Near North Working Group. The development zone plan proposes preferred land uses including housing, retail, open space and other uses as well as reintegration of the street grid. CHA resolved litigation related to Cabrini Rowhouses in FY2015. Additionally, CHA released a solicitation for development proposals for the first phase of the development zone plan in December 2015.

Henry Horner– 87 offline units (IL002093000)

Redevelopment of the Horner Superblock will transform the existing public housing property into a mixed income development with 200 total rental units, including 95 for public housing, 50 for affordable and 55 for market rate residents. CHA continues to work with its development partner and currently plans to close the financial transaction through the Rental Assistance Demonstration Program and begin redevelopment in FY2016.

Lathrop Homes – 753 offline units (IL002022000)

CHA remains committed to delivering 400 units of replacement units for CHA families through a combination of historically preserved housing, new housing, retail and other amenities in a mixed-income community. In FY2014, the master plan for Lathrop Homes was finalized and planning and predevelopment work for Lathrop Phase I began. CHA continues to work with the Chicago Department of Planning and Development and other key stakeholders to pursue zoning approvals, financing and implementation plans for Phase I redevelopment in FY2016. The Phase I unit mix consists of approximately 410 rental units including 150 apartments for CHA families.

Parkview/Fannie Emanuel Senior Apartments – 181 offline units (IL002065000)

In December 2015, CHA closed a Rental Assistance Demonstration (RAD) program transaction for the redevelopment of Parkview/Fannie Emanuel Senior Apartments. Interior demolition was completed in FY2015, and CHA will provide 100% low-income housing for seniors, new resident community spaces and other site improvements. Unit delivery is expected in FY2017. Due to RAD conversion, these units will be removed from the public housing offline report in FY2016.

Units undergoing capital maintenance

This category includes units held offline for ongoing and upcoming maintenance or extensive rehabilitation work across CHA's portfolio. As part of CHA's strategy to modernize, maintain and preserve its existing housing stock and ensure compliance with all regulatory and safety requirements, CHA is making strategic investments at several priority properties. These capital investments require that some units in occupied buildings be vacated for construction to occur; however, CHA has committed to holding only the minimum number of units offline for the duration of construction projects and resuming leasing as

soon as feasible when units are completed. While CHA will hold only the minimum number of units offline for construction, major capital projects at larger sites consist of rolling rehabilitation of units, and the number of offline units will fluctuate until all current residents in specific properties are housed in newly rehabilitated units.

FY2015 Major Capital Projects				
IL Number	Project/Site	Construction Start	Units Back Online/Available for Leasing	Project Description
IL002043000	Lidia Pucinska Apartments	April 2013	June 2015	Enhanced new life safety features (sprinklers, elevator controls and interior cameras), replacement of plumbing risers, kitchens and baths, and addressing water infiltration issues
IL002075000	Daniel Hudson Burnham Apartments	July 2015	March 2016	Water infiltration issues
IL002084000	Judge Slater Annex	March 2014	May 2016	Enhanced new life safety features (sprinklers, and interior cameras), replacement of plumbing risers, kitchens and baths
IL002086000	Major Lawrence Apartments	May 2014	June 2016	Enhanced new life safety features (sprinklers, elevator controls and interior cameras), replacement of plumbing risers, kitchens and baths
IL002052000, IL002052100	Lincoln Perry Apartments/Annex	October 2013	July 2016	Enhanced new life safety features (sprinklers, and interior cameras), replacement of plumbing risers, kitchens and baths
IL002057000	Judge Fisher Apartments	March 2015	October 2016	Enhanced new life safety features (sprinklers, elevator controls and interior cameras), kitchens and baths, and a new heating system
IL002076000	Caroline Hedger Apartments	June 2014	March 2017	Enhanced new life safety features (sprinklers, elevator controls and interior cameras), replacement of plumbing risers, kitchens and baths, and window replacement
IL002078000	Minnie Riperton Apartments	May 2014	June 2017	Enhanced new life safety features (sprinklers, elevator controls and interior cameras), replacement of plumbing risers, kitchens and baths

Various	General Renovation of Scattered Site Units	September 2013	September 2017	Varies per site; generally complete renovation and minor site work
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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 of FY2015, there are 47 units in the approved “demo/dispo” category in PIC. This includes six (6) scattered sites units which will be removed from PIC after they are demolished, and 41 units pending disposition for the creation of the National Public Housing Museum.

Units used for non-dwelling purposes

As of 4th quarter of FY2015, CHA has maintained a reduction since September 2012 and currently uses only 245 units for non-dwelling purposes. CHA continues to evaluate non-dwelling use of units across its portfolio.

Additional Capital Maintenance Activity in FY2015

CHA continued or began the following projects in FY2015:

- Mechanical, electrical, plumbing, and/or envelope improvements to several senior buildings including Caroline Hedger Apartments (IL002076000), Judge Slater Annex (IL002084000), Major Lawrence Apartments (IL0020086000), Lincoln Perry Apartments (IL002052000), Lincoln Perry Annex (IL002052100), Armour Square Apartments and Annex (IL002046000), Judge Fisher Apartments (IL002057000), Lidia Puchiska (IL002043000), and Minnie Riperton Apartments (IL002078000).
- Rehabilitation of the Jane Addams Family Resource Center (IL002001000) and the Charles Hayes Family Investment Center (IL002999999).

Additional Redevelopment/Planning Activity

Clybourn 1200/Clybourn & Division (IL# to be assigned upon closing)

In December 2015, CHA participated in a financial transaction to create a mixed-income, mixed-use development, Clybourn 1200, at Clybourn Avenue and Division Street in the Near North Revitalization Initiative area, as part of replacement housing for the former Cabrini Extension North. This development will provide 82 total rental units, including 25 public housing, 16 affordable, and 41 market-rate units. The development also includes approximately 11,200 sq. ft. of residential community space and 17,200 sq. ft. of commercial/retail space. Unit delivery is planned for FY2017.

Casa Queretaro (IL002165000)

Casa Queretaro is a mixed-income development located at 17th Street and Damen Avenue. The developer is The Resurrection Project, a not-for-profit community development corporation that serves the Pilsen neighborhood. The development is under construction and will consist of a four-story, 45-unit rental building, including 15 public housing units and 30 affordable units for households with a range of incomes up to 60% of AMI. Unit delivery is planned for FY2016.

City Gardens (formerly Maplewood Courts) (IL# to be assigned upon closing)

In August 2015, CHA participated in a financial transaction for City Gardens, a single phase, mixed-income rental development located on the former Maplewood Courts city/state site and part of the revitalization of the former Rockwell Gardens. City Gardens will consist of 76 rental units, including 25 public housing, 30 affordable and 21 market rate units. Construction is underway and unit delivery is planned for FY2016.

Harold Ickes Homes (IL002016000)

CHA and the City of Chicago issued a Request For Proposals (RFP) in October 2014 to solicit proposals from qualified development teams for a mixed-income, mixed-use development at the former Harold Ickes site. In FY2015 CHA received proposals, evaluated the written submissions, conducted oral interviews and selected a development team for the site. In FY2016, CHA will continue working with the City of Chicago, its development partner, CHA resident representatives and stakeholders to implement the Harold Ickes revitalization plan.

Former Ida B. Wells Homes, Darrow Homes, Wells Extension, Madden Park Homes (IL002017000, IL02033)

In FY2015, financial transactions were completed for two community development projects that support existing and future mixed-income housing development in the area. In February 2015, construction began on the Quad Communities Arts & Recreation Center, located on the southwest corner of 35th Street and Cottage Grove Avenue. The new recreation facility will offer 30,000 square feet of athletic, recreational and arts spaces, including an indoor swimming pool and basketball courts. Additionally, construction began on the Bronzeville Mariano's Market development, located on the northeast corner of 39th Street and King Drive, in July 2015.

Roosevelt Square

CHA completed master planning activities in FY2015 for remaining undeveloped land at the former ABLA Homes site. CHA worked with a planning consultant, the City of Chicago, the working group, development partners, and community stakeholders to develop the FY2015 Roosevelt Square Framework Plan.

St. Edmund's Oasis (IL# to be assigned upon closing)

St. Edmund's Oasis is an off-site development and part of replacement housing for the Washington Park community. CHA participated in a financial transaction for this development in December 2015. This mixed-income site will consist of 58 rental units, including 19 public housing units and 39 affordable units on four separate sites. Unit delivery is planned for FY2017.

Sterling Park Apartments (IL# to be assigned upon closing)

CHA participated in a financial transaction for the Sterling Park Apartments in June 2015. This redevelopment project consists of adaptive reuse and historic rehabilitation of a vacated masonry industrial building located at 3333 W. Arthington Avenue in the North Lawndale Community. Mercy Housing Lakefront is the developer and construction is currently underway on 181 rental units, including 66 public housing units and 115 affordable units. Unit delivery is planned for FY2017.

General Description of Actual Capital Expenditures in FY2015

General Description of Actual Capital Fund Expenditures During FY2015

CHA's total FY2015 capital expenditures were \$184.7M.

- Upgrades and repairs at CHA family properties totaled \$48.9M. Major expenditures at family properties included:
 - \$37.8M for unit rehab and renovations at Altgeld Gardens Blocks 7&8, \$5.1M of ADA requirements and interior renovations at North Central scattered sites properties, and \$3.5M for interior work at Jane Addam's Center at ABLA.
- Upgrades and repairs at CHA senior buildings totaled \$62.2M. Major expenditures included:
 - \$14.7M for facade repairs, life safety and mechanical/electrical/plumbing repairs at Caroline Hedgers Apartments; \$6.9M for life safety, fire sprinkler requirements, interior renovations and mechanical/electric/plumbing repairs at Judge Fisher Apartments; \$6.3M for life safety, sprinkler requirements and interior renovations at Lincoln Perry Apartments; \$5.5M for life safety, heating and air conditioning repairs and common area work at Judge Slater Apartments; and \$4.5M for fire sprinkler requirements, life safety and interior renovations at Major Lawrence Apartments.
- Construction costs for mixed income properties totaled \$58.9M. Major expenditures included:
 - \$17.4M at Rosenwald, \$10.2M at Parkside 2B, \$8.0M for Quad Communities Arts & Rec Center, \$6.0M at Sterling Apartments, \$4.9M at City Gardens, and \$4.5M at Casa Queretaro.
- Other/Administrative expenses totaled \$14.7M, including \$1.1M for debt service in FY2015.

Overview of Other Housing Owned/Managed in FY2015

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 FY2015

CHA does not currently serve households through local, non-traditional programs and does not have any information to report in this section for FY2015.

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 FY2015.

Reporting Compliance with Statutory MTW Requirements: 75% of Families Assisted are Very Low-Income					
Fiscal Year: FY2015	2011	2012	2013	2014	2015
Total Number of Local, Non-Traditional MTW Households Assisted	0	0	0	0	0
Number of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	0	0	0	0	0
Percentage of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	0	0	0	0	0

Reporting Compliance with MTW Statutory Objectives: Maintain Comparable Mix

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

Mix of Family Sizes Served							
	1 Person	2 Person	3 Person	4 Person	5 Person	6+ Person	Totals
Baseline Percentages of Household Sizes to be Maintained	36.8%	19.0%	17.2%	12.9%	7.3%	6.9%	100.0%
Number of Households Served by Family Size in FY2015	28,572	13,135	8,461	6,322	3,169	2,803	62,462
Percentages of Households Served by Household Size in FY2015	45.7%	21.0%	13.5%	10.1%	5.1%	4.5%	100.0%
Percentage Change*	52.0%	35.7%	-3.5%	-3.8%	-15.0%	-20.4%	22.3%
Justification and Explanation for Family Size Variations of Over 5% from the Baseline Percentages	Over the past fifteen 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, the majority of CHA's wait list applicants need a one or two bedroom unit. The combination of these factors over more than a decade has shifted the distribution by household size.						
*Percentage change calculations in the FY2014 MTW Annual were incorrect. Calculations are accurate for FY2015.							

Description of Issues Related to Leasing in FY2015

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	A barrier to public housing leasing continues to be identifying applicants who can meet all of CHA's screening criteria and successfully pass eligibility requirements.
Federal MTW Housing Choice Voucher Program	CHA increased voucher utilization in the Housing Choice Voucher Program in FY2015 by leasing more than 5,500 additional vouchers.

Households Transitioned to Self-Sufficiency in FY2015

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 FY2015, a total of 3,977 CHA households have increased self-sufficiency based on the below definitions.

Number of Households Transitioned To Self-Sufficiency by Fiscal Year End		
Activity Name/#	Number of Households Transitioned	Agency Definition of Self Sufficiency
Biennial Re-exams for HCV (MTW Activity 2006-01)	1,253	Households who move up to a higher AMI category compared to the previous year
Choose to Own Program (MTW Activity 2011-01)	36	Households who purchase a home through CTO
Family Self Sufficiency Program (MTW Activity 2014-01)	85	Participants who graduate from FSS
Public Housing Work Requirement (MTW Activity (2009-02)	2,493 (52% 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 FY2015.)	122	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	12	
ANNUAL TOTAL NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF-SUFFICIENCY	3,977	

Section II-C: Wait List Information

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

Public Housing Wait ListsFamily Housing (Community-Wide) Wait List

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

Scattered Site (Community Area) Wait Lists

The Scattered Site (Community Area) Wait Lists contain applicants interested in housing opportunities in CHA's scattered site portfolio. CHA has a wait list for each of the 77 community areas in the City of Chicago. In general, these wait lists are opened periodically (for approximately 15-30 days) to maintain an adequate list of applicants. Scattered Site (Community Area) Wait Lists were opened in 18 communities (Calumet Heights, Douglas, East Side, Edgewater, Fuller Park, Humboldt Park, Kenwood, Lakeview, Lincoln Park, Logan Square, New City, Oakland, Pullman, Rogers Park, South Chicago, South Deering, Uptown, and West Town) in FY2015.

Senior Site-Based Wait Lists

The Senior-Site Based Wait Lists are for applicants requesting studio and one-bedroom apartments in senior designated housing developments. CHA's 2015 Senior Designated Housing Plan (SDHP) amendment was released for public comment late FY2015. There were no changes to the Senior Site-Based Wait List process reflected in the proposed plan, which is pending Board approval in early FY2016. CHA therefore continues to update the designation of each building in accordance with the 2010 SDHP 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 years and older to be housed) if any Reduced Age Building reaches 98% occupancy for 12 consecutive months.

Lake Parc Place Site-Based Wait List

The Lake Parc Place Site-Based Wait List contains applicants interested in units at CHA's Lake Parc Place property who are in the 51-80% Area Median Income (AMI) range. Lake Parc Place's Tenant Selection Plan specifies the property must achieve a balance of households with AMIs of 0-50% and 51-80%. In FY2015, the Lake Parc Place site-based wait list was open for households at 51-80% AMI.

HCV Tenant-Based Wait List

In FY2015, CHA continued the screening of applicants on the HCV Wait List and if eligible, offered an opportunity to be housed by becoming a participant in CHA's HCV Program. The HCV Wait List was opened in late FY2014, and 50,000 applicants were placed on the wait list through a random lottery in FY2015.

PRA/PBV Wait List

In FY2014, CHA established a separate waitlist for the PRA/PBV program. In FY2015, CHA conducted a random lottery and selected 16,000 applicants for the wait list. In FY2015, CHA also began the process of developing Senior Site-Based wait lists for the PRA program.

Wait List Information at the end of FY2015				
Housing Program(s)	Wait List Type	Number of Households on Wait List	Wait List Open, Partially Open or Closed	Was the Waitlist Opened during FY2015?
Federal MTW Public Housing Units	Community-Wide (Family Housing)	39,596	Partially Open	Yes
Federal MTW Public Housing Units	Program Specific (Scattered Site/Community Area)	7,900	Closed	Yes
Federal MTW Public Housing Units	Site-Based (Senior)	14,532	Open	Yes
Federal MTW Public Housing Units	Site-Based (Lake Parc Place)	1,605	Partially Open	Yes
Federal MTW Housing Choice Voucher Program	Program Specific (Tenant-Based Vouchers Only)	44,816	Partially Open	Yes

Federal MTW Housing Choice Voucher Program	Program Specific (PRA/Project- Based Vouchers)	15,769	Partially Open	Yes
Federal MTW Housing Choice Voucher Program	Site-Based (Senior PRA/Project-Based Vouchers)*	139	Closed	No
*CHA is in the process of creating senior site-based wait lists for the PRA program.				

Description of Partially Opened Wait Lists

Community-Wide (Family Housing)

In FY2015, the Community Wide wait list remained open for the families that meet the eligibility criteria for and are participating in a CHA demonstration program or special initiative.

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 FY2015, the site-based waiting list was open for families within the 51-80% AMI category.

HCV and PRA/PBV Wait Lists

In FY2015, the HCV and PRA/PBV Wait Lists remained open for the following families:

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

Description of Local, Non-Traditional Program

This is not applicable.

Description of Other Wait List Type

This is not applicable.

Changes to CHA Wait Lists in FY2015

In FY2015 CHA selected names via a random lottery from more than 265,000 applicants who registered during the opening of the Public Housing Family, HCV and PRA/PBV wait lists during FY2014.

In FY2015, CHA implemented the changes made to the HCV Administrative Plan in FY2014, adding policies to provide a preference to any applicant who was on the Public Housing wait list as of December 16, 2014. CHA also implemented a policy change for demonstration programs in HCV, which allows applicants who are eligible for specific programs/initiative to be pulled from the wait list as long as they meet the criteria. If the wait list does not include any eligible applicants, various community organizations or government agencies can refer eligible applicants. This preference was moved from #3 to #2.

In FY2015, CHA began to establish PRA senior-site based waitlists, which will be fully launched in FY2016.

Section Three
**PROPOSED MTW
ACTIVITIES**

Section III: Proposed MTW Activities: HUD Approval Requested

All proposed activities that are granted approval by HUD are reported 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 proposed/approved MTW activities outlined in the FY2015 annual plan.

Implemented Activities

The following MTW activities were ongoing in FY2015.

MTW Activities Related to Housing/Development

Revitalization of 25,000 Units (2000-01)

- **Description and Impact:** CHA is committed to the goal of replacing 25,000 housing units as part of the original Plan for Transformation and MTW Agreement obligations. Each year CHA continues to make progress toward the goal by completing additional housing units and creating more housing options for CHA'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.
- **FY2015 Outcome:** CHA delivered a total of 379 housing units in FY2015 as detailed in Section I and II. Overall, CHA did not meet the benchmark of 1,040 new housing units in FY2015. The rehabilitation of units at Altgeld Gardens began later than expected in FY2015, however these units are under construction as of August 2015 and will be completed in FY2016. CHA projected 25 new public housing units through the Real Estate Acquisition Program, however only one unit was delivered in FY2015 through this program. In addition, CHA did not launch the Sponsor-Based Voucher Program unit late FY2015, and no units were delivered through this program in FY2015.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	2015 Benchmark	2015 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 672 new housing units in FY2015 toward the 25,000 unit goal.	CHA delivered 190 new housing units in FY2015 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 218 public housing units and preserve 150 PBV units in FY2015 toward the 25,000 unit goal.	CHA rehabilitated 0 public housing units and preserved 189 PBV units in FY2015 toward the 25,000 unit goal.	CHA did not meet the benchmark for rehabilitation. CHA exceeded the benchmark for preservation of PBV units.

- **Data Collection:** CHA tracks the number of public housing units delivered and newly available for occupancy toward the 25,000 unit goal, including units completed through new construction, rehabilitation, and acquisition as well as project-based units under HAP contracts in Chicago.

- **Authorization:** Attachment D, Paragraph 1 and Amendment 3 of CHA's Amended and Restated MTW Agreement, where 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 Redevelopment and Rehabilitation Activities (2010-01)

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

Through a FY2014 MTW Annual Plan Amendment, CHA received approval to utilize this alternative reasonable cost formula for both redevelopment and rehabilitation projects. Based on parameters for rehabilitation in the Capital Fund regulations, CHA has determined it no longer needed separate alternative reasonable cost limitations for redevelopment and rehabilitation and closed out a separate cost formula for rehabilitation, which had been approved in FY2008. CHA will instead utilize one alternative reasonable cost formula for all projects moving forward, and, in accordance with Capital Fund regulations, rehabilitation project cost levels will be no more than 90% of the alternate cost formula.

- **Implementation Year:** FY2010 (expansion of this activity approved in FY2014)
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low-income families.
- **2015 Outcome:** In FY2015, nine mixed-income sites which utilized the alternate TDC formula were under construction: Park Boulevard IIB, Legends South C3/Gwendolyn Place, Parkside IIB, Rosenwald, Casa Queretaro, Sterling Park, St. Edmund's Oasis, City Gardens, and Clybourn Division. No units were rehabilitated using the alternate TDC formula in FY2015.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2015 Benchmark	2015 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0 additional public housing units made available through use of the alternate TDC formula.	31 additional public housing units are planned for delivery and 140 additional public housing units and planned to be under construction in FY2015 through use of the alternate TDC formula.	15 additional public housing units were completed at 3 mixed-income developments and 55 additional public housing units were under construction at 6 mixed-income developments in FY2015, through the use of the alternate TDC formula.	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).	0 housing units preserved through use of the alternate TDC formula.	0 housing units preserved/rehabilitated through use of the alternate TDC formula in FY2015.	0 housing units preserved/rehabilitated through use of the alternate TDC formula in FY2015.	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.	The average wait time for applicants on the Public Housing Family Wait List will remain stable at 41 months in FY2015.	The average wait time for applicants on the Public Housing Family Wait List was 26.37 months in FY2015.	Waiting time is lower due to 30,000 new applicants being added to the waitlist in FY2015.
HC-4: Displacement Prevention	Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	Zero households lost assistance or had to move prior to use of the alternate TDC formula.	Zero households will lose assistance or have to move in FY2015 through use of the alternate TDC formula.	Zero households lost assistance or had to move in FY2015 through use of the alternate TDC formula.	CHA met the benchmark.
CE-1: Agency Cost Savings	Total cost of task (in dollars).	CHA spent zero dollars through use of the alternate TDC formula prior to implementation.	<u>Rehabilitation:</u> In FY2015, CHA projects zero dollars will be spent on rehabilitation using the alternate TDC formula. <u>Redevelopment:</u> In FY2015, CHA projects a cost of \$10,024,894 for 31 additional public housing units delivered and \$44,937,978 for 140 additional units under construction through use of the alternate TDC formula.	<u>Rehabilitation:</u> In FY2015, CHA spent zero dollars on rehabilitation using the alternate TDC formula <u>Redevelopment:</u> In FY2015, the cost was \$20,810,729 for 70 additional units at 9 mixed-income sites under construction through the use of the alternate TDC formula.	CHA met the benchmark.

Units Planned for FY2015 Delivery that utilized MTW TDC	Public housing units without MTW TDC	Additional public housing units with MTW TDC	Total Public Housing Units	Public housing units delivered in 2015
Park Boulevard IIB	28	9	37	37
Gwendolyn Place/Legends South C3	15	6	21	21
Parkside IIB Rental	21	0	21	21
Total Units	64	15	79	79

Mixed-Income Developments Under Construction in FY2015 that utilized MTW TDC	Public housing units without MTW TDC	Additional public housing units with MTW TDC	Total Public Housing Units
St. Edmund's Oasis	18	1	19
Casa Queretaro	11	4	15
City Gardens	16	9	25
Rosenwald	37	23	60
Sterling Park	53	13	66
Clybourn & Division	21	5	26
Total Units	156	55	211

- Data Collection: CHA tracks the additional number of public housing units that can be constructed and delivered toward the 25,000 goal using the alternative cost formula. CHA also tracks the average time on the Public Housing Family Wait List and the cost of the activity. CHA tracks the number of units rehabilitated/preserved through the use of this alternative cost formula.
- Authorization: Attachment C, Section C (16) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 6(b) of the 1937 Act and 24 C.F.R. 941.306 (now 24 C.F.R 905.314). This allows CHA to establish an alternative reasonable cost formula reflecting CHA's actual costs experienced for construction activity in the local market as the cost control measure for quality construction work.

Expedited Public Housing Unit Acquisition Process (2015-01)

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

While CHA would ensure that all applicable HUD and other federal requirements are met prior to acquisition, including environmental reviews, CHA would submit appropriate documentation to the local HUD Field Office for subsequent approval. Permitted costs for acquisition and rehabilitation would be within CHA's approved mixed-income total development cost limits using the alternate cost formula previously approved by HUD. Environmental review would be completed by CHA's designated Responsible Entity.

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

- Implementation Year: FY2015

- **Statutory Objectives:** MTW Statutory Objective I: Increase housing choices for low-income families.
- **2015 Outcome:** CHA did not utilize this authorization in FY2015.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2015 Benchmark	2015 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of CHA's expedited acquisition process.	0 additional public housing units were made available as a result of CHA's expedited acquisition process prior to FY2015.	5 additional public housing units will be made available as a result of this activity.	0 additional public housing units were available as a result of this activity.	CHA did not meet the benchmark.
HC-3: Decrease in Wait List Time	Average applicant time on wait list in months as a result of CHA expedited acquisition process.	As of FY2013, 11,313 applicants on the Public Housing Family Wait List have an average wait time of 41 months.	The average wait time for applicants on the Public Housing Family Wait List will remain stable at 41 months in FY2015.	The average wait time for applicants on the Public Housing Family Wait List was 26.37 months in FY2015.	Waiting time is lower due to 30,000 new applicants being added to the waitlist in FY2015.
HC-5: Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of CHA expedited acquisition process.	0 households were able to move to a better unit and/or neighborhood of opportunity prior to FY2015 as a result of CHA expedited acquisition process.	5 households will be able to move to a better unit and/or neighborhood of as a result of this activity.	0 households were able to move to a better unit and/or neighborhood of opportunity in FY2015 as a result of CHA expedited acquisition process.	CHA did not meet the benchmark.

- **Data Collection:** CHA will track the number of additional public housing units made available through the acquisition process. As this activity is implemented, CHA may revise the activity's metrics.
- **Authorization:** Attachment C, Section C(13) of CHA's Amended and Restated MTW Agreement allows acquisition of public housing sites without HUD approval, provided that the agency certifies that HUD site selection requirements have been met. Attachment C, Section B2 of CHA's Amended and Restated MTW Agreement provides that MTW Agencies may make available to Agency Partners (including related entities) the least restrictive regulatory requirements allowable for the implementation of MTW initiatives.

MTW Activities Related to Public Housing and HCV/Uniform Housing Policy

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

- **Description and Impact:** Through the approval of the FY2007 ACOP for public housing and the approval of the FY2008 HCV Administrative Plan, CHA instituted an increase in the minimum rent from \$50 to \$75 for public housing and HCV programs. The \$75 minimum rent was approved in FY2008 and first implemented in FY2009 across both programs as resident re-examinations took place. The impact of the revised minimum rent level is an increase in rent revenue from residents paying the minimum rent.

- **Implementation Year:** FY2009 (public housing and HCV)
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **2015 Outcome:** CHA continues to allow public housing and HCV households to pay a minimum rent of \$75, or less if a requested a hardship is applied.
- **Hardship Policy:** CHA describes the policies surrounding financial hardships affecting minimum rent in Chapter 6 of the HCV Administrative Plan and Chapter 11 of the Public Housing Admissions and Continued Occupancy Policy (ACOP). CHA follows HUD-defined financial hardship, has not established any additional hardship criteria, and clearly differentiates between temporary and long-term hardships.
 - In FY2015, 192 public housing residents had a financial hardship affecting minimum rent.
 - In FY2015, 413 HCV participants had a financial hardship affecting minimum rent.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2015 Benchmark	2015 Outcome	Benchmark achieved?
CE-5: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	<p><u>HCV:</u> In FY2008, 5,010 residents were expected to pay \$50 minimum rent for a total annual contribution of \$3,006,000.</p> <p><u>Public housing:</u> In FY2008, 1,524 residents were expected to pay \$50 minimum rent for a total annual contribution of \$914,400.</p>	<p><u>HCV:</u> In FY2015, CHA estimates 8,900 residents will qualify for minimum rent and will be paying \$75 for a total annual contribution of \$8,010,000.</p> <p><u>Public Housing:</u> In FY2015, CHA estimates 1,770 residents will qualify for minimum rent and will be paying \$75 minimum rent for a total annual contribution of \$1,593,000.</p>	<p><u>HCV</u> In FY2015, 8,289 households* paid a minimum rent for a total annual contribution of \$7,460,100.</p> <p><u>Public Housing:</u> In FY2015, 1,797 residents qualified for minimum rent and paid \$75 minimum rent for a total annual contribution.</p>	<p><u>HCV:</u> CHA did not meet the benchmark.</p> <p><u>Public Housing:</u> CHA exceeded the benchmark.</p>
*This number is significantly larger than FY2014 due to a change in reporting of this metric. This includes all households paying minimum rent as of the end of FY2015.					

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

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

- **Description and Impact:** As of January 2015, CHA has implemented a higher minimum income requirement for eligibility for the Choose to Own Homeownership Program from the current minimum income of \$14,500 to the eligibility requirement of 50% or more of the Area Median Income (AMI). It does not apply to those currently in the program preparing to purchase a home. This change also does not apply to those who are elderly or disabled who enroll in the program.

In FY2011, CHA expanded the Choose to Own (CTO) Home Ownership Program beyond HCV participants to current CHA public housing residents. Since 2011, 21 public housing residents have purchased a home through CTO. Pre- and post-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), FY2015 (new income eligibility requirement)
- **Statutory Objectives:**
 - MTW Statutory Objective I: Increase housing choices for low-income families.
 - MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- **2015 Outcome:** In FY2015, 36 families purchased a home through the CTO program. All homeowners were able to receive approximately \$7,500 in additional down payment assistance toward their home purchases from the Illinois Housing Development Association (IHDA). Throughout the year, 55 families received homeownership counseling to prepare for the home buying process. In FY2014, CHA amended the HCV Administrative Plan to reflect new income requirements for the CTO program. These requirements became effective in FY2015 and have not had an adverse impact on participation.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2015 Benchmark	2015 Outcome	Benchmark Achieved?
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	0 families enrolled under new income requirements.	25 families enroll under new income requirements in FY2015.	207 families enrolled under new income requirements in FY2015.	CHA exceeded the benchmark.
SS-8: Households Transitioned to Self-Sufficiency*	Number of households transitioned to self-sufficiency (increase).	26 families (23 HCV and 3 public housing) purchased a home in FY2012.	30 families (25 HCV and 5 public housing) purchase homes in FY2015.	36 families purchased a home in FY2015 (22 HCV and 14 public housing).	CHA exceeded the benchmark.

HC-6: Increase in Homeownership Opportunities	Number of households that purchased a home as a result of the activity (increase).	26 families (23 HCV and 3 public housing) purchased a home in FY2012.	30 families (25 HCV and 5 public housing) purchase homes in FY2015.	36 families purchased a home in FY2015 (22 HCV and 14 public housing).	CHA exceeded the benchmark.
*For the SS-8 standard metric tracking, CHA is establishing the purchase of a home through Choose to Own as a definition of self-sufficiency.					

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

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

- **Description and Impact:** In FY2014, CHA received approval to revise the participation requirements for the Family Self-Sufficiency program for public housing and HCV participants in the following ways:
 - Provide FSS participants with the ability to opt out of the Earned-Income Disregard so that they begin earning escrow more quickly.
 - Terminate participants from the FSS program who are not engaged with the program to open slots for those who are more interested in taking advantage of it. (This will not affect their housing subsidy.) Engagement will be defined as having at least one face-to-face meeting with an FSS coordinator each year.
 - Create more stringent education requirements for program participants, including attending three financial literacy sessions each year.
 - Require participants to be continuously employed for at least 12 months prior to program completion.

These revisions will remedy several current issues, including existing disincentives to participation due to a short period of time in which to earn escrow, underutilization of the program by participants who are not fully interested in engaging, and lack of financial self-sufficiency of current graduates. The overall goal is to maximize engagement in the FSS program and maximize the benefits of participation for those enrolled in the program. The impact of this activity is that more participants will remain engaged, obtain escrow, and increase consistent employment so they are better prepared for economic self-sufficiency upon graduation.

- **Implementation Year:** FY2014
- **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.
- **2015 Outcome:** In FY2015, there were 840 program participants throughout the year. CHA did not reach the FSS program capacity of 1,250 in FY2015, but remained compliant with CHA's HUD FSS Administrative Plan. In FY2015, 85 FSS families successfully completed the program, with \$965,655 disbursed in escrow payments. In FY2015, several participants received contract extensions, voluntarily exited the program, or ported out from CHA to another housing authority, resulting in a lower number of participants than anticipated at the end of FY2015. In FY2014, CHA amended the HCV Administrative Plan for FSS requirements to eliminate EID for participants and to formalize the financial education requirements. These changes went

into effect in FY2015 for new enrollees. The additional financial literacy requirements have greatly increased participation in financial literacy activities, and the elimination of EID for FSS participants has not negatively impacted program recruitment and enrollment.

- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2015 Benchmark	2015 Outcome	Benchmark Achieved?
SS-1: Increase in Household Income	Average earned income of households affected by this policy in dollars (increase).	In FY2013, the average income from wages among FSS participants was \$8,855 (742 participants).	The average income from wages among FSS participants will remain stable at \$8,800 (1,050 projected participants) in FY2015.	In FY2015, the average income from wages among FSS participants was \$9,671 (812 FSS participants*).	CHA exceeded the benchmark.
SS-2: Increase in Household Savings	Average amount of savings/escrow of households affected by this policy in dollars (increase).	In FY2013, FSS participants had an average escrow of \$2,819 (742 participants).	In FY2015, the average escrow per FSS participant will remain stable at \$2,800 (1,050 projected participants).	In FY2015, the average escrow per FSS participant was \$3,063.	CHA exceeded the benchmark.
SS-3: Increase in Positive Outcomes in Employment Status*	Other category defined as: Having earned income.	In FY2013, 344 FSS participants had income from wages.	The number of FSS participants with income from wages is projected as 575 participants in FY2015, which remains stable at 46%.	In FY2015, 426 of 812 FSS participants had income from wages, which is 52%.	CHA exceeded the benchmark.
		In FY2013, 46% of FSS participants had income from wages.	The percent of FSS participants with income from wages will remain stable at 46% in FY2015.	In FY2015, 52% of FSS participants had income from wages.	CHA exceeded the benchmark.
SS-4: Households Removed from TANF	Number of households receiving TANF assistance (decrease).	In FY2013, 133 FSS participants were receiving TANF.	In FY2015, the number of FSS participants receiving TANF will remain stable at 130.	In FY2015, the number of FSS participants receiving TANF was 172.	CHA did not meet the benchmark.
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	Approximately 1,000 FSS participants as of 12/31/12.	250 new FSS participants enrolled, for a total of 1,250 in FY2015.	In FY2015, 294 new participants enrolled in the FSS program.	CHA exceeded the benchmark.

SS-6: Reducing Per Unit Subsidy Costs for Participating Households	Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	<p><u>Public Housing:</u> In FY2013, the average subsidy per public housing household was \$6,519 (based on 21,417 eligible units).</p> <p><u>HCV:</u> In FY2013, the average subsidy per HCV household was \$8,922 (based on 36,679 eligible vouchers).</p>	<p><u>Public Housing:</u> The average subsidy per public housing household is projected to be approximately \$6,600 (based on 21,290 eligible units) in FY2015.</p> <p><u>HCV:</u> The average subsidy per HCV household is projected to be approximately \$9,600 (based on 38,000 eligible vouchers) in FY2015.</p>	<p><u>Public Housing:</u> In FY2015, the average subsidy per public housing household was \$7,110 based on 21,296 units.</p> <p><u>HCV:</u> In FY2015, the average subsidy per HCV household was \$9,789 based on 43,149 vouchers.</p>	Not applicable.
SS-7: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	<p><u>Public Housing:</u> In FY2013, public housing FSS participants contributed a total of \$1,006,056 (237 households).</p> <p><u>HCV:</u> In FY2013, HCV FSS participants contributed a total of \$1,831,476 (505 households).</p>	<p><u>Public Housing:</u> The total contribution of public housing FSS participants will remain stable at \$1,000,000 (230 households) in FY2015.</p> <p><u>HCV:</u> The total contribution of HCV FSS participants will remain stable at \$1,800,000 (500 households) in FY2015.</p>	<p><u>Public Housing:</u> In FY2015, the total contribution of public housing FSS participants was \$1,075,164 (270 households).</p> <p><u>HCV:</u> In FY2015, the total contribution of HCV FSS participants was \$2,144,772 (542 households).</p>	CHA met the benchmark.
SS-8: Households Transitioned to Self-Sufficiency	Number of households transitioned to self-sufficiency (increase).	In FY2012, 109 participants graduated from the FSS program.	In FY2015, 110 participants will graduate from the FSS program.	In FY2015, 85 FSS participants graduated from the program.	CHA did not meet the benchmark.
<p>*There were 840 cumulative FSS participants who participated at some point in FY2015. As of the end of FY2015, there were 812 FSS participants for which data is reported for certain metrics.</p> <p>**For SS-3 tracking, CHA defines "employed" based on whether income from wages is recorded in Yardi, CHA's system of record.</p> <p>***For SS-8 tracking, CHA is establishing graduation from the FSS program as a definition of self-sufficiency.</p>					

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

CHA Re-Entry Pilot Program (2014-04)

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

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

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

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

- Implementation Year: FY2015
- Statutory Objective: MTW Statutory Objective I: Increase housing choices for low-income families.
- 2015 Outcome: CHA received MTW approval to implement this program during FY2015, and CHA worked diligently with external partners to finalize the program design procedures. CHA launched the application process for the program in fall FY2015; however, no applications were received in FY2015.
- Standard Metrics:

Standard Metric	Unit of Measurement	Baseline	2015 Benchmark	2015 Outcome	Benchmark achieved?
CE-4: Increase in Resources Leveraged	Amount of funds leveraged in dollars (increase).	Zero funds were leveraged through the re-entry pilot program prior to implementation.	\$35,000 funds leveraged through the re-entry pilot program for services for 10 initial participants in FY2015.	N/A	As of the end of FY2015, there were no participants in this program.
SS-1: Increase in Household Income	Average earned income of households affected by this policy in dollars (increase).	In FY2013, the average income from wages for 54,901 PH and HCV households was \$4,285.	The average income from wages for households with program participants will remain consistent with CHA's average in FY2015.	N/A	As of the end of FY2015, there were no participants in this program.
SS-3: Increase in Positive Outcomes in Employment Status*	Other category defined as: Having earned income.	In FY2013, 11,104 of 24,139 "work-able" PH and HCV heads of household had income from wages.	The percent of "work-able" heads of household with income from wages, with program participants, will remain consistent with CHA's overall work-able population in FY2015.	N/A	As of the end of FY2015, there were no participants in this program.
		In FY2013, 46% of "work-able" PH and HCV heads of household had income from wages.		N/A	As of the end of FY2015, there were no participants in this program.
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	Zero program participants received services through the re-entry pilot program prior to implementation.	25 initial program participants will receive services through the re-entry pilot program in FY2015.	N/A	As of the end of FY2015, there were no participants in this program.
SS-6: Reducing Per Unit Subsidy Costs for Participating Households	Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	<u>Public Housing:</u> In FY2013, the average subsidy per public housing household was \$6,519 (based on 21,417 eligible units). <u>HCV:</u> In FY2013, the average subsidy per HCV household was \$8,922 (based on	<u>Public Housing:</u> The average subsidy for PH households with re-entry pilot participants will remain consistent with CHA's average subsidy per public housing household in FY2015. <u>HCV:</u> The average subsidy for HCV households with re-entry pilot participants	N/A	As of the end of FY2015, there were no participants in this program.

		36,679 eligible vouchers).	will remain consistent with CHA's average subsidy per HCV household in FY2015.		
SS-7: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	<u>PH:</u> In FY2013, PH households contributed a total of \$65,718,276 (17,942 households) at an average of \$3,663 per household per year. <u>HCV:</u> In FY2013, HCV households contributed a total of \$123,023,928 (36,959 households) at an average of \$3,329 per household per year.	<u>PH:</u> The total contribution of public housing families with program participants will be consistent with CHA's average in FY2015. <u>HCV:</u> The total contribution of HCV families with program participants will be consistent with CHA's average in FY2015.	N/A	As of the end of FY2015, there were no participants in this program.
SS-8: Households Transitioned to Self-Sufficiency**	Number of households transitioned to self-sufficiency (increase).	Zero program participants transitioned from a conditional lease to join the household after four years prior to implementation.	Zero program participants will transition from a conditional lease to join the household in FY2015.	N/A	As of the end of FY2015, there were no participants in this program.
HC-5: Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Zero program participants moved to CHA housing through the re-entry pilot program prior to implementation.	10 initial program participants will move to CHA housing through the re-entry pilot program in FY2015.	N/A	As of the end of FY2015, there were no participants in this program.
<p>* SS-3 tracking, CHA defines "work-able residents" as those age 18 to 54 who are not receiving SSI, SSDI or a pension. CHA defines "employed" based on whether income from wages is recorded in Yardi, CHA's system of record.</p> <p>**For SS-8, CHA is establishing households in which all adults are compliant with the work requirement as a definition of self-sufficiency.</p>					

- Data Collection: CHA, in partnership with re-entry providers, will track the number of program participants, participant compliance with requirements and service participation.

- **Authorization:** Attachment C, Section B(4) of CHA's Amended and Restated MTW Agreement which allows the development of conditional housing programs and waives certain provisions of Sections 3, 4, 5, 8 and 9 of the 1937 Act and 24 CFR 941, and 960 Subpart B. CHA is authorized to implement conditional program participation agreements and mandatory participation in services as a component of the program.

MTW Activities Related to Public Housing

Public Housing Work Requirement (2009-02)

- **Description and Impact:** CHA implemented a work requirement in FY2009 as a condition of occupancy across its public housing portfolio. Applicable adult members of public housing households are required to be engaged in employment or employment related activities for, at least, 20 hours per week, unless the resident is eligible for an exemption or granted Safe Harbor. With the 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.² 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.
- **2015 Outcome:** 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. Through an amendment to the FY2016 MTW Annual Plan, CHA is proposing updates to the work requirement, which will be submitted for HUD approval.
- **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 FY2015, 1,526 adults subject to the work requirement were under Safe Harbor.
- **Standard Metrics:**

² 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	FY2015 Benchmark	2015 Outcome	Benchmark achieved?
SS-1: Increase in Household Income*	Average earned income of households affected by this policy in dollars (increase).	In FY2013, the average income from wages for households with a “work-able” adult subject to the work requirement was \$11,365 (5,081 households).	The average income from wages for households with a “work-able” adult subject to the work requirement will remain stable at \$11,300 in FY2015 (5,000 households).	In FY2015, the average income from wages for households with a ‘work-able’ adult subject to the work requirement was \$12,974 (4,779 households).^	CHA exceeded the benchmark.
SS-3: Increase in Positive Outcomes in Employment Status*	Other category: Having earned income	2,347 “work-able” public housing heads of household subject to the work requirement had income from wages in 2008.	3,391 “work-able” public housing heads of household subject to the work requirement will have income from wages in FY2015.	In FY2015, 2,441 of 4,308 ‘work-able’ public housing heads of household subject to the work requirement had income from wages.^	CHA met the benchmark.
		52.7% of “work-able” public housing heads of household subject to the work requirement had income from wages in 2008.	59% of “work-able” public housing heads of household subject to the work requirement had income from wages.	In FY2015, 56% of “work-able” public housing heads of household subject to the work requirement had income from wages.	CHA met the benchmark.
SS-4: Households Removed from TANF	Number of households receiving TANF assistance (decrease).	In FY2013, 2,390 “work-able” public housing households with a “work-able” adult subject to the work requirement received TANF.	In FY2015, the number of “work-able” public housing households with a “work-able” adult subject to the work requirement receiving TANF will remain stable at 2,400.	In FY2015, 2,759 of public households with a “work-able” adult subject to the work requirement received TANF.	CHA did not meet the benchmark.
SS-5: Households Assisted by Services that Increase Self Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	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.	The number of public housing households with a “work-able” adult subject to the work requirement were engaged with service providers through Family Works will remain stable at 4,500 in FY2015.	In FY2015, 3,131 (out of 4,779) public housing households with a “work-able” adult subject to the work requirement were engaged with service providers through FamilyWorks.	CHA did not meet the benchmark.

SS-6: Reducing Per Unit Subsidy Costs for Participating Households	Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	In FY2013, the average subsidy per public housing household was \$6,519 (based on 21,417 eligible units).	The average subsidy per public housing household is projected to be approximately \$6,600 (based on 21,290 eligible units) in FY2015.	In FY2015, the average subsidy per public housing household was \$7,110 based on 21,296 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).	The total contribution of public housing households with a “work-able” adult subject to the work requirement will remain stable at \$21,400,000 in FY2015.	In FY2015, “work-able” public housing households subject to the work requirement contributed a total of \$20,924,616 (4,779 households).	CHA did not meet the benchmark.
SS-8: Households Transitioned to Self-Sufficiency**	Number of households transitioned to self-sufficiency (increase).	In FY2012, 52% of households subject to the work requirement (2,246 of 4,350 households) had all adults in compliance.	The percent and number of households subject to the work requirement that will have all adults in compliance will remain stable at 50% (2,200 households) in FY2015.	In FY2015, 52% of households subject to the work requirement in a ‘work-able’ household (2,493 out of 4,779) had all adults in compliance.	CHA exceeded 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.	The average wait time for applicants on the Public Housing Family Wait List will remain stable at 41 months in FY2015.	The average wait time for applicants on the Public Housing Family Wait List was 26.37 months in FY2015.	Waiting time is lower due to approximately 30,000 new applicants being added to the waitlist in FY2015.
<p>^In FY2015, there were 4,779 households with an adult subject to the work requirement; of these, 4,308 have a head of household who is subject to the work requirement.</p> <p>*For SS-1 and SS-3 tracking, CHA defines “work-able residents” as those age 18 to 54 who are not receiving SSI, SSDI or a pension. CHA defines “employed” based on whether income from wages is recorded in Yardi, CHA’s system of record.</p> <p>**For SS-8, CHA is establishing households in which all adults are compliant with the work requirement as a definition of self-sufficiency.</p>					

- **Additional Metrics:**

Additional Metric	Unit of Measurement	Baseline	FY2015 Benchmark	2015 Outcome	Benchmark achieved?
Work Requirement Compliance Status	Number/Percent of residents in each work requirement compliance status (Compliant, Safe Harbor, Exempt, Under Legal, Non-compliant)	As of 12/31/12: 49% (4,149) compliant 27% (2,292) exempt 20% (1,724) Safe Harbor 1% (71) non-compliant 3% (297) under legal	The percentages of residents in each work requirement compliance status will remain stable in FY2015.	As of 12/31/15: 53.4% (4,117) compliant 23.4% (1,932) exempt 18.4% (1,526) Safe Harbor 1.7% (140) non-compliant 2.6% (213) under legal	CHA met the benchmark.
<p><u>Compliant:</u> Residents who are meeting the work requirement through authorized activities, including employment or other work experience opportunities, school/training participation or volunteer/community service opportunities.</p> <p><u>Exempt:</u> Residents age 55 or older or those who meet disability/caretaker or other requirements for an exemption.</p> <p><u>Safe Harbor:</u> Residents who are unable to comply with the work requirement may be eligible for Safe Harbor under certain circumstances, including but not limited to reasonable accommodation, temporary medical conditions, recent employment separation, and other circumstances that present barriers to finding/maintaining employment.</p> <p><u>Non-Compliant:</u> Non-exempt residents who are not meeting the requirement and are not approved for Safe Harbor.</p> <p><u>Under Legal:</u> Non-exempt residents who are undergoing eviction proceedings, whether for non-compliance with the work requirement or for any other reason.</p> <p>* See Chapter 8 of CHA's <i>Admissions and Continued Occupancy Policy (ACOP)</i> for more detail.</p>					

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

Office of the Ombudsman (2008-01)

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

- **2015 Outcome:** In the past several years, CHA has observed a downward trend of individuals contacting the Office of the Ombudsman for assistance. After careful evaluation, CHA has concluded this decrease indicates a positive step in assisting residents on their way to self-sufficiency and that more residents are resolving issues through property management and are engaged in their community.

- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2015 Benchmark	2015 Outcome	Benchmark achieved?
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	0 residents engaged before the Office of the Ombudsman existed.	500 residents engaged through the Office of the Ombudsman in FY2015.	536 residents were engaged through the Office of the Ombudsman in FY2015.	CHA met the benchmark.

- **Additional Metrics:**

Additional Metric	Unit of Measurement	Baseline	FY2015 Benchmark	2015 Outcome	Benchmark achieved?
Regional meetings to engage residents	Number of meetings held	0 meetings held before the creation of the Office of the Ombudsman.	Minimum of six meetings for mixed-income residents in FY2015.	The Office of the Ombudsman held 16 meetings in 2015, 6 of which were regionally held and ten that were specific to a mixed income community.	CHA met the benchmark.

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

MTW Activities Related to HCV Program

Biennial Re-examinations for HCV (2006-01)

- **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. Biennial re-examinations will be applicable for those HCV households who are not on annual or triennial re-examination schedules.³
- **Implementation Year:** FY2006 (HCV)

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

- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **2015 Outcome:** During FY2015, CHA conducted 15,910 re-examinations for HCV participants.
- **Hardship Policy:** If for any reason a participant's income decreases, they will be eligible for an interim re-examination to adjust their rent calculation based on a decrease in income. In FY2015, 4,525 families had an interim re-examination due to a decrease in income.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline^	FY2015 Benchmark	2015 Outcome	Benchmark achieved?
CE-1: Agency Cost Savings	Total cost of task (in dollars).	In FY2013, HCV households who had re-exams, based on a biennial schedule, (14,105 households, or half of the total 28,209 biennial-eligible households) cost approximately \$1,057,875. (14,105 re-exams x \$75).	In FY2015, annual re-exams for applicable HCV participants will cost approximately \$1,905,445 (13,141 re-exams x \$145).	Biennial re-examinations for applicable HCV participants cost 2,306,950 (15,910 re-exams x \$145) in FY2015.	CHA met the benchmark. The outcome is consistent with normal program fluctuations.
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	In FY2013, for HCV households who had re-exams, based on a biennial schedule (14,105 households, or half of the total 28,209 biennial-eligible households), CHA spent 49,368 staff hours (14,105 re-exams x 3.5 hours).	In FY2015, CHA will spend 85,417 staff hours on annual re-exams for applicable HCV participants (13,141 re-exams x 6.5 hours).	CHA spent 103,415 staff hours on biennial re-examinations (15,910 x 6.5 hours) in FY2015	CHA met the benchmark. The outcome is consistent with normal program fluctuations.
CE-5: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	In FY2013, HCV households who had re-exams, based on a biennial schedule, contributed a total of \$47,568,930 (14,105 households, or half of the total 28,209 biennial-eligible households).	In FY2015, HCV households who are due for re-exams, based on a biennial schedule, will contribute a total of \$46,410,780 (13,141 households).	In FY2015, HCV households who had a biennial re-examination contributed a total of \$55,165,056 (15,131 households).*	CHA exceeded the benchmark.
SS-1: Increase in Household Income	Average earned income of households affected by this policy in dollars (increase).	In FY2013, the average income from wages for 18,034 HCV households who had biennial re-exams was \$4,208.	In FY2015, the average income from wages for 28,000 HCV households who are eligible for biennial re-exams is expected to be \$5,000.	In FY2015, the average income from wages for the 15,131 HCV households who had biennial re-examinations was \$6,000.	CHA exceeded the benchmark.

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.	In FY2015, 3,700 “work-able” HCV heads of household are expected to have income from wages.	In FY2015, 3,481 of 6,986 “work-able” HCV heads of households who had biennial re-examination had income from wages.	CHA met the benchmark.
		In FY2013, 45% of “work-able” HCV heads of household eligible for biennial re-examinations had income from wages in FY2013.	In FY2015, 42% of “work-able” HCV heads of household eligible for biennial re-exams are expected to have income from wages.	In FY2015, 50% of “work-able” HCV heads of households who had biennial re-examination had income from wages.	CHA met the benchmark.
SS-4: Households Removed from Temporary Assistance for Needy Families (TANF)	Number of households receiving TANF assistance (decrease).	In FY2013, 1,538 HCV households (out of 18,034) who had biennial re-examinations were receiving TANF.	In FY2015, the number of HCV households eligible for biennial re-examinations who receive TANF will remain stable at 1,500.	In FY2015, the number of HCV households with biennial re-examinations who receive TANF was 1,147.	CHA met the benchmark.
SS-8: Households Transitioned to Self-Sufficiency***	Number of households transitioned to self-sufficiency (increase).	In FY2013, 1,374 HCV households (out of 18,034) who had biennial re-examinations moved up at least one AMI category.	In FY2015, 1,100 HCV households (of 14,000 who had biennial re-exams) are expected to move up at least one AMI category.	In FY2015, 1,253 HCV households (of 15,131 who had biennial re-exams) moved up at least one AMI category.	CHA exceeded the benchmark.
<p>^ CHA has updated the staff times for these activities from 3.5 hours to 6.5 hours. The cost per re-examination increased from \$75 to \$145.</p> <p>*This number (15,131) includes only households who had biennial re-exams in FY2015 who are still participants in the HCV program as of 12/31/15; therefore, it will not match the total number of households who had biennial re-exams in FY2015, which will also include households who had biennial re-exams in FY2015 but as of 12/31/15 are no longer receiving HCV assistance.</p> <p>**For SS-3 tracking, CHA defines “work-able households” as those age 18 to 54 who are not receiving SSI, SSDI or a pension. CHA defines “employed” based on whether income from wages is recorded in Yardi, CHA’s system of record.</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. In addition, CHA will continue to track the following metrics for households eligible for biennial re-examinations: resident contribution toward rent, average income from wages and employment status (defined as “having earned income”) for “work-able” heads of household, and those who move up to a higher AMI category as described above. In FY2014, CHA conducted a new time study and cost analysis for re-examinations. The cost per re-examination increased from \$75 to \$145. The time to conduct a re-examination increased from 3.5 hours to 6.5 hours. The new HCV analyses included itemize costs (direct and indirect) of a random sample population and tracked costs associated with re-examinations. Itemized costs reviewed included but were not limited to operating expenses, staffing, training, and quality control activities.
- Authorization:** For HCV, Attachment C, Section D (1) (c) of CHA’s Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o) (5) of the 1937 Act and 24 C.F.R. 982.516.

Exception Payment Standards (2010-02)

- **Description and Impact:** In FY2010, CHA received HUD approval to implement exception payment standards that exceed the standard limit of 110% of HUD's published Fair Market Rents (FMRs) for the City of Chicago.^[1] Following an extensive analysis in FY2014, CHA lowered the limit for exception payment standards to no more than 150% of HUD FMR for all new requests with phase out of existing exception payments that exceed 150% over the next three years.

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

1. CHA has approved a reasonable accommodation for the family; or
2. The family is residing in or moving into a CHA-designated Opportunity Area.

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.
- **2015 Outcome:** In FY2014, CHA conducted an extensive analysis and decided to cap the exception payment standard at 150% of HUD FMR for all new requests. In FY2015, CHA continued to phase out exception payment standards that exceeded 150% based on biennial and triennial reexamination schedules. The phase out of all EPS that exceed 150% has begun and will be complete by the second quarter of 2018. CHA continues to use the Mobility Program to provide counseling to vouchers holders to assist and encourage residents to move to Opportunity Areas.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2015 Benchmark	FY2015 Outcome	Benchmark achieved?
HC-5: Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	In FY2012, 37 households leased in Opportunity Areas with exception payment standards.	In FY2015, 1,300 households will be leased (including new and existing leases) in Opportunity Areas with exception payment standards.	In FY2015 1,462 households were leased (including new and existing leases) in Opportunity Areas with exception payment standards. This also includes families who have since moved out of Opportunity Areas and no longer have exception payment standards.	CHA exceeded the benchmark.

^[1] In FY2010, CHA received approval to implement exception payment standards that may be up to 300% of HUD's Fair Market Rents (FMRs).
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- **Data Collection:** CHA tracks the number of HCV participants living in CHA-designated Opportunity Areas with exception payment standards.
- **Authorization:** Attachment C, Section D(2)(a-c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(1-3), 8(o)(7), and 8(o)(10) of the 1937 Act and 24 C.F.R. 982.308, 982.503, 982.507, 982.508, 982.518, and 982.451.

HCV Owner Excellence Program MTW Activities

CHA initially established the Owner Excellence Program (OEP) in 2011; however, in 2015 changes were made that are being implemented in 2016. Previously, an owner must be accepted into the OEP program and fulfill certain requirements, such as completing courses in HQS, HCV, and property management. OEP members were eligible for the Unit Excellence Program (UEP) that provided unit based benefits. In 2015, the OEP and UEP programs were merged into the Inspection Excellence Program (IEP). The Inspection Excellence Program (IEP) ties all benefits to the unit rather than the owner, and increases the amount of units that can potentially receive benefits. In order to receive the benefits, a unit must pass HQS on the first attempt of two consecutive inspections.

The following MTW activity is related to the HCV Inspection Excellence Program.

Owner Excellence - Vacancy Payments (2011-03)

- **Description and Impact:** As part of CHA's Inspection Excellence Program (formerly OEP and UEP), CHA is authorized to provide a modest vacancy payment to qualifying owners who re-lease unit in the IEP 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. To be eligible for these payments an unit must pass an Enhanced Inspection on the first attempt two consecutive times. 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.
- **2015 Outcome:** In FY2015, CHA changed the eligibility requirements for vacancy payments. These modifications take effect in FY2016.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2015 Benchmark	2015 Outcome	Benchmark achieved?
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	9 UEP units preserved through vacancy payments in FY2012.	65 UEP units will be preserved through a vacancy payment in FY2015	107 units were preserved through vacancy payments in FY2015.	CHA exceeded the benchmark.

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

MTW Activities Related to Property Rental Assistance/Project-Based Voucher Program***Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties (2008-02)***

- **Description and Impact:** CHA is authorized to increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building. CHA uses this flexibility to create innovative funding structures for PBV developments and enhance its Property Rental Assistance Program. The impact of making PBVs available in excess of the 25% limit is that more developers are enticed to preserve or create affordable housing, increasing the availability of quality housing options throughout Chicago's communities for low-income individuals and families.
- **Implementation Year:** FY2008
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low-income families.
- **2015 Outcome:** In FY2015, CHA utilized this flexibility at two PRA developments in which 2 new units were made available and 11 units were preserved as a result of exceeding the 25% limit.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2015 Benchmark	2015 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0 additional PBV units were made available by exceeding 25% in family PBV properties prior to FY2008.	0 additional PBV units will be made available by exceeding 25% in family PBV properties in FY2015.	2 additional PBV units were made available by exceeding 25% in family PBV properties in FY2015.	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.	98 housing units will be preserved by exceeding 25% in family PBV properties in FY2015.	11 units were preserved by exceeding 25% in family PBV properties in FY2015.	CHA did not meet the benchmark.

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

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

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

- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low income families.
- **2015 Outcome:** In FY2015, a total of 275 new PBV units had contracts with 16-30 year initial terms.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2015 Benchmark	2015 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0 PBV units made available with 16-30 year contracts prior to implementation.	128 PBV units made available in 2015 with 16-30 year contracts.	In FY2015, 86 PBV units were made available with 16-30 year contracts.	CHA did not meet 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.	185 PBV units preserved in 2015 with 16-30 year contracts.	In FY2015, 189 PBV units were preserved with 16-30 year contracts.	CHA exceeded the benchmark.

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

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

- **Description and Impact:** For the PRA Program, CHA reduces the number of inspections required prior to lease-up of project-based voucher developments that are new construction or substantial rehabilitation. In cases involving such properties, CHA considers Certificates of Occupancy issued by the City of Chicago as evidence of the property's compliance with Housing Quality Standards. CHA will not perform initial inspections on such units prior to entering into the PRA Housing Assistance Payment (HAP) contracts. The impact of this activity is to reduce costs by reducing the number of inspections conducted by staff, as well as the associated tenant inconvenience in developments that have additional governmental funding such as tax credits and state-financed loans.
- **Implementation Year:** FY2011
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **2015 Outcome:** In FY2015, CHA added 90 PBV units in 3 new construction developments under HAP contract utilizing Certificates of Occupancy issued by the City of Chicago Department of Building Inspections for a savings of \$2,965.50 (90 units x \$32.95 per year).
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline^	FY2015 Benchmark	2015 Outcome	Benchmark Achieved?
CE-1: Agency Cost Savings	Total cost of task in dollars (decrease).	In FY2011, CHA spent \$5,054 for initial PRA inspections (351 units x \$14.40 per year).	In FY2015, CHA spent \$0 on initial PRA inspections for new construction and substantial rehabilitation properties.	CHA spent \$0 on initial PRA inspections for new construction and substantial rehabilitation properties.	CHA met the benchmark.
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	In FY2011, 176 hours of staff time were dedicated to initial PRA inspections for new construction and substantial rehab units (351 units x .50 hours).	In FY2015, 0 hours of staff time will be dedicated to initial PRA inspections for new construction and substantial rehabilitation properties.	Zero hours of staff time were dedicated to initial PRA inspections for new construction and substantial rehabilitation units in FY2015.	CHA met the benchmark.
^Since the baseline was established, CHA has updated the cost of conducting initial PRA inspections to \$32.95 from \$14.40, and has also updated the estimated inspection time to .92 hours					

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

Two-Year Requirement for PBV Participant Transition to Housing Choice Voucher (2011-07)

- **Description and Impact:** Under the PRA program, CHA reduces the turnovers 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 in reducing turnover costs in PBV developments.
- **Implementation Year:** FY2011
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **2015 Outcome:** In FY2015, CHA executed 7 non-supportive housing HAP contracts totaling 244 PBV units that are eligible for the Housing Choice Vouchers after two years of occupancy. CHA is closing this activity out in FY2016.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2015 Benchmark	2015 Outcome	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 in 2010.	In FY2015, CHA estimates spending \$0 to transfer tenants from non-supportive PBV units to tenant-based vouchers in FY2015.	In FY2015, CHA spent zero dollars to transfer tenants from non-supportive PBV units to tenant-based vouchers.	CHA met this benchmark.
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 per transfer) to transfer tenants from PBV units to tenant-based vouchers.	In FY2015, CHA estimates spending 0 staff hours (0 transfers x 10.5 staff hours per transfer) to transfer tenants from non-supportive PBV units to tenant-based vouchers.	In FY2015, CHA spent zero staff hours to transfer tenants from non-supportive PBV units to tenant-based vouchers.	CHA met this benchmark.

- **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. CHA also tracks the number of PBV units with the two-year tenancy requirement.
- **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/Leasing for New Construction and Substantially Rehabilitated Properties (2011-08)

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

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

- **Implementation Year:** FY2012
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low income families.
- **2015 Outcome:** In FY2015, CHA has provided \$66,915 for initial vacancy payments for 193 PBV units in 4 developments.

- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2015 Benchmark	2015 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0 PBV units made available through vacancy payments during initial leasing prior to the implementation of the activity.	106 additional PBV units will be made available through vacancy payments during initial leasing in FY2015.	193 additional PBV units in 4 developments were made available through vacancy payments during initial leasing in FY2015.	CHA exceeded this benchmark.

- **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.

Not Yet Implemented Activities

Biennial Re-examinations for Public Housing (2014-03)

- **Description and Impact:** CHA plans to implement biennial re-examinations for public housing residents to review family circumstances, income, assets, expenses, and family composition to establish continued eligibility for public housing. The impact of this activity is a decrease in staff time and resources for conducting re-examinations for applicable families. In addition, this activity decreases the re-examination burden for participants who undergo re-examinations on a biennial basis instead of an annual basis. Biennial re-examinations will be applicable for those public housing residents who are not on annual or triennial re-examination schedules.⁴
- **Implementation Year:** FY2016
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **2015 Outcome:** Biennial re-examinations for public housing were not implemented in FY2015 due to transitions to new property management firms. CHA plans to implement this activity during the second quarter of FY2016. Beginning in June 2016, applicable families will be placed on a biennial re-examination schedule. All eligible residents will be placed on the biennial re-examination schedule by the end of June 2017.
- **Authorization:** For public housing, Attachment C, Section C (4) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of sections 3(a)(1) and 3(a)(2) of the 1937 Act and 24 C.F.R 966.4 and 960.257.

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

- **Description and Impact:** CHA plans to implement a streamlined triennial re-examination schedule for public housing and HCV fixed income households consisting of only elderly and/or disabled participants. Given the infrequency of income changes for these households, the impact of this activity is decreased staff time and resources currently utilized for conducting re-examinations for this population. In addition, this activity will decrease the re-examination burden for fixed income elderly/disabled households.

⁴ CHA conducts annual re-examinations for public housing and HCV households participating in the FSS and Choose to Own programs and households in Moderate Rehab properties. CHA is planning to implement triennial re-examinations for fixed-income households with only elderly and/or disabled participants.

- Implementation Year: FY2015/HCV and FY2016/Public Housing
- Statutory Objective: MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- 2015 Outcome: This was not fully implemented in FY2015.
 - HCV: CHA phased in the implementation of this activity during FY2015 and continued to process re-examinations already scheduled and assigned a new date of re-examination (FY2017 for biennial and FY2018 for triennial population) CHA will continue this for FY2016 re-examinations (FY2018 for biennial and FY2019 for triennial). FY2018 is the first year applicable participants will be on a triennial re-examination schedule.
 - Public Housing: Triennial re-examinations were not implemented in FY2015 due to transitions to new property management firms. CHA plans to implement this activity during the second quarter of FY2016. Beginning in June 2016, families will be placed on a triennial re-examination schedule. All eligible residents will be placed on the triennial re-examination schedule by the end of June 2017.
- Authorization: For public housing, Attachment C, Section C (4) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of sections 3(a)(1) and 3(a)(2) of the 1937 Act and 24 C.F.R 966.4 and 960.257. For HCV, Attachment C, Section D (1)(c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8 (o)(5) of the 1937 Act and 24 CFR 982.516.

FY2015 Implemented MTW Activities

Housing and Development

MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2000-01	Revitalization of 25,000 Units	CHA continues to make progress toward the goal of 25,000 housing units and providing additional housing opportunities for residents.	Increase Housing Options	Attachment D, Paragraph 1 and MTW Agreement, Amendment 3
2010-01	Reasonable Cost Formula and Methodologies for Redevelopment and Rehabilitation	HUD approved the reasonable cost formula for redevelopment in FY2010. Through an amendment to the FY2014 MTW Annual Plan, CHA received approval to utilize the FY2010 reasonable cost formula for both redevelopment and rehabilitation projects in the future.	Increase Housing Options	Attachment C, Section C(16)
2015-01	Expedited Public Housing Acquisition Process	CHA is authorized to use MTW flexibility to support CHA's Real Estate Acquisition Program and expedite the acquisition of units and/or buildings as public housing units.	Increase Housing Options	Attachment C, Section C(13)

Public Housing and HCV

MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2009-01	\$75 Minimum Rent for Public Housing and HCV Programs	CHA increased the minimum rent from \$50 to \$75 in FY2009.	Reduce Costs and Cost Effectiveness	Attachment C, Section C(11) and Attachment C, Section D(2)
2011-01	Choose to Own Homeownership Program for Public Housing and HCV	CHA expanded the Choose to Own (CTO) Home Ownership Program beyond HCV participants to current CHA public housing residents.	Increase Housing Options Self- Sufficiency	Attachment C, Section D8
2014-01	Modified Family Self- Sufficiency Program for HCV and Public Housing Participants	CHA received approval to revise the participation requirements for the Family Self-Sufficiency program for public housing and HCV participants	Self- Sufficiency	Attachment C, Section E
2014-04	CHA Re-Entry Pilot Program	CHA has implemented a Re-entry Pilot Program for up to 50 eligible participants who are either reuniting with a family member currently living in CHA traditional public housing or CHA's HCV Program, or currently on a CHA wait list and meeting program eligibility requirements when they are called for screening (in the existing wait list order).	Increase Housing Options	Attachment C, Section B(4)

Public Housing				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2009-02	Public Housing Work Requirement	CHA implemented a work requirement across CHA's public housing portfolio. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement.	Self-Sufficiency	Attachment D, Paragraph 21
2008-01	Office of the Ombudsman	The Office of Ombudsman provides designated staff to address the concerns of public housing residents living in mixed-income communities and serves as a liaison between residents and CHA leadership.	Self-Sufficiency	Attachment D, Paragraph 20
HCV				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2006-01	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)
2010-02	Exception Payment Standards	In FY2010, CHA received HUD approval to implement exception payment standards that exceed the standard limit of 110% of HUD's published Fair Market Rents (FMRs) for the City of Chicago. Following an extensive analysis in FY2014, CHA lowered the limit for exception payment standards to no more than 150% of HUD FMR.	Increase Housing Options	Attachment C, Section D(2)
2011-03	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)
PRA/PBV				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2008-02	Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties	CHA may increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building.	Increase Housing Options	Attachment D, Paragraph 6

PRA/PBV				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2011-05	PBV Contract Commitments with 16-30 Year Initial Terms	To facilitate the expansion of affordable housing opportunities through the use of PBVs, CHA uses MTW authority to enter into HAP contracts for initial terms between 16 and 30 years.	Increase Housing Options	Attachment C, Section D(2)(b)
2011-06	Acceptance of City Certificates of Occupancy for Initial PRA Inspections	CHA is authorized to accept the issuance of Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards for initial PRA inspections.	Reduce Costs and Cost Effectiveness	Attachment C, Section D(7)(d)(ii)
2011-07	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 housing unit, before they are eligible for a Tenant-Based Voucher.	Reduce Costs and Cost Effectiveness	Attachment C, Section D(7)
2011-08	Payments During Initial Occupancy/Leasing - New Construction and Substantially Rehabilitated Properties	CHA provides vacancy payments, as determined necessary on a project by project basis, during the initial operating lease-up period in order to provide an incentive for owner participation and to ensure the long-term viability of newly constructed and substantially rehabilitated properties.	Increase Housing Options	MTW Agreement, Amendment 6
FY2015 Not Yet Implemented MTW Activities				
Public Housing				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2014-03	Biennial Re-examinations for Public Housing	CHA plans to implement biennial re-examinations for public housing residents.	Reduce Costs and Cost Effectiveness	Attachment C, Section C (4)
Public Housing and HCV				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2014-02	Triennial Re-examinations for Households with only Elderly/Disabled Participants and Fixed Income for HCV and Public Housing	CHA plans to implement triennial re-examinations for public housing and HCV fixed income households consisting of only elderly and/or disabled participants.	Reduce Costs and Cost Effectiveness	Attachment C, Section C (4) and Attachment C, Section D (1)(c)

Activities on Hold

The following MTW activities were on hold for FY2015.

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

- **Description and Impact:** As part of the HCV Owner Excellence Program, and for units with a UEP 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.
- **Status Update:** In response to a low number of units qualifying for this benefit, this activity was placed on hold as of June 2015. CHA continues to evaluate the overall Owner Excellence Program.
- **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.

Authorization of Qualified PRA Owners/Property Managers to Perform Initial Eligibility Determinations and Re-examinations (2011-04)

- **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.
- **Status Update:** This activity was put on hold in FY2015 for further evaluation.
- **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.

Closed Out Activities

The following activities were closed out by CHA in FY2015 and will no longer be implemented.

Owner Excellence - Biennial Inspections (2011-09)

- **Description and Impact:** As part of CHA's Owner Excellence Program, units with UEP designation were to be inspected on a biennial basis. The impact of this activity was a reduction in staff hours spent on conducting inspections, which subsequently resulted in administrative cost savings.
- **Implementation Year:** FY2012 (approved FY2011)

- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **Status Update:** In response to HUD implementation of FY2014 Appropriations Provision Section 220, which allows CHA to conduct biennial inspections without an MTW activity, this activity was closed out in FY2015.
- **Final Outcomes:**

Standard Metric	Unit of Measurement	Baseline	FY2012 Outcomes	FY2013 Outcomes	FY2014 Outcomes	FY2015 Outcomes	Final Outcome
CE-1: Agency Cost Savings	Total cost of task in dollars (decrease).	Between FY2012 and FY 2013, CHA estimates spending \$68,704 conducting annual inspections of UEP units (716 projected UEP units by 12/31/2013 X \$96).	In FY2012, CHA was unable to provide cost savings associated with this activity due to the fixed fee inspection contract with program administrators.	CHA did not report outcomes in FY2013 for this activity due an evaluation OEP program, including a thorough review of performance metrics.	In FY2014, CHA spent \$91,200 conducting biennial inspections. (950 inspections X \$96).	In FY2015, this activity was put on hold and CHA did not report any outcomes.	Based on the only year for which outcomes are available, CHA spent an average of \$91,200 per year on biennial inspections.
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	Between FY2012 and FY 2013, CHA estimates spending 658 staff hours on annual inspections (716 projected UEP units by 12/31/2013 X.92 hours).	In FY2012, CHA's OEP passed 52 UEP units based on biennial inspection criteria for a savings of 208 staff hours.	CHA did not report outcomes in FY2013 for this activity due an evaluation OEP program, including a thorough review of performance metrics.	In FY2014, CHA spent 874 staff hours on biennial inspections (950 inspections x .92 hours).	In FY2015, this activity was put on hold and CHA did not report any outcomes.	Based on the only year for which outcomes are available, CHA spent 874 staff hours on biennial inspections.
CE-3: Decrease in Error Rate of Task Execution	Average error rate in completing a task as a percentage (decrease).	CHA did not establish a baseline for this metric for FY2014. CHA does not have enough data to establish a baseline.	n/a	n/a	n/a	n/a	n/a

- **Lessons Learned:** This activity demonstrated that allowing units to qualify for biennial inspections provides CHA with significant cost savings, along with additional flexibility for owners and participants in the HQS process.
- **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.

Authorization of Qualified PRA Owners/Property Managers to Perform Annual Inspections (2011-10)

- **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.
- **Status Update:** CHA has closed out this activity due to upcoming changes in how inspections are conducted.
- **Final Outcomes:**

Standard Metric	Unit of Measurement	Baseline	FY2012 Outcomes	FY2013 Outcomes	FY2014 Outcomes	FY2015 Outcomes	Final Outcome
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).	n/a	In FY2013, CHA spent \$77,541 (1,272 units x \$60.96) for PRA annual inspections.	n/a	In FY2015, CHA spent \$70,184 (2,130 units x \$32.95 for PRA annual inspections.	Based on FY2015, CHA spent an average of \$70,184 per year on PRA annual inspections.
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 (2,425 units x .50 hours).	n/a	In FY2013, 636 hours of staff time were dedicated for PRA annual inspections (1,272 units x .50 hours).	n/a	In FY 2015, 1,065 hours of staff time were dedicated for PRA annual inspections (2,130 units x .50 hours).	Based on FY2015, CHA spent 1,065 hours on PRA annual inspections.

- **Lessons Learned:** This activity allowed CHA to understand the impact and challenge of allowing PRA owners to conduct their own inspections, which has informed future changes to CHA inspection policies.
- **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.

Section Five

MTW SOURCES AND USES OF FUNDS

Section V: MTW Sources and Uses of Funds

Section V-A: Sources and Uses of MTW Funds

Actual Sources and Uses of MTW Funds

CHA's FY2015 audited information will be submitted to HUD by the due date of September 30, 2016.

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

The table below outlines CHA's use of the MTW single fund for FY2015. (This includes reserve expenditures of \$82.9M.)

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

CHA uses capital dollars as well as Section 8 MTW Block Vouchers from the single fund to support ongoing revitalization activities, in an effort to further advance the progress of the original Plan and implement applicable new Plan Forward initiatives. Section II describes capital expenditures and specific development and capital activities for FY2015.

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 in the below section.)

**THE CHICAGO HOUSING AUTHORITY
USE of MTW SINGLE FUND
FY2015 ANNUAL Report**

	FY2015 Actuals
CENTRAL OFFICE	\$ 37,722,786
<u>HOUSING</u>	
Housing Choice Voucher	447,169,887
Asset Mgmt	154,603,835
Resident Services	36,939,739
Housing Administration	387,525
TOTAL HOUSING	639,100,987
<u>CAPITAL</u>	
Capital Repairs and Improvements	170,140,886
Capital Development	2,075,701
Capital Administration	1,939,109
TOTAL CAPITAL	174,155,696
DEBT SERVICE	1,062,894
TOTAL USES	\$ 852,042,358

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 Plan Forward. 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.

Support Services for Families

CHA currently offers public housing families living in CHA properties or temporarily utilizing a Housing Choice Voucher a variety of case management and workforce development services, as well as select services to other HCV residents. These services focus on four main goals, each with measurable outcomes. A summary of the services planned in 2015 is below.

Increasing Economic Independence:

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

FY2015 Outcomes:

- Helped residents build assets, with 840 enrolled in the Family Self-Sufficiency Program (FSS). As of 12/31/15, \$1,807,492 in escrow has been accumulated, with \$965,655 being disbursed to FSS participants year to date. 85 FSS participants graduated.
- 36 residents purchased a home through the Choose to Own program.

Increasing Earning Power:

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

FY2015 Outcomes

- Assisted adults who live in public housing to find a new or better job, with 2,163 job placements; 89% of those were in high demand industries.
- Engaged 2,649 youth in paid summer work experiences. Youth received a combined total of more than \$2 million in summer wages.
- Implemented a new HUD grant award for the Jobs Plus Program. 535 residents have been enrolled year to date.
- Assisted 1,069 CHA residents with registering in CHA's new Section 3 database in order to apply for positions with CHA contractors.

Developing Academic Achievement:

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

FY2015 Outcomes:

- 717 residents attended the City Colleges of Chicago.
- Awarded 220 youth a scholarship through CHA's college scholarship program totaling \$250,000 in student support; 92% of all scholarship awardees since 2013 are currently enrolled in college or have graduated.
- 3,239 children ages 0-5 enrolled in early learning programs during the 2014-2015 academic year.

Increasing Stability and Quality of Life:

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

FY2015 Outcomes:

- Engaged 8,613 CHA youth in academic, career and wellness/recreational programs through direct services and partnerships.
- Reduced the number of 10/1/99 families with a Right of Return outstanding to 611 – 4% of the original 16,846 households.
- Engaged thousands of seniors, including completing an additional 2,938 senior assessments and connecting 5,587 seniors to social, educational or health and wellness events, including summer music festivals, Mayor Emanuel's' Senior Summer Fest, and CHA's Senior Holiday Luncheon.
- 253 families moved to an Opportunity Area through the Mobility Counseling Program.
- Continued to offer health and wellness programming to 2,450 residents, such as Check Change Control, a blood pressure screening program in partnership with Walgreens and the American Heart Association that engaged more than 100 seniors in four senior designated buildings and an asthma program in partnership with Sinai Urban Health Institute that resulted in reduced symptoms and fewer ER visits for the 55 participants.
- In partnership with DFSS, served 222,336 meals at CHA's Golden Diners sites and 73,743 meals to children through the Summer Food Service Program.
- Assisted more than 2,300 residents with access to computers, including youth programming and workforce development services, in CHA computer labs.

- Offered 49 flu and pneumonia prevention education sessions led by CHA health partners; 1,008 CHA residents attended and 1,061 vaccinations were provided by mobile vans outside CHA buildings.
- Provided 20 educational presentations led by the Citizens Utility Board on understanding and reducing personal gas, electric and phone costs; 1,605 residents and service partners participated.

Section V-B: Local Asset Management Plan

Local Asset Management Plan

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

No
Yes

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

Has the PHA provided a LAMP in the appendix?

Yes

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

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

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

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

Section Six

ADMINISTRATIVE



Section VI: Administrative

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

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

CHA continues to work with HUD based on recommendations from the FY2015 HUD OIG Audit of CHA's use of exception payment standards in the HCV program.

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

FY2015 MTW Annual Report
Section VI: Administrative

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

Chicago Housing Authority

Applicant Name

Moving to Work Demonstration Program

Program/Activity Receiving Federal Funding

The undersigned certifies that:

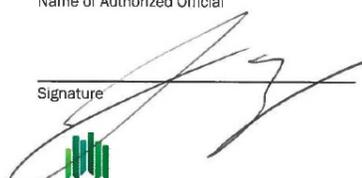
- (1) At least 75 percent of the families assisted by CHA are very low-income families;
- (2) CHA continued to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and
- (3) CHA maintained a comparable mix of families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

Eugene E. Jones, Jr.

Name of Authorized Official

Chief Executive Officer

Title



Signature

3.30.16

Date



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

APPENDICES



Appendices

CHA Local Asset Management Plan

The amended 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 Offices
- Legal Services
- Office of the Inspector General
- Finance and Administration Development
- Property (Asset Management and Housing Choice Voucher Program)
- 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 Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
- f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---
 - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
 - g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

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

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official <i>PAZALICIA EMANUEL</i>	Title <i>Director of Human Resources</i>
Signature <i>[Handwritten Signature]</i>	Date <i>MARCH 30, 2016</i>

form HUD-60070 (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.

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

Board Resolution



March 25, 2016

Item No. 11

RECOMMENDATION TO APPROVE CHA'S FY2015 MOVING TO WORK ANNUAL REPORT

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners approve the attached FY2015 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, MTW Policy & 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 FY2015 MTW Annual Report fulfills CHA's annual MTW 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.

CHA 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 FY2015 MTW Annual Report provides information necessary for HUD to assess CHA's performance in FY2015 regarding both operations and activities authorized by the MTW Demonstration Program.

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 FY2015 MTW Annual Report.

The CEO recommends the approval of the FY2015 MTW Annual Report and submission to HUD by the deadline of March 31, 2016.

Based upon the foregoing, it is recommended that the Board approve the FY2015 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 FY2015 MTW Annual Report to HUD on the March 31, 2016 deadline.

RESOLUTION NO. 2016-CHA-34

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 25, 2016 requesting approval of the FY2015 Moving to Work Annual Report, attached hereto;

THEREFORE BE IT RESOLVED BY CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby approves the attached FY2015 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 FY2015 Moving to Work Annual Report to the U.S. Department of Housing and Urban Development on March 31, 2016. Such approval shall constitute conclusive evidence of the Board's approval of any and all such updates.



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MAYOR, CITY OF CHICAGO

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