



Message from CEO

On behalf of the Chicago Housing Authority (CHA), I am pleased to present CHA's FY2018 Moving to Work (MTW) Annual Report. As demonstrated in this report, CHA continues its important work building stronger communities and a better foundation for the future of all Chicagoans. Further, CHA's partnerships with other city agencies and stakeholders have demonstrated new ways to create housing, amenities and economic opportunities that make a lasting impact on our neighborhoods and city.

CHA continues to play a vital role in providing housing opportunities to low-income families throughout Chicago, including the elderly, veterans and those in need of supportive housing. In FY2018, CHA served more than 63,000 low-income households and more than 135,000 individual residents through public housing and voucher programs with options in every community area of Chicago. CHA continues to serve households that are most in need: 96% of CHA households fall into an Area Median Income category that would be considered extremely-low or very-low income.

Over the past year, CHA identified new and innovative strategies to expand housing opportunities while maintaining CHA's existing housing stock to the highest standards and providing residents with opportunities to grow and achieve economic independence. In FY2018, CHA continued to pursue development at former public housing sites such as Lathrop, Ickes, Cabrini and Washington Park. CHA delivered the first units at Lathrop with additional units scheduled for delivery in 2019. Construction also continued at Concord at Sheridan, a mixed-use development in Rogers Park with CHA and market rate housing and a Target store; and three co-located library and housing developments in the Irving Park, West Ridge and Roosevelt Square communities. All three libraries opened in early 2019 and housing units are scheduled for delivery in FY2019.

In total in FY2018, CHA delivered 415 new units that are counted towards the 25,000-unit goal outlined in the Plan for Transformation. With more than 1,000 units in progress or under construction and scheduled for delivery in FY2019, CHA expects to meet then surpass that goal this year. In addition to investing in new units and community amenities, CHA also made \$197.8 million in capital expenditures, including renovations at CHA senior, family and scattered site properties, designed to ensure the high-quality of CHA's existing housing stock.

CHA is committed to improving the lives of its residents and is able to do so in large part because of CHA's status as an MTW agency. Through these programs: 41 families purchased a home through the Choose to Own homeownership program; 72% of participants in the Family Self-Sufficiency program accumulated escrow; 1,086 residents were connected with new & better jobs; 2,683 youth were engaged in paid summer opportunities; 633 residents attended the City Colleges of Chicago; 220 youth and adults were awarded CHA college scholarships; 8,384 youth were engaged in out-of-school-time programming; and 206,565 Golden Diner and 63,127 Summer Food meals were served to seniors and youth.

CHA closed out 2018 with a major step forward in its efforts to create fair and equitable affordable housing in every area of Chicago—a settlement of the landmark 53-year old Gautreaux federal lawsuit. The settlement was possible because of CHA's aggressive efforts to address past discrimination by building mixed-income housing on seven formerly isolated CHA sites; to build, co-develop and acquire housing throughout Chicago; and efforts to expand the acceptance of Housing Choice Vouchers throughout the city.

These efforts have been supported by our partners in the public and private sector, including foundations, civic organizations, businesses, financial institutions, community organizations and government agencies; and through the support and leadership of Mayor Rahm Emanuel and CHA's Board of Commissioners, led by Chairman John T. Hooker; and Mayor Rahm Emanuel.

Thank you for your time and interest as the agency works to strengthen Chicago neighborhoods and make them better places to live for our families.

Eugene E. Jones, Jr.
Chief Executive Officer
Chicago Housing Authority

Table of Contents

Table of Contents 3

Section I: Introduction..... 4

Section II: General Housing Authority Operating Information 8

 Section IIA: Housing Stock Information 8

 i. *Actual New Project-Based Vouchers*..... 8

 ii. *Actual Existing Project-Based Vouchers*..... 11

 iii. *Other Changes to the Housing Stock that Occurred During FY2018*..... 18

 iv. *General Description of Actual Capital Expenditures in FY2018* 22

 Section IIB: Leasing Information 22

 i. *Actual Number of Households Served*..... 22

 ii. *Discussion of Any Actual Issues/Solutions Related to Leasing*..... 23

 Section IIC: Wait List Information..... 23

 i. *Actual Wait List Information* 23

 ii. *Actual Changes to Wait List in FY2018* 24

 Section IID: Information on Statutory Objectives and Requirements 25

 i. *75% of Families Assisted Are Very Low-Income* 25

 ii. *Maintain Comparable Mix* 25

 iii. *Households Transitioned to Self-Sufficiency in FY2018* 26

Section III: Proposed MTW Activities: HUD Approval Requested 27

Section IV: Approved MTW Activities: HUD Approval Previously Granted 28

 Implemented Activities 28

 Closed Activities 63

Section V: MTW Sources and Uses of Funds..... 66

 Section VA: Sources and Uses of MTW Funds 66

 Section VB: Local Asset Management Plan..... 68

Section VI: Administrative..... 71

 Description of any HUD reviews, audits or physical inspection issues that require the agency to take action to review the issue. 71

 Results of PHA-Directed Evaluations of the Demonstration 71

 MTW Energy Performance Contract (EPC) Flexibility Data 71

 Certification of Compliance with MTW Statutory Requirements..... 72

Appendices 74

 Board Resolution..... 74

 CHA Local Asset Management Plan..... 76

1

Section One

INTRODUCTION



CHA

CHICAGO HOUSING
AUTHORITY™

Section I: Introduction

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. All MTW Agreements were subsequently extended until 2028 pursuant to Congressional action. CHA continues to pursue the three statutory objectives of the MTW Demonstration Program through a variety of innovative program initiatives:

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

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

Key CHA Initiatives

Throughout FY2018, CHA will continue 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 will continue its strategy to acquire public housing units primarily in Opportunity Areas.
- **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.
- **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.
- **Other Initiatives:** CHA continues to explore new unit delivery strategies to respond to local housing preferences and market opportunities.

In FY2018, CHA completed 415 housing units, including 24 public housing units through the Real Estate Acquisition Program; 56 RAD1 PBV units at Lathrop; and 335 PBV units at multiple PRA sites.¹ (Please refer to Section II and IV for more information.)

FY2018 UNIT DELIVERY*				
IL NUMBER	TYPE	DEVELOPMENT/PROGRAM	PROJECTED FY2018 UNIT DELIVERY	ACTUAL FY2018 UNIT DELIVERY
TBD	Mixed-Income Housing Redevelopment	Taylor Street Library and Apartments, 1340 W. Taylor	37	0
TBD	Public Housing Acquisition	Real Estate Acquisition Program (REAP)	25	24
N/A	Property Rental Assistance (PRA) Program	Project-Based Vouchers	442	335
N/A	RAD2/Moderate Rehabilitation Conversions	Project-Based Vouchers	100	0
N/A	RAD	Project-Based Vouchers	204	56
Total Housing Units			808	415

*PBV units included in the unit delivery table are not the same as PBV units listed in the new PBV table in Section IIA. This table only includes new PBV units not previously counted toward unit delivery that were completed and available for occupancy in FY2018.

Rental Assistance Demonstration (RAD) Program

In October 2013, CHA submitted a portfolio application to HUD to utilize RAD to provide a more consistent budgeting platform to support long-term operation and affordability of CHA public housing units. CHA elected to transition the proposed public housing units to the Project-Based Voucher (PBV) program. In anticipation of a potential future RAD award, CHA proceeded with required revisions to the annual plan through an amendment to the FY2014 MTW Annual Plan. In FY2014, CHA updated the HCV Administrative Plan to reflect RAD-specific policies, as well as created a RAD lease/lease addendum and RAD grievance policy. These RAD policies were released for public comment in November 2014 and approved by CHA's Board in January 2015. As reflected in these policies, CHA will adhere to the requirements of the RAD program and PBV regulations, including the incorporation of key public housing provisions that protect residents' interests and encourage resident participation and self-sufficiency. In June 2015, CHA received a RAD award for its portfolio application. Since then, CHA has closed multiple transactions with more than 2,000 units converted to RAD in 2016 and nearly 1,000 more in FY2017. As of the end of FY2018, CHA has closed on 4,600 RAD PBV conversions and will continue to move forward with RAD PBV conversions for the entire portfolio application in FY2019 and FY2020.

Approved MTW Activities in FY2018

In FY2018, CHA continued or proceeded with implementation of 27 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.
- ***Alternative Reasonable Cost Formula for Redevelopment and Rehabilitation (2010-01)***: CHA has utilized an alternate reasonable cost formula for both redevelopment and rehabilitation projects.
- ***Expedited Public Housing Acquisition Process (2015-01)***: CHA is authorized to use MTW flexibility to support CHA's Real Estate Acquisition Program and expedite the acquisition of units and/or buildings as public housing units.

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. Only renovated or redeveloped public housing units are counted toward unit delivery progress; some of those units may 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.

Public Housing and Housing Choice Voucher Programs

- ***\$75 Minimum Rent for Public Housing and HCV Programs (2009-01)***: CHA increased the minimum rent from \$50 to \$75 in FY2009 in public housing and HCV programs.
- ***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 ensure participant success.
- ***Modified Family Self-Sufficiency Program for HCV and Public Housing Participants (2014-01)***: The modified program encourages participants to remain engaged, earn escrow and achieve consistent employment so they are better prepared for economic self-sufficiency upon graduation.
- ***Triennial Re-examinations for Households with Only Elderly/Disabled Participants for HCV and Public Housing (2014-02)***: CHA 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 Re-entry Pilot Program (2014-04)***: CHA has implemented a Re-entry Pilot Program for up to 50 eligible participants who are reuniting with a family member currently living in CHA traditional public housing or CHA's HCV Program or who are eligible participants currently on a CHA wait list.
- ***Mobility Counseling Demonstration Program Work Requirement (2016-01)***: CHA has implemented a work requirement for applicants who consent to participation in the Mobility Counseling Demonstration Program and move to either a CHA Opportunity or Gautreaux-designated General Area utilizing a tenant-based Housing Choice Voucher.
- ***Biennial Re-examinations for Public Housing (2014-03) and HCV and (2006-01)***: CHA has implemented biennial re-examinations for public housing and HCV households.

Public Housing

- ***Office of the Ombudsman (2008-01)***: The Office of the Ombudsman provides designated staff to address the concerns of public housing residents living in mixed-income communities and serves as a liaison between residents and CHA leadership. The office assists residents in resolving issues and adapting to their new community.
- ***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. In 2016, CHA updated this activity to reflect that existing work requirements in public housing and mixed-income properties transitioning to RAD will carry over for any individual who was previously subject to a work requirement as well as for new applicable residents after RAD conversion.

Housing Choice Voucher Program

- ***Exception Payment Standards (2010-02)***: CHA may utilize exception payment standards that may be up to 150% of HUD's published Fair Market Rents for Chicago to increase housing options in Mobility Areas.
- ***Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval (RTA) within 90 Days of Passed Date (2011-02)***: CHA may approve tenancy for a unit that passed inspection within the previous 90 calendar days without conducting a new inspection for each RTA received.
- ***HCV Vacancy Payments (2011-03)***: As part of the HCV Inspection Excellence Program (formerly the Owner Excellence Program), CHA may provide a modest vacancy payment to eligible owners participating in the Inspection Excellence Program who re-lease an eligible unit currently in the HCV program to another HCV participant.

- **Elimination of Assets in Income Calculation after Initial Eligibility for HCV Program (2017- 01):** CHA has reinstated this activity. Upon implementation, the calculation of assets will only be done at intake and is no longer necessary at re-examination.
- **Incentive Payments for Landlords in CHA Mobility Areas (2017- 02):** CHA may provide a one-time incentive payment in the amount of the contract rent to landlords in any instance where an HCV participant is entering into a new lease for a unit located in a Mobility Area.
- **Increased Payment Standards at Interims (2018-01):** CHA has implemented an activity to increase payment standards at Interims for elderly/disabled households and others who receive a rent increase.
- **Income Calculation Hardship Exemption (2018-02):** CHA received approval for a hardship exemption for heads of households who are making required child support payments that hinder their ability to pay their monthly rent portion.

Property Rental Assistance/Project-Based Voucher Program

- **Exceed the Limit of 25% Project-Based Voucher (PBV) Assistance in Family Properties (2008-02):** CHA may increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building.
- **PBV Contract Commitments with 21-30 Year Initial Terms (2011-05):** To facilitate the expansion of affordable housing opportunities through the use of PBVs, CHA uses MTW authority to enter into HAP contracts for initial terms between 21 and 30 years.
- **Acceptance of City Certificates of Occupancy for Initial PRA Inspections (2011-06):** CHA may accept a City of Chicago Certificate of Occupancy as evidence of the property's compliance with Housing Quality Standards for initial PRA inspections.
- **Payments during Initial Occupancy/Leasing – New Construction and Substantially Rehabilitated Properties (2011-08):** CHA provides vacancy payments, as determined necessary on a project-by-project basis, during the initial operating lease-up period in order to provide an incentive for owner participation and to ensure the long-term viability of newly constructed and substantially rehabilitated properties.
- **Expansion of Public Housing Earned Income Disallowance Policy to CHA PBV Properties within the RAD Program (2016-03):** CHA retains the public housing EID policy for residents in properties transitioning to RAD PBV.
- **Uniform Physical Conditions Standards (UPCS) Inspection Standards for PBV Properties within the RAD Program (2016-04):** CHA continues utilizing UPCS for inspections in properties transitioning to RAD PBV.
- **Adjusting Fair Market Rent (FMR) Thresholds to Retain Existing Subsidy Levels for Select PBV Properties (2016-05):** CHA may exceed the FMR cap of 110% for RAD PBV properties, as needed, to retain existing subsidy levels.

Local Programs

- **Funding for City of Chicago Housing Assistance Programs (2017- 04):** CHA is supporting the implementation of program-based assistance to help families access housing and remain stably housed. Social services will be linked to the housing assistance to ensure that families achieve stability.

Closed MTW Activities in FY2018

- **Time Limit Demonstration Program for Housing Choice Voucher Participants (2017- 03):** This activity was placed on hold in the FY2018 MTW Annual Plan and CHA is now seeking to close it.

Finally, in FY2018, CHA continued to utilize the single fund budget provided through MTW participation for expanded and flexible resources for overall administration of housing assistance, capital and redevelopment activities, and services and programs for residents. *(Please refer to Section V for more info.)*

2 Section Two

GENERAL HOUSING AUTHORITY OPERATING INFORMATION



CHA

CHICAGO HOUSING
AUTHORITY™

Section II: General Housing Authority Operating Information

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

Section IIA: Housing Stock Information

i. Actual New Project-Based Vouchers

Since 2001, CHA has continued to expand the use of project-based vouchers (PBVs) to increase housing options for low-income families in the region. PBVs are issued directly to property owners, unlike tenant-based vouchers, and remain with the unit if a tenant moves out. The following table provides an overview of the 1,730 new PBVs that were placed under PRA/RAD1/RAD2 HAP in FY2018. CHA also placed an additional 186 units under an Agreement to enter into a Housing Assistance Payments (AHAP) contract and committed 520 PBV subsidies to developments that are in the process of moving towards AHAP/HAP.

PROPERTY NAME	NUMBER OF VOUCHERS NEWLY PROJECT-BASED		STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
	PLANNED	ACTUAL			
PRA / RAD2 HAP Developments					
Brainerd Apartments	9	9	Leased	No	PRA/PBV with 39 total units of new construction in the Washington Heights community, for families and individuals.
Lawson House	100	0	Committed	Yes	RAD2 conversion of Mod-Rehab PBV vouchers in 583-unit SRO building the Near North Side community, for homeless individuals. Units are currently counted under an existing Mod-Rehab contract.
Mark Twain Apts	126	0	Committed	No	PRA/PBV redevelopment and preservation of affordable housing in former SRO property containing 148 total units in the Near North Side community, for individuals. AHAP to be executed in 2019.
The Marshall	90	90	Leased	No	PRA/PBV in the Near North Side community, for individuals.
Pullman Artspace Lofts	6	0	Committed	No	PRA/PBV with 38 total units of new construction housing in the Pullman community, for families. AHAP executed.
Tierra Linda Apartments	11	14	Leased	No	PRA/PBV in the Logan Square/Humboldt Park communities, for families & individuals.
TBD: Additional 100 PRA and 100 Mod Rehab Conversions to PBV	200	216			PRA/PBV has an open application process and proposals are anticipated in General and Opportunity Areas.
Eastwood Gardens	0	47	Leased	No	PRA/PBV with 188 total units in the Englewood community, for families & individuals.
Leland Apartments (VASH)	0	5	Leased	No	PRA/PBV 137 total units in the Uptown community, for VASH-eligible individuals. 5 units delivered in FY2018; 10 units to be delivered in FY2019.
Maple Pointe Apts	0	114	Leased	No	PRA/PBV with 343 total units in the Near North Side community, for families & individuals.
Midwest Apartments	0	15	Leased	No	PRA/PBV in the West Garfield Park community, for individuals. 15 units delivered in FY2018; 54 units to be delivered 2019-20.
Park Place Towers (IAHI)	0	5	Leased	No	PRA/PBV in the Lakeview community, for disabled families & individuals.

St. Andrew's Court	0	30	Leased	No	PRA/PBV with 46 total units in the Near West Side community, for ex-offender graduates of St. Leonard's.
TOTAL	542	329			
RAD Developments					
Independence Apartments	30	30	Committed	Yes	RAD1 new construction mixed-use development at 4022 N Elston Ave in the Irving Park community. The new construction development will offer a first-floor public library with approximately 44 new senior 62+ housing units: 30 RAD/PBV and 14 affordable units. 30 new RAD senior units will be delivered in FY2019. Lathrop Homes transfer of assistance. (Lathrop MP5)
Lathrop 1A	129	56 73	Leased Committed	Yes	RAD1 in the Lincoln Park/North Center communities for families & individuals. 56 RAD units delivered in FY2018; 95 units to be delivered FY2019-20.
Northtown Apts	30	30	Committed	Yes	RAD1 new construction, mixed-use development at 2410 W Pratt Blvd in the West Ridge community. The new construction development will offer a first-floor public library with 44 new senior 62+ housing units above: 30 RAD/PBV and 14 affordable units. 30 new RAD senior units will be delivered in FY2019. Lathrop Homes transfer of assistance. (Lathrop MP6)
Ravenswood Senior Living	15	15	Committed	Yes	RAD1: 74 total new CHA housing units in the Lincoln Square community, for seniors 62+. 74 total RAD units with 15 planned for delivery FY2018. Units to delivered in FY2019-20.
John Pennycuff	0	47	Committed	Yes	RAD1 in the Logan Square community, for families & individuals. Lathrop Homes transfer of assistance. Commitment for 47 RAD units.
Kenneth Campbell Apartments*	0	165	Leased	Yes	RAD1 in the Woodlawn community, for seniors 62+. 165 former public housing units converted to RAD1 that will not contribute to new unit delivery.
Las Americas Apartments*	0	211	Leased	Yes	RAD1 in the Lower West Side community, for seniors 62+. Former public housing units converted to RAD1 that will not contribute to new unit delivery.
Long Life Apartments*	0	114	Leased	Yes	RAD1 in the Armour Square community, for seniors 62+. These are former public housing units converted to RAD1 that will not contribute to new unit delivery.
Oso Apartments	0	32	Committed	Yes	RAD1 new construction units in the Albany Park community, for families & individuals. 32 RAD1 units committed to be delivered in FY2019-20. Lathrop Homes transfer of assistance. (Lathrop MP7)
Elizabeth Davis Apartments*	0	148	Leased	Yes	RAD1 in the Humboldt Park community, for seniors 62+. Former public housing units converted to RAD1 that will not contribute to new unit delivery.
Hattie Callner Apartments*	0	145	Leased	Yes	RAD1 located in the Lakeview community, for seniors 62+. Former public housing units converted to RAD1 that will not contribute to new unit delivery.

Vivian Carter Apartments*	0	221	Leased	Yes	RAD1 located in the Englewood community, for seniors 55+. Former public housing units converted to RAD1 that will not contribute to new unit delivery.
William Jones Apartments*	0	114	Leased	Yes	RAD1 located in the Near West Side community, for seniors 62+. Former public housing units converted to RAD1 that will not contribute to new unit delivery.
TOTAL	204	1,401			
AHAP Developments					
Rogers Park Permanent Supportive Housing	13	0	Withdrawn	No	Project not moving forward
5150 Northwest Apartments	20	0	Committed	No	PRA/PBV with 100 total units of new construction in the Jefferson Park community, for families & individuals. AHAP to be issued in 2019-20
Clark Estes Apartments LP	15	15	Committed	No	PRA/PBV with 54 total units of new construction family housing in the Rogers Park community. AHAP executed for 15 units.
Lincoln Park Community Shetler	20	20	Committed	No	PRA/PBV with 20 total units of new construction, permanent supportive housing in the Near North Side community, for homeless individuals. AHAP executed for 20 units.
Montclare Veteran's Village	75	0	Withdrawn	No	Project not moving forward
Roosevelt Road Veterans Studios (VASH)	75	75	Committed	No	PRA/PBV utilizing VASH vouchers with 100 total units in new construction in North Lawndale community, for VASH-eligible individuals. AHAP executed for 75 units.
Sarah's Circle Apartments	18	0	Committed	No	PRA/PBV with 38 total units of new supportive housing units in the Uptown community, for homeless women. Not yet under AHAP or HAP contract.
Warren Apartments	19	0	Committed	No	PRA/PBV with 75 total units of new construction in the Near West Side community, for families & individuals. AHAP to be issued in 2019.
Montclare Senior Residences of Calumet Heights	0	34	Committed	No	PRA/PBV with 134 total new construction housing units in the Calumet Heights community, for seniors 62+. AHAP executed for 34 units.
New Mom's Oak Park	0	18	Committed	No	PRA/PBV with 18 total new construction units in Oak Park Illinois, for mothers (age 18-24) with children. Development is part of Regional Housing Initiative - outside of the City of Chicago. AHAP executed for 18 units.
2215 Dempster LLC	0	12	Committed	No	PRA/PBV with 16 total new construction units in Evanston Illinois, providing supportive housing. development is part of Regional Housing Initiative - outside of the City of Chicago. AHAP executed for 12 PRA/PBV units.
Pearl Street Apartments	0	12	Committed	No	PRA/PBV with 19 total new construction units in Arlington Heights Illinois, for supportive housing for homeless and disabled households. Development is part of Regional Housing Initiative - outside of the City of Chicago. AHAP executed for 12 units.

TOTAL	255	186			
--------------	------------	------------	--	--	--

CATEGORY	PLANNED	ACTUAL
Total New PRA/PBV Units	542	329
Total new RAD1/PBV units	204	1,401
Total AHAP Units	255	186

1,001	1,916
--------------	--------------

PLANNED/ACTUAL NEW PROJECT-BASED VOUCHERS

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

The Chicago Housing Authority was highly successful in the conversion of 7 public housing properties to RAD during the year; an additional 5 buildings are in various stages of development utilizing RAD transfer of assistance. Conversions increased investment in the CHA portfolio and assisted in meeting the HUD-stated goal to utilize the benefits of the Rental Assistance Demonstration program (RAD).

Although several properties were delayed in execution of a HAP due to funding delays, CHA's PRA program continued to grow. At year-end, 186 units are under an AHAP with an additional 520 units in the development pipeline and working towards AHAP/HAP.

ii. Actual Existing Project-Based Vouchers

The following table lists project-based vouchers that were committed or leased at the beginning of FY2018.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS		STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
	PLANNED	ACTUAL			
RAD / PBV					
Caroline Hedger*	450	450	Leased	Yes	RAD1 in the Rogers Park community, for seniors 62+. These are former public housing units converted to RAD1 that will not contribute to new unit delivery.
Concord at Sheridan	65	65	Committed	Yes	RAD1 in the Rogers Park community, for families & individuals. Lathrop Homes transfer of assistance. 65 RAD PBV units were committed in FY2017, scheduled for delivery in FY2019.
Daniel H Burnham*	179	178	Leased	Yes	RAD1 in the West Ridge community, for seniors 62+. These are former public housing units converted to RAD1 that will not contribute to new unit delivery.
Diversey Manor	45	45	Committed	Yes	RAD1 in the Belmont Cragin community, for families & individuals. 45 RAD PBV units were committed in FY2017, scheduled for delivery in FY2019. Lathrop Homes transfer of assistance.
Fannie Emanuel*	181	180	Leased	Yes	RAD1 in the West Garfield Park community, for seniors 62+. These are former public housing units converted to RAD1 that will not contribute to new unit delivery.
Judge Fisher Apartments*	199	199	Leased	Yes	RAD1 in Edgewater community, for seniors 62+. These are former public housing units converted to RAD1 that will not contribute to new unit delivery.
Judge Slater*	402	402	Leased	Yes	RAD1 in the Grand Boulevard community, for seniors 55+. These are former public housing units converted to RAD1 that will not contribute to new unit delivery.
Lincoln Perry Apartments*	442	442	Leased	Yes	RAD1 in the Douglas community, for seniors 62+. These are former public housing units converted to RAD1 that will not contribute to new unit delivery.
Lorraine Hansberry*	168	168	Leased	Yes	RAD1 in the Austin community, for seniors 62+. These are former public housing units converted to RAD1 that will not contribute to new unit delivery.
Minnie Riperton*	335	335	Leased	Yes	RAD1 in the Fuller Park community, for seniors 55+. These are former public housing units converted to RAD1 that will not contribute to new unit delivery.

Robert Lawrence Apartments*	191	191	Leased	Yes	RAD1 in the Englewood community, for seniors 55+. These are former public housing units converted to RAD1 that will not contribute to new unit delivery.
Schneider Apartments*	174	174	Leased	Yes	RAD1 in the Edgewater community, for seniors 62+. These are former public housing units converted to RAD1 that will not contribute to new unit delivery.
Villages of Westhaven*	95	95	Leased	Yes	RAD1 in the Near West Side community, for families & individuals. These are former public housing units converted to RAD1 that will not contribute toward new unit delivery.
TOTAL	2,926	2,924			
PRA/PBV					
3714-16 W. Wrightwood Apartments (Data properties Inc.)	5	5	Leased	No	PRA/PBV in the Logan Square community, for families & individuals.
5801 S Michigan (Sojourner Truth Apartments)	23	23	Leased	No	PRA/PBV in the Washington Park community, for families.
5840 S Dr Martin Luther King Jr Dr	4	4	Leased	No	PRA/PBV in the Washington Park community, for homeless families & individuals.
600 S Wabash LP	76	76	Leased	No	PRA/PBV in the Loop community, for homeless individuals.
65th Infantry Regiment Veterans Housing	12	12	Leased	No	PRA/PBV in the West Town community, for veterans--families.
65th Infantry Regiment Veterans Housing (VASH)	36	36	Leased	No	PRA/PBV in the West Town community, for VASH-eligible veterans-families.
90th Street Development (Tremarq Partners Inc.)	4	4	Leased	No	PRA/PBV located in the Washington Heights community, for families & individuals.
Access Housing	38	38	Leased	No	PRA/PBV in the Hermosa, Humboldt Park, Logan Square, and West Town communities, for disabled families & individuals.
Anchor House	108	108	Leased	No	PRA/PBV in the Auburn Gresham community, for families & individuals.
Archer Avenue Senior Residences	12	12	Leased	No	PRA/PBV in the Bridgeport community, for seniors 62+.
Bettendorf Place	18	18	Leased	No	PRA/PBV in the South Chicago community, for homeless individuals with HIV/AIDS.
Black Hawk Manor	2	2	Leased	No	PRA/PBV in the Belmont Cragin community, for seniors 62+.
Boulevard Apartments	12	12	Leased	No	PRA/PBV in the Logan Square community, for families & individuals.
Boxelder Court	6	6	Leased	No	PRA/PBV in the Woodlawn community, for families.
Branch of Hope	58	58	Leased	No	PRA/PBV in the Englewood community, for families & individuals.
Bryn Mawr Apartments	10	10	Leased	No	PRA/PBV in the Edgewater community, for families & individuals.
Buffett Place	51	51	Leased	No	PRA/PBV in the Lakeview community, for disabled individuals.
Casa Maravilla	15	15	Leased	No	PRA/PBV in the Lower West Side community, for seniors 62+.
Crestwood Apartments	57	57	Leased	No	PRA/PBV in the Austin community, for seniors 55+.
Crowder Place Apartments	22	21	Leased	No	PRA/PBV in the Lakeview community, for seniors 62+.
Deborah's Place II	39	39	Leased	No	PRA/PBV in the Near North Side community, for homeless female individuals.
Devon Place Apartments	21	18	Leased	No	PRA/PBV in the West Ridge community, for families & individuals.
Diversey Manor	50	50	Leased	No	PRA/PBV in the Logan Square community, for families & individuals.
Dr MLK Legacy Apartments	10	10	Leased	No	PRA/PBV in the North Lawndale community, for families.
East Park Apartments	151	150	Leased	No	PRA/PBV in the East Garfield Park community, for individuals.
Englewood Permanent Supportive Housing	50	50	Leased	No	PRA/PBV in the Englewood community, for homeless individuals.

Evergreen Towers	10	10	Leased	No	PRA/PBV in the Near North Side community, for seniors 62+.
G & A Senior Residence at Eastgate Village	35	35	Leased	No	PRA/PBV in the Near South Side community, for seniors 62+.
G & A Senior Residences at Ravenswood	37	37	Leased	No	PRA/PBV in the West Ridge community, for seniors 62+.
G & A Senior Residences of West Ridge (West Ridge Senior Apartments)	19	19	Leased	No	PRA/PBV located in the West Ridge community, for seniors 62+.
Greenwood Courts	9	9	Leased	No	PRA/PBV in the Kenwood community, for families.
Hancock House	18	18	Leased	No	PRA/PBV in the West Pullman community, for seniors 62+.
Harriet Tubman Apartments	11	11	Leased	No	PRA/PBV in the Washington Park community, for families.
Harvest Commons Apartments	89	89	Leased	No	PRA/PBV in the Near West Side community, for homeless individuals.
Hilliard Homes (I & II)	158	158	Leased	No	PRA/PBV in the Near South Side community, for seniors 62+.
Hollywood House	51	51	Leased	No	PRA/PBV in the Edgewater community, for seniors 62+.
Hope Manor Apartments I	30	30	Leased	No	PRA/PBV in the Humboldt Park community, for veterans-Male individuals.
Hope Manor Apartments II	73	73	Leased	No	PRA/PBV in the Englewood community, for veterans-families & individuals.
Howard Apartments	12	12	Leased	No	PRA/PBV in the West Town community, for individuals.
Humboldt House	34	31	Leased	No	PRA/PBV in the Logan Square community, for families & individuals with a Diagnosed Mental Illness.
Humboldt Park Residence	20	20	Leased	No	PRA/PBV in the Humboldt Park community, for individuals.
Illinois Accessible Housing Initiative	41	41	Leased	No	PRA/PBV in the Bridgeport, Edgewater, Hyde Park, Lakeview, Near South Side, and New City communities, for disabled families & individuals.
Independence Apartments	9	9	Leased	No	PRA/PBV located in the North Lawndale community, for families & individuals.
Ironwood Courts	14	14	Leased	No	PRA/PBV in the Washington Park community, for families.
Ivy Park Homes	39	28	Leased	No	PRA/PBV in the Roseland community, for families & individuals.
Jade Garden Apartments	29	35	Leased	No	PRA/PBV in the Armour Square community, for families.
Jarvis Apartments	4	4	Leased	No	PRA/PBV located in the Rogers Park community, for families.
Karibuni Place	11	11	Leased	No	PRA/PBV in the Chatham community, for homeless families & individuals.
Kenmore Plaza	105	105	Leased	No	PRA/PBV in the Edgewater community, for seniors 62+.
Lake Street Studios	61	61	Leased	No	PRA/PBV located in the Near West Side community, for individuals.
Lake Village East Apartments	67	67	Leased	No	PRA/PBV in the Kenwood community, for families & individuals.
Leigh Johnson Courts	19	18	Leased	No	PRA/PBV in the Greater Grand Crossing community, for families.
Leontyne Apartments	14	14	Leased	No	PRA/PBV in the Grand Boulevard community, for families & individuals.
Liberty Square Apartments	16	16	Leased	No	PRA/PBV in the East Garfield Park community, for families & individuals.
Los Vecinos Apartments	11	11	Leased	No	PRA/PBV in Humboldt Park community, for homeless individuals.
Luxe Properties	6	6	Leased	No	PRA/PBV in the East Garfield Park community, for families.
Lyndale Apartments	42	42	Leased	No	PRA/PBV in the Logan Square community, for families & individuals.
Major Jenkins	80	80	Leased	No	PRA/PBV in the Uptown community, for homeless individuals.
Milwaukee Avenue Apartments	11	11	Leased	No	PRA/PBV in the Avondale community, for disabled families.
Montclare Senior Residences	38	38	Leased	No	PRA/PBV in the Avalon Park community, for seniors 55+.
Mt Greenwood Estates	5	3	Leased	No	PRA/PBV in the Mount Greenwood community, for disabled individuals.

Mulvey Place Apartments	22	19	Leased	No	PRA/PBV in the Lakeview community, for seniors 62+.
Nathalie Salmon House	6	6	Leased	No	PRA/PBV in the Rogers Park community, for seniors 62+.
Near North Apartments	46	46	Leased	No	PRA/PBV in the Near North Side community, for individuals.
North & Talman III	8	8	Leased	No	PRA/PBV in West Town community, for families & individuals.
Nuestro Hogar	6	6	Leased	No	PRA/PBV in the Humboldt Park community, for families.
Park Apartments	30	30	Leased	No	PRA/PBV in the Washington Park community, for families & individuals.
Reba Place Fellowship	8	8	Leased	No	PRA/PBV in the Rogers Park community, for families & individuals.
Renaissance West Apartments	99	99	Leased	No	PRA/PBV in the Logan Square community, for individuals.
Roosevelt Towers I	126	126	Leased	No	PRA/PBV in the North Lawndale community, for seniors 62+.
Rosa Parks Apartments	26	26	Leased	No	PRA/PBV in the Humboldt Park community, for families.
Rosenwald Courts	60	60	Leased	No	PRA/PBV in the Grand Boulevard community, for seniors 62+.
San Miguel	14	14	Leased	No	PRA/PBV in the Uptown community, for families & individuals.
Sankofa House	36	36	Leased	No	PRA/PBV in the North Lawndale community, for families & individuals.
Senior Suites at Auburn Gresham	17	17	Leased	No	PRA/PBV in the Auburn Gresham community, for seniors 62+.
South Park Plaza	34	34	Leased	No	PRA/PBV in the Douglas community, for families & individuals.
St Edmund's Court	10	10	Leased	No	PRA/PBV in the Washington Park community, for families.
St Leo Residence	50	50	Leased	No	PRA/PBV in the Auburn Gresham community, for veterans who are homeless and disabled.
St Leo Residence (VASH)	40	40	Leased	No	PRA/PBV in the Auburn Gresham community, for veterans who are homeless and disabled.
Sunnyside Kenmore Apartments	10	10	Leased	No	PRA/PBV in the Uptown community, for families.
The Carling	39	39	Leased	No	PRA/PBV in the Near North Side community, for individuals.
The Drexel	12	12	Leased	No	PRA/PBV in the Chatham community, for veterans–families & individuals.
The Resurrection Home	5	5	Leased	No	PRA/PBV in the Lower West Side/North Lawndale community, for families.
The Suites of Autumn Green at Wright Campus	8	8	Leased	No	PRA/PBV in the Dunning community, for seniors 55+.
Thresholds at Casa De Troy	16	16	Leased	No	PRA/PBV in the Chicago Lawn community, for families & individuals with a Diagnosed Mental Illness.
Thresholds at Edgewater Shores	8	8	Leased	No	PRA/PBV in the Edgewater community, for individuals with a Diagnosed Mental Illness.
Thresholds RAD LLC (Austin Apartments)	5	5	Leased	No	PRA/PBV in the Austin community, for homeless, disabled individuals.
Thresholds RAD LLC (Graia Apartments)	4	4	Leased	No	PRA/PBV in the Rogers Park community, for individuals with mental illness.
Thresholds RAD LLC (Rowan Trees Apartments)	6	6	Leased	No	PRA/PBV in the Englewood community, for individuals with mental illness.
Town Hall Apartments	79	79	Leased	No	PRA/PBV located in the Lake View community, for seniors 55+ / LGBT-Friendly.
Transformation Project	40	40	Leased	No	PRA/PBV in the Austin community, for Single Mothers (age 18-24) with Children.
Trumbull Apartments (Spaulding and Trumbull Apartments)	13	13	Leased	No	PRA/PBV in the North Lawndale community, for homeless families.
Veterans New Beginnings	48	48	Leased	No	PRA/PBV in the Auburn Gresham community, for veterans–homeless individuals.
Victory Centre of South Chicago SA	18	18	Leased	No	PRA/PBV located in the South Chicago community, for seniors 62+.
Wabash Apartments	24	24	Leased	No	PRA/PBV located in the Washington Park community, for homeless families.

Washington Park Apartments	32	32	Leased	No	PRA/PBV in Grand Boulevard community, for homeless individuals.
West Humboldt Place	4	4	Leased	No	PRA/PBV in the Humboldt Park community, for families with a child with HIV/AIDS.
Wilson Yards Family Apartments	16	16	Leased	No	PRA/PBV in the Uptown community, for families & individuals.
Wilson Yards Senior Apartments	20	20	Leased	No	PRA/PBV in the Uptown community, for seniors 62+.
Winterberry Place	6	6	Leased	No	PRA/PBV in the Grand Boulevard community, for families & individuals.
Wrightwood Apartments	5	5	Leased	No	PRA/PBV in the Logan Square community, for families.
Wrightwood Senior Apartments	17	17	Leased	No	PRA/PBV in the Ashburn community, for seniors 62+.
Xavier Apartments	24	24	Leased	No	PRA/PBV in the Near North Side community, for families & individuals.
Zapata Apartments	18	18	Leased	No	PRA/PBV in the Logan Square community, for families.
TOTAL	3,233	3,214			
RAD2 / PBV					
Deborah's Place III	90	90	Leased	Yes	RAD2 in the East Garfield Park community, for homeless female individuals.
Thresholds RAD LLC (Austin Apartments)	52	52	Leased	Yes	RAD2 in the Austin community, for homeless, disabled individuals.
Thresholds RAD LLC (Grais Apartments)	40	40	Leased	Yes	RAD2 in the Rogers Park community, for individuals with mental illness.
Thresholds RAD LLC (Rowan Trees Apartments)	39	39	Leased	Yes	RAD2 in the Englewood community, for individuals with mental illness.
TOTAL	221	221			
City-State / PBV					
Harrison Courts	122	122	Leased	No	City-State existing family housing units in the East Garfield Park community
Lathrop Elderly	91	91	Leased	No	City-State existing senior 62+ housing in the Lincoln Park community
Loomis Courts	124	124	Leased	No	City-State existing family housing in the Near West Side community
TOTAL	337	337			
Mod Rehab / PBV					
16 N Lorel	23	23	Leased	No	Mod Rehab in the Austin community, for families & individuals
4240-4248 S Michigan	42	42	Leased	No	Mod Rehab in the Grand Boulevard community, for families & individuals
4441-47 S Greenwood	32	32	Leased	No	Mod Rehab in the Kenwood community, for families & individuals
Austin Village	29	29	Leased	No	Mod Rehab in the Austin community, for families & individuals
Dickens Apartments	34	34	Leased	No	Mod Rehab in the Logan Square community, for families & individuals
Pine Central	35	35	Leased	No	Mod Rehab in the Austin community, for families & individuals
Belray Apartments	70	70	Leased	No	SRO in the Lakeview community, for homeless individuals
Butler Lindon Apartments	5	5	Leased	No	SRO in the Woodlawn community, for homeless individuals.
Carlton/Magnolia Apartments	70	70	Leased	No	SRO in the Uptown community, for homeless individuals
Eddie Mae & Alex Johnson Apartments	29	29	Leased	No	SRO in the Woodlawn community, for homeless individuals.
Holland House	70	70	Leased	No	SRO in the Roseland community, for homeless individuals
Karibuni Place	60	60	Leased	No	SRO in the Chatham community, for homeless families & individuals.
Lawson House	100	100	Leased	No	SRO in the Near North Side community, for homeless individuals.
Los Vecinos Apartments	50	50	Leased	No	SRO in the Humboldt Park community, for homeless individuals.

Mae Suites	39	39	Leased	No	SRO in the Austin community, for homeless individuals
Major Jenkins	80	80	Leased	No	SRO in the Uptown community, for homeless individuals.
Miriam Apartments	66	66	Leased	No	SRO in the Uptown community, for homeless female individuals
Rebecca Walker	22	22	Leased	No	SRO in the Austin community, for homeless individuals
Renaissance Partners	100	100	Leased	No	SRO in the Douglas community, for homeless individuals
Washington Park Apartments	31	31	Leased	No	SRO in the Grand Boulevard community, for homeless individuals.
TOTAL	987	987			
Regional Housing Initiative - In Chicago / PBV					
Casa Kirk	5	5	Leased	No	RHI-I: PRA/PBV in South Chicago community, for families. Regional Housing Initiative in Chicago.
Casa Morelos	9	9	Leased	No	RHI-I: PRA/PBV in the Lower West Side community, for families & individuals.
G&A Residence at Spaulding	9	9	Leased	No	RHI-I: PRA/PBV in the Humboldt Park community, for families.
Leland Apartments	14	14	Leased	No	RHI-I: PRA/PBV in the Uptown community, for families & individuals.
North Avenue Apartments	16	16	Leased	No	RHI-I: PRA/PBV in the West Town community, for families & individuals.
Nuestro Hogar	6	6	Leased	No	RHI-I: PRA/PBV in the Humboldt Park community, for families.
Wentworth Commons	10	10	Leased	No	RHI-I: PRA/PBV in the Roseland community, for families.
TOTAL	69	69			
Regional Housing Initiative - Outside Chicago / PBV					
Hope Manor Joliet Apartments	42	42	Leased	No	RHI-O: PRA/PBV in Joliet Illinois, for veterans--families & individuals
Woodstock Commons	23	23	Leased	No	RHI-O: PRA/PBV in Woodstock Illinois, for families & individuals.
Congress Parkway Apartments	6	6	Leased	No	RHI-O: PRA/PBV in Crystal Lake Illinois, for families & individuals.
Colonial Park Apartments	60	60	Leased	No	RHI-O: PRA/PBV in Park City Illinois, for families.
TOTAL	131	131			

*Former PH unit converted to RAD1 PBV.

CATEGORY	PLANNED	ACTUAL
RAD / PBV	2,926	2,924
PRA / PBV	3,233	3,214
RAD2 / PBV	221	221
Mod Rehab / PBV	987	987
City/State	337	337
RHI - In Chicago	69	69
RHI-Outside Chicago	131	131

7,904	7,883
--------------	--------------

PLANNED/ACTUAL EXISTING PROJECT-BASED VOUCHERS

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

CHA maintained fewer PRA/PBV units than expected at certain locations.

Overview of Planned and Existing Project-Based Vouchers in FY2018

CHA invests in privately-owned rental housing throughout the City of Chicago to create affordable housing opportunities utilizing Project-Based Vouchers through a variety of programs, including Property Rental Assistance (PRA) and Rental Assistance Demonstration (RAD) programs. In FY2018, a total of 9,799 PBVs were under a Housing Assistance Payment (HAP) contract or Agreement to enter into a Housing Assistance Payment (AHAP), including 1,916 new PBVs.

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

- ***Project-Based Vouchers / Rental Assistance Demonstration (RAD) (4,325 HAP)***
Component 1 of RAD allows Public Housing to transition to long-term Section 8 rental assistance contracts. The stability of a long-term contract promotes the preservation and improvement of affordable housing properties by allowing the leveraging of public and private debt and equity. CHA uses the first component of RAD to transition public housing units to Section 8 PBV units, as well as to create and preserve new housing opportunities in the City of Chicago. In FY2018, CHA administered 4,325 RAD units including 2,924 existing units and 1,401 units that converted during FY2018.
- ***City/State PBVs (337 HAP)***
CHA continues to administer 337 project-based units across three city-state sites under HAP contracts with HUD: Harrison Courts, Loomis Courts, and Lathrop Elderly.
- ***PRA/PBV (3,543 HAP, 144 AHAP, 3,687 total)***
In FY2018, CHA administered 3,543 vouchers through the PRA/PBV program for individuals, families and seniors, as well as for those in need of comprehensive supportive services. Of these, 329 vouchers were new in FY2018. CHA also entered into AHAP agreements in FY2018 to assist an additional 144 units.
 - ***Supportive Housing:*** In FY2018, through the PRA Program, CHA provided 1,046 supportive housing units through partnerships with developers/owners and service providers who provide affordable housing for families and individuals in need of comprehensive supportive services. Target populations included those who are homeless or at-risk of becoming homeless, those facing serious persistent life challenges such as HIV/AIDS, mental illness, alcohol/substance abuse, veterans in need of supportive services, young single parents and persons with physical and/or developmental disabilities. CHA also entered in AHAPs for 95 supportive housing units in FY2018.
 - ***PRA Family & Senior (Non-supportive) Housing:*** In FY2018, CHA provided 2,497 high-quality affordable housing units to families, seniors and individuals on CHA's wait lists by providing PBV rental subsidies in non-supportive housing properties under the PRA program. CHA entered into 49 AHAPs for units for individuals, families and seniors. Through this strategy, CHA reviews proposals received through the standard PRA selection process and, if selected, CHA ensures long-term affordability through the use of project-based vouchers.
- ***Regional Housing Initiative (200 HAP, 42 AHAP, 242 total)***
The Regional Housing Initiative (RHI), formed in 2002, is a consortium of regional housing authorities that have pooled project-based vouchers to allocate to competitively selected developments in each housing authority's jurisdiction. Through RHI, property rental assistance is awarded to developers committed to preserving and/or increasing the supply of affordable rental housing and expanding affordable housing options located near employment centers and/or public transportation providing easy access to employment opportunities. RHI is staffed by the Metropolitan Planning Council (MPC) and works closely with the Illinois Housing Development Authority (IHDA) when reviewing applications that are being considered by IHDA for Low Income Housing Tax Credits.^[1]

In FY2012, HUD provided \$1 million to fund a three-year pilot program to expand RHI's capacity to increase quality affordable housing options throughout the region near jobs, transit, schools, shopping and other key neighborhood amenities for eligible families on the participating PHAs' waiting lists. Under the Pilot, a central referral system was established that consists of applicants from each PHA's existing waiting lists who expressed interest in moving to other geographic areas throughout the region. To date, CHA has provided 350 Housing Choice Vouchers to RHI which are pooled for the overall initiative (540 vouchers are available in total through RHI). In FY2018, CHA maintained its participation in the RHI Pilot Program to offer applicants on CHA's wait list broader housing alternatives in areas of opportunity throughout the Chicagoland region.

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

In FY2018, a total of 200 CHA PBV units were under HAP contracts in the region through RHI. Of these, 131 were located outside of the boundaries of the City of Chicago and an additional 69 were located within the Chicago city limits. An additional 42 units were under AHAP at year-end with delivery anticipated in FY2019.

- **Moderate Rehabilitation (987 total)**

Similar to PRA, Mod Rehab, provides property-based rental assistance to low-income households but is governed by separate regulations. CHA continues to work with the properties benefitting from the Mod Rehab program to transition them to the PRA/PBV program and will process applications to CHA's PRA/PBV portfolio either through RAD conversions or the standard PRA/PBV selection process. In FY2018, CHA managed 987 Mod Rehab units.

- **Project Based Vouchers / Rental Assistance Demonstration (RAD2) (221 HAP)**

Utilizing the second component of the Rental Assistance Demonstration program, CHA assists privately owned properties receiving benefit under the Mod Rehab program to convert to long-term Section 8 Housing Assistance Payments (HAP) contracts to support the preservation of existing affordable housing. CHA administered 221 RAD2/PBV units during FY2018.

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

A total of 4,226 PBV units are counted towards unit delivery including 3,835 existing PBV units and 391 new units added in FY2018, including both PRA/PBV and RAD1 PBV units.

iii. Other Changes to the Housing Stock that Occurred During FY2018

The following section describes changes to CHA's housing stock during FY2018 by category, including Public Housing Units Added, Demolition Activity, Disposition Activity, Offline Units, Additional Capital Maintenance Activity and Additional Redevelopment Activity.

ACTUAL OTHER CHANGES TO MTW HOUSING STOCK IN FY2018	
Public Housing Units Added	24 public housing units were added through the Real Estate Acquisition Program (REAP).
Demolition Activity	CHA did not demolish any dwelling or non-dwelling units in FY2018.
Disposition Activity	CHA disposed of property at Washington Park and Jane Addams homes for mixed-income housing redevelopment; and property at Jane Addams Homes for the National Public Housing Museum.
Offline Units	In FY2018, CHA had 1,236 offline units in the following categories: pending redevelopment/planning; undergoing capital maintenance; used for non-dwelling purposes; and pending demo/disposition.
Additional Capital Maintenance Activity	CHA continued or began additional capital maintenance projects including conversion of the former Pope Elementary School into CHA office space and housing; construction of a new Community, Childcare and Library Facility in the Altgeld Gardens/Murray Homes community; the elevator modernization program throughout the portfolio; and the renovation of a non-dwelling facility located at 1000 N. Sedgwick.
Additional Redevelopment Activity	In FY2018, CHA engaged in additional redevelopment activity at a variety of sites, including but not limited to Concord at Sheridan, Martinez Apartments, Pennycuff Apartments, Independence Apartments, Northtown Apartments, Taylor Street Apartments, Washington Park and Roosevelt Square that will result in future unit delivery.

Public Housing Units Added in FY2018

In FY2018, CHA added 24 public housing units at Harlem Apartments through the Real Estate Acquisition Program (REAP). CHA launched 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. Public housing units acquired through this program are counted toward the overall unit delivery progress once available for occupancy.

Demolition Activity in FY2018

CHA did not demolish any dwelling or non-dwelling structures in FY2018.

Disposition Activity in FY2018

CHA FY2018 MTW Annual Report-Submitted to HUD March 28, 2019

IL Number	Development/ Site	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition	Description of FY2018 Activity
IL00203400	Washington Park/4400 Grove Site	44 th Street	45 th Street	Cottage Grove	Evans Avenue	99-Year Lease	Disposition of vacant land for new public housing in a mixed- income development.
IL002001000	Jane Addams Homes/1308 -1318 W. Taylor Street	Vacated Arthington Street	Taylor Street	Lytle Street	Ada Street	Fee Simple Sale	Disposition of vacant building to National Public Housing Museum for public purpose. This was a non-dwelling building with .78 acres of land.
IL002001000	Jane Addams Homes/1328- 1350 W. Taylor Street	Arthington Street	Taylor Street	Ada Street	Loomis Street	99-Year Lease	Disposition of vacant land for new public housing in a mixed- income development

Offline Units Status

As of Q4 2018, CHA had 1,236 public housing units across several categories that are currently offline and unavailable for occupancy for HUD-approved reasons. In coordination with HUD, CHA continues to prioritize reducing the number of offline units and making additional units available for occupancy as soon as possible. CHA also provides quarterly status updates directly to HUD and publicly through CHA's website. The following is a summary CHA's long-term strategies to address offline units by category.

- ***Units Pending Redevelopment/Planning:*** As of Q4 2018, CHA had 804 public housing units offline due to pending redevelopment plans, primarily at Frances Cabrini Rowhouses and Lathrop Homes. CHA is moving forward to expedite the finalization of plans to the extent possible given community planning processes and key stakeholder input.

Frances Cabrini Rowhouses – 438 offline units (IL002089000): In FY2015, CHA finalized a Development Zone Plan (DZP) for the remaining portions of Cabrini-Green with the assistance of the City of Chicago's Department of Planning and Development, Chicago Park District, Chicago Department of Transportation, Chicago Public Schools, and the Near North Working Group. The DZP excluded the Frances Cabrini Rowhouses from its target area. Under the FY2017 CHA MTW Annual Plan, CHA proposed to demolish the Frances Cabrini Rowhouses and commenced the Environment Assessment (EA) and environmental studies of the site. CHA's responsible entity, the City of Chicago, completed initial EA research that highlighted the Rowhouses' eligibility for designation as a historic property. Consequently, in FY2018, CHA worked with the City of Chicago and the Illinois Housing Preservation Agency (IHPA) and the Chicago Department of Facilities and Fleet Management (2FM) to determine next steps. CHA's redevelopment activities at the property must be in compliance with an existing Memorandum of Agreement and Court Order regarding development of this site. CHA has started discussion with the residents of adjacent properties about a RAD conversion for the rowhouses and is drafting a request for proposal for a development partner to redevelop the rowhouses. In FY2019, CHA intends to choose a development partner for the site.

Lathrop Homes – 366 offline units (IL002022000): CHA remains committed to deliver 400 family units on-site at Lathrop Homes through a combination of historically preserved housing, new housing, retail and other amenities in a mixed-income community. CHA and its development partner initiated construction on Lathrop Phase 1A in October 2017. A total of approximately 200 housing units were completed in FY2018, including 56 for CHA residents. The remaining units, including 95 for CHA residents, are expected to be completed in FY2019. CHA is working to create off-site units in accordance with the Lathrop Homes Agreed Court Order.

- ***Units Undergoing Capital Maintenance:*** As of Q4 2018, 239 units were offline for capital maintenance work. This includes 181 public housing units and 58 RAD1 PBV units (i.e. former public housing units converted to RAD PBVs). 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. In FY2018, a total of eight major capital projects continued or began, with one completed in FY2018. The following is a summary of major capital projects for FY2018.

FY2018 Major Capital Projects				
IL Number	Project/Site	Construction Start	Units Back Online/Available for Leasing	Project Description
IL002078000	Minnie Riperton Apartments	May 2014	January 2019	Enhanced new life safety features (sprinklers, elevator controls and interior cameras), replacement of plumbing risers, kitchens, and baths
IL0020086000	Major Robert Lawrence Apartments	May 2014	October 2018	Enhanced new life safety features (sprinklers, elevator controls and interior cameras), replacement of plumbing systems, kitchens, and baths
IL002076000	Caroline Hedger Apartments	July 2014	July 2019	Enhanced new life safety features (sprinklers, elevator controls and interior cameras), replacement of mechanical, electrical and plumbing systems, kitchens, and baths and façade improvements
IL002093000	Henry Horner Town Homes Annex	April 2017	February 2019	Modernization to all interior finishes, mechanical, electrical and plumbing systems and implement accessibility upgrades
IL002035000	Congress Parkway Apartments	July 2017	October 2019	Modernization to all interior finishes, mechanical, electrical and plumbing systems and enclosure of exterior corridors and vestibules
Various	General Renovation of Scattered Sites Units	Various	Various	Varies per site; generally complete renovation including upgrades, full replacements or repairs to plumbing and electrical infrastructure, exterior envelope restorations, windows, roofs and site work
IL002057000	Judge Fisher Apartments	March 2015	July 2019	Enhanced new life safety features (sprinklers, elevator controls and interior cameras), replacement of plumbing risers, kitchens, and baths
IL002057000	Judge Fisher Apartments	December 2017	February 2019	Replacement of remaining roof systems and exterior envelope repairs

- **Units Pending Demolition/Disposition:** Units in this category are pending demolition or disposition and will not come back online. As of Q4 2018, there are five Scattered Site units offline pending demolition or disposition.
- **Units Used for Non-Dwelling Purposes:** As of Q4 2018, there were 188 units offline for non-dwelling purposes. CHA continues to evaluate non-dwelling use of units across its portfolio with the goal of returning units to leasing.

Additional Capital Maintenance Activity in FY2018

In addition to the projects listed in the table above, CHA also began or continued the following projects in FY2018:

- Conversion of the former Pope Elementary School into CHA office space and housing.

- Construction of a new Community, Childcare and Library Facility within the Altgeld Gardens/Murray Homes community.
- Continuation of the elevator modernization program throughout the portfolio.
- Continuation of the renovation of a non-dwelling facility located at 1000 N. Sedgwick.

Additional Redevelopment Activity

- **Concord at Sheridan** (IL002022000MP1): The new mixed-income, mixed-use development at 6418 N. Sheridan in Rogers Park, adjacent to the CHA senior property, Caroline Hedger Apartments commenced construction in late 2017. This RAD Project-Based Voucher development will include approximately 30,000 square feet of first-floor retail, including a Target department store and 111 new housing units— 65 for CHA and 46 market rate units. Of the 65 CHA units, 4 will be fully accessible and 10 will be adaptable. Unit turnover is expected 2nd Q 2019.
- **Martinez Apartments (aka 5525 W. Diversey)** (IL002022000MP2): The development team closed on the loan and RAD CHAP for a new building at 5525 W. Diversey Avenue in Belmont Cragin. This RAD-PBV subsidized development is planned to create 98 new rental apartments—45 CHA units and 53 other affordable units. Of the 45 CHA units, 3 will be fully accessible and 7 will be adaptable.
- **John Pennycuff Apartments** (IL002022000MP4): The development team closed on the loan and RAD CHAP for a new building named John Pennycuff Apartments at 2037 N. Milwaukee Avenue. This RAD-PBV subsidized development is planned to create 88 new rental apartments for 47 CHA and 41 affordable families in the Logan Square community. Of the 47 CHA units projected for delivery in FY2019, 3 will be fully accessible and 8 will be adaptable.
- **Independence Apartments** (IL002022000MP5): The development team closed on the loan and RAD CHAP for a new building named Independence Apartments at 4022 N. Elston. This RAD-PBV subsidized development is planned to create 44 new rental apartments for 30 CHA and 14 other affordable seniors. Of the 30 CHA units projected for delivery in FY2019, 2 will be fully accessible and 4 will be adaptable.
- **Northtown Apartments** (IL002022000MP6): The development team closed on the loan and RAD CHAP for a new building named Northtown Apartments at 6800 N. Western. This RAD-PBV subsidized development is planned to create 44 new rental apartments for 30 CHA and 14 other affordable seniors. Of the 30 CHA units projected for delivery in FY2019, 2 will be fully accessible and 4 will be adaptable.
- **Roosevelt Square/Former ABLA Homes:** CHA completed master planning activities in FY2015 and adopted the FY2015 Roosevelt Square Framework Plan for the remaining undeveloped land at the former ABLA Homes site. CHA and its development partner, Related Midwest, plan to create 50 new for-sale units contemplated as part of the HOPE VI Revitalization Program. A new Chicago Park District 100,000 SF indoor sports and recreation facility is projected to be completed in FY2019. Additionally, in FY2018, CHA deeded a building and land to the National Public Housing Museum to create a new museum and is planning to lease land to SOS Villages to develop a new community center.
- **Taylor Street Apartments (IL TBD):** The development team closed on the loan and the developer started construction on this mixed-use, mixed-income building. This development is expected to create 73 new rental apartments for 37 public housing, 29 other affordable and 7 market rate families. Of the 37 public housing units, at least 2 will be fully accessible and 4 will be adaptable.
- **Pullman Community Center:** CHA worked with the Chicago Park District and the Chicago Neighborhood Initiative in the creation of a new recreation facility. The new Pullman Community Center provides recreational services to CHA families in the Roseland neighborhood and surrounding Southside area. The center was completed in FY2018.
- **Oso Apartments (IL002022000MP3):** The development team closed on the loan and RAD CHAP for a new building named Oso Apartments at 3435 W. Montrose. This RAD-PBV subsidized development is planned to create 48 new rental apartments for 32 CHA and 16 other affordable families. Of the 32 CHA units projected for delivery in FY2019, at least 2 will be fully accessible and 4 will be adaptable.

- **4400 Grove (Washington Park 45th & Cottage Grove – Phase I) (IL# to be assigned upon closing):** The development team closed on the loan and the developer started construction on the first phase of Washington Park replacement housing at 45th & Cottage Grove. This development is expected to create 78 new rental apartments for 21 public housing, 35 other affordable and 22 market rate families. Of the 21 public housing units, 2 will be fully accessible and 4 will be adaptable.
- **Funding for Redevelopment Activities:** In response to Choice Neighborhoods or other Federal Notices of Funding Availability (NOFAs) released in FY2018, CHA may submit applications(s) for grant funding for redevelopment and/or planning activities.

iv. General Description of Actual Capital Expenditures in FY2018

General Description of Actual Capital Expenditures During FY2018

CHA's total FY2018 capital expenditures were \$197.8M

- Upgrades and repairs at CHA family properties totaled \$24.5M. Major expenditures at family properties included: \$7.1M renovation at Pope School; \$5.4M renovation at Congress Parkway; \$3.8M for comprehensive modernization at Horner Westhaven; \$2.4M of design and construction for Altgeld Family Resource Center and demolition related to Blocks 11.12 & 13; \$2.0M renovation at By the Hand Club (Youth Center); \$1.7M of ADA requirements and comprehensive modernization at Scattered Site properties in the North Central, North East, South East and South West regions; \$7.7M for design work for trash compactors/lift improvements and site access controls at Dearborn; \$.8M for Capital Construction Program Wide Design Standards; and \$.6M at other family properties.
- Upgrades and renovations at CHA senior buildings totaled \$2.8M. Expenditures included: \$.4M for design work for upgrades and repairs at Armour Square Apartments; \$.4M for design work for upgrades and repairs at Albany Apartments; \$.4M for design work for upgrades and repairs at Patrick Sullivan Apartments; and \$1.7M in expenditures at other senior developments for design work for interior and common area renovations.
- Construction costs for mixed income properties totaled \$125.6M. Major expenditures included: \$50.0M at Lathrop; \$16.7M at Taylor Street Apartments; \$10.6M at Northtown Apartments; \$10.5M at Independence Apartments; \$9.4M at Concord at Sheridan; \$6.2M for 2603-2617 Harlem Avenue Acquisition; \$4.7M at Martinez Apartments (aka Diversey Manor); \$4.1M at John Pennycuff Apartments; \$3.9M at Henry Horner- Village of Westhaven; \$3.2M at Oso Apartments; \$2.0M at Pullman Community Center; \$1.3M at Ickes; \$1.1M at Parkside III Condo; and expenditures of \$2.4M at other mixed income developments for due diligence, remediation and other capital-related activity.
- \$33.9M escrowed for seven properties converted to RAD: Long Life, Elizabeth Davis, Vivian Carter, Williams Jones, Kenneth Campbell, Las Americas and Hattie Callner.
- Funding for the escrow and replacement reserves for each RAD property are as follows: Long Life \$6.2M (114 units); Elizabeth Davis \$7.4M (148 units); Vivian Carter \$6.8M (221 units); William Jones \$5.5M (114 units); Kenneth Campbell \$1.6M (165 units); Las Americas \$3.1M (211 units); and Hattie Callner \$3.2M (146 units).
- Other/Administrative expenses totaled \$10.7M. Major expenses included: Capital Construction, Office of Development Management and Chief of Capital Construction Central Office costs of \$9.0M; \$1.6M for debt service; \$47K for the Family Investment Center; and City/State \$20K.

Section IIB: Leasing Information

i. Actual Number of Households Served

NUMBER OF HOUSEHOLDS SERVED THROUGH:	NUMBER OF UNIT MONTHS OCCUPIED/LEASED*		NUMBER OF HOUSEHOLDS SERVED**	
	Planned^^	Actual	Planned	Actual
MTW PUBLIC HOUSING UNITS LEASED	141,456	175,212	11,788	14,601
MTW HOUSING CHOICE VOUCHERS (HCV) UTILIZED	564,792	558,070	47,066	46,788
LOCAL, NON-TRADITIONAL: TENANT-BASED	0	0	0	0

LOCAL, NON-TRADITIONAL: PROPERTY-BASED	0	0	0	0
LOCAL, NON-TRADITIONAL: HOMEOWNERSHIP	0	0	0	0

Planned/Actual Totals

706,248	733,282	58,854	61,339
---------	---------	--------	--------

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

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

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

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

Some scheduled RAD-conversion projects slated to close in FY2018 did not close until January FY2019, so at year-end, they remained in CHA's public housing portfolio. These include Judge Green Apartments and Vivian Gordon Harsh Apartments.

LOCAL NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	NUMBER OF UNIT MONTHS OCCUPIED/LEASED		NUMBER OF HOUSEHOLDS TO BE SERVED	
		Planned	Actual	Planned	Actual
Tenant-Based	N/A	0	0	0	0
Property-Based	N/A	0	0	0	0
Homeownership	N/A	0	0	0	0

Planned/Actual Totals

0	0	0	0
---	---	---	---

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

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

HOUSING PROGRAM	DESCRIPTION OF ACTUAL LEASING ISSUES AND SOLUTIONS
MTW Public Housing	Inefficient wait list processes result in a large proportion of applicants being removed from the Family Public Housing Wait List. To address this concern, CHA transitioned to site-based wait lists for non-elderly housing in FY2018.
MTW Housing Choice Voucher	Given the increase in HCV leasing, CHA continuously monitored the local rental market for available units. In FY2018, CHA also continued to increase housing opportunities for HCV participants by facilitating lease-up in mobility areas through use of the exception payment standard and landlord incentive payment activities.
Local, Non-Traditional	N/A

Section IIC: Wait List Information

i. Actual Wait List Information

WAIT LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAIT LIST	WAIT LIST OPEN, PARTIALLY OPEN OR CLOSED?	WAS THE WAIT LIST OPENED DURING THE PLAN YEAR
Federal MTW Public Housing Units	Site-Based (Family Housing)	20,961	Open	Yes
Federal MTW Public Housing Units	Program Specific (Scattered Site/Community Area)	15,933	Open	Yes
Federal MTW Public Housing Units	Site-Based (Senior)	9,227	Open	Yes
Federal MTW Project-Based Voucher Program	Site-Based (Senior)	4,641	Open	Yes

Federal MTW Project-Based Voucher Program	Site-Based (PRA Family & Supportive)	28,692	Open	Yes
Federal MTW Housing Choice Voucher Program	Program Specific (Tenant-Based Vouchers Only)	41,756	Partially Open	Yes

Please describe any duplication of applicants across wait lists:

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

Description of Partially Opened Wait Lists

HCV and PRA/PBV Wait Lists

In FY2019, the CHA HCV Wait List will remain open for the following families:

- A family that meets the eligibility criteria for and is participating in a CHA demonstration program or special initiative
- A family that is a victim of a federally declared natural disaster affecting the city of Chicago
- A family that is an active participant in a Witness Protection Program or State Victim Assistance Program
- A family living in a CHA public housing unit which must be rehabilitated to meet ADA/504 requirements and for whom an alternate CHA public housing unit is not available
- 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
- A family that qualifies for a targeted funding voucher (e.g. VASH, NED, FUP, etc.)

ii. Actual Changes to Wait List in FY2018

Wait List Name	Description of Actual Changes to Wait List
Federal MTW Public Housing Units (Family Housing)	In FY2018, CHA switched from a community-wide wait lists to site-based wait lists for all public housing family sites.
Federal MTW Public Housing Units (Site-Based Senior)	In FY2018, HCA removed the "first-available unit" offer across the entire senior-designated housing portfolio.
Federal MTW Project-Based Voucher Program (Senior)	In FY2018, CHA switched from a community-wide wait list to site-based wait lists for senior PBV sites.
Federal MTW Project Based Voucher Program (PRA Family & Supportive)	In FY2018, CHA switched from a community-wide wait list to site-based for family & supportive PBV sites.

Wait List Overview

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

Public Housing Wait Lists

- Family Housing (Site-Based) Wait Lists:** CHA's Family Housing Wait Lists include adult applicants who are interested in units within CHA's city-wide traditional family portfolio and mixed-income family portfolio. CHA transitioned over two, staggered phases from a Community-Wide Wait List to Site-Based Wait Lists in FY2018. This included an initial phase of Site-Based Wait List transition in which the new wait lists were opened to existing applicants of the Family Housing (Community-Wide) Wait List to make the necessary, site-specific updates to their existing wait list information. In the next, broader phase, which began in December 2018, the Site-Based Wait Lists remained open to existing applicants to make further updates, and the Site-Based Wait Lists opened to any new applicants.
- Scattered Site (Community Area) Wait Lists:** CHA's Scattered Site (Community Area) Wait Lists include adult applicants who are interested in housing opportunities in CHA's scattered site portfolio. CHA has a wait list for each of the 77 community areas in the City of Chicago. Like Family Housing Site-Based Wait Lists, Scattered Site (Community Area) Wait Lists went through two, staggered phases of opening in FY2018. Integrated into the initial phase of the Family Housing (Site-Based) Wait List, the Scattered Site (Community Area) Wait Lists opened to existing family public housing applicants to make changes and updates to their wait list choices. During a second phase in December 2018, Scattered Site (Community Area) Wait Lists remained open to existing applicants to make further updates, and the Community Area Wait Lists opened to any new applicants.
- Senior Site-Based Wait Lists:** The Senior-Site Based Wait Lists are for applicants requesting studio and one-bedroom apartments in senior designated housing developments. CHA continues to lease according to the current, approved Senior Designated Housing Plan. In FY2018, all Senior Site-Based Wait Lists were open.

HCV Wait List

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

PBV Wait Lists

- Family and Supportive (Site Based) Wait List

In FY2014, CHA established a separate wait list for the PRA/PBV program. In FY2015, CHA conducted a random lottery and selected 16,000 applicants for the wait list. In FY2018, CHA established Site-Based Wait Lists for all PBV properties, including RAD, PRA and Mod Rehab properties. All applicants were provided an opportunity to update their wait list contact and family information as well as select a PBV site-based wait list. In December 2018, the PBV wait list was opened to any new applicant.

- Senior (Site Based) Wait List

CHA began planning the development of Senior Site-Based wait lists for the PRA program in FY2015 and planning for Senior Site-Based wait lists was ongoing throughout FY2017. In FY2018, CHA established Site-Based Wait Lists for all senior PBV properties, including RAD1, and PRA senior properties. All applicants were provided an opportunity to update their wait list contact and family information as well as select a PBV senior site-based wait list. In December 2018, the PBV wait list was opened to any new applicant.

Section IID: Information on Statutory Objectives and Requirements

i. 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 FY2018.

INCOME LEVEL	NUMBER OF LOCAL, NON-TRADITIONAL HOUSEHOLDS ADMITTED IN FY2018
80-50% Area Median Income	0
49-30% Area Median Income	0
Below 30% Area Median Income	0
Total Local, Non-Traditional Households Admitted	0

ii. Maintain Comparable Mix

BASELINE MIX OF FAMILY SIZES SERVED (upon entry to MTW)					
FAMILY SIZE	OCCUPIED PUBLIC HOUSING UNITS	UTILIZED HCVs	NON-MTW ADJUSTMENTS*	BASELINE MIX NUMBER	BASELINE MIX PERCENTAGE
1 person	10,778	8,018	N/A	18,796	36.8%
2 person	3,764	5,919	N/A	9,683	19.0%
3 person	3,222	5,545	N/A	8,767	17.2%
4 person	2,583	3,988	N/A	6,571	12.9%
5 person	1,576	2,151	N/A	3,727	7.3%
6+ person	1,499	2,023	N/A	3,522	6.9%
TOTAL	23,422	27,644	N/A	51,066	

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

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

N/A

MIX OF FAMILY SIZES SERVED IN FY2018				
FAMILY SIZE	BASELINE MIX PERCENTAGE**	NUMBER OF HOUSEHOLDS SERVED IN PLAN YEAR^	PERCENTAGE OF HOUSEHOLDS SERVED IN PLAN YEAR^^	PERCENTAGE CHANGE FROM BASELINE YEAR TO CURRENT PLAN YEAR
1 person	36.8%	31,469	49.5%	12.7%
2 person	19.0%	13,107	20.6%	1.6%
3 person	17.2%	7,895	12.4%	-4.8%
4 person	12.9%	5,901	9.3%	-3.6%
5 person	7.3%	2,752	4.3%	-3.0%
6+ person	6.9%	2,425	3.8%	-3.1%
TOTAL	100%	63,549	100%	N/A

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

^The “Total” in the “Number of Households Served in Plan Year” column should match the “Actual Total” box in the “Actual Number of Households Served in the Plan Year” table in Section II.B.i of this Annual MTW Report.

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

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

Over the past eighteen years, the size of CHA’s households has decreased. CHA’s current household distribution is consistent with 2010 Census data for the Chicago area, which shows higher percentages of one-,two- and three-person households. In addition to an aging 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.

iii. Households Transitioned to Self-Sufficiency in FY2018

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 FY2018, a total of (insert number) CHA households have increased self-sufficiency based on the below definitions.

MTW ACTIVITY NAME/NUMBER	NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF-SUFFICIENCY*	MTW PHA LOCAL DEFINITION OF SELF-SUFFICIENCY
Biennial Re-Exams for HCV 2006-01	2,111	Households who move up to a higher AMI category compared to the previous year.
Choose to Own Program 2011-01	41	Households who purchase a home through CTO
Family Self-Sufficiency Program 2014-01	65	Participants who graduate from FSS
Public Housing Work Requirement 2009-02	2,613	Households subject to the work requirement in which all adults are compliant
Positive exits from CHA subsidy (not associated with an MTW activity)	170	Public Housing households at or above 51% AMI who moved out and HCV participants who terminated their subsidy after six months of zero HAP.
	29	Households Duplicated Across Activities
	4,971	Total Households Transitioned to Self-Sufficiency

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

3

Section Three

PROPOSED

MTW ACTIVITIES



CHA

CHICAGO HOUSING
AUTHORITY™

Section III: Proposed MTW Activities: HUD Approval Requested

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

4

Section Four

APPROVED

MTW ACTIVITIES



CHA

CHICAGO HOUSING
AUTHORITY™

Section IV: Approved MTW Activities: HUD Approval Previously Granted

Implemented Activities

MTW Activities Related to Housing/Development

Revitalization of 25,000 Units (2000-01)

- Plan Year Approved, Implemented, Amended: Approved FY2000, Implemented FY2000409
- Description/Impact/Update: 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.

CHA continues to pursue a variety of unit delivery strategies to achieve the 25,000-unit goal. In FY2018, CHA delivered an additional 415 units, with the remaining units in progress or under construction and scheduled for delivery in FY2019.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2018.

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	FY2018 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 808 new housing units toward the 25,000-unit goal.	CHA delivered 80 new housing units toward the 25,000-unit goal, including 24 units through the Real Estate Acquisition Program and 56 new RAD1 PBV units at Lathrop.	CHA did not meet the benchmark. The remaining units to meet the 25,000-unit goal are in progress and scheduled for delivery in FY2019.
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 preserve 560 PBV units including 200 through Mod Rehab conversions, toward the 25,000-unit goal	CHA preserved 335 PBV units toward the 25,000-unit goal.	CHA did not meet the benchmark. The remaining units to meet the 25,000-unit goal are in progress and scheduled for delivery in FY2019.

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

- Plan Year Approved, Implemented, Amended: Approved FY2010, Implemented FY2010, Amended FY2014
- Description/Impact/Update: In FY2010, HUD approved an alternative reasonable cost formula for CHA redevelopment activities to replace HUD's current Total Development Cost (TDC) limits. Rising construction costs, reduced low-income housing tax credit equity prices, and reduced soft loan funds had combined to significantly reduce the number of new public housing units that CHA was able to deliver at mixed-income development sites. The increased reasonable cost limits cover the full cost of public housing units, as originally intended, and increase public housing opportunities on an annual basis. The 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 had determined it no longer needed separate alternative reasonable cost limitations for rehabilitation and redevelopment. CHA instead utilizes one alternative reasonable cost formula for all projects moving forward, and, in accordance with Capital Fund regulations, rehabilitation project cost levels will be no more than 90% of the alternate cost formula.

In FY2018, CHA used the alternative cost formula to close and start construction on 1340 W. Taylor—Taylor Street Library and Apartments, which is planned to deliver a total of 37 public housing units in FY2019, and 45th and Cottage Grove, which will deliver a total of 21 public housing units in FY2019.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the FY2018 benchmark.

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	2018 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0 additional PH units made available through use of the alternate TDC formula.	14 additional PH units will be delivered through the use of the alternate TDC formula.	0 additional PH units were delivered.	CHA didn't meet the benchmark because the project didn't close until FY2018. The units are under construction and scheduled for delivery in FY2019.
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Eight housing units preserved through use of the alternate TDC formula.	0 housing units will be preserved through use of the alternate TDC formula.	0 housing units were preserved through the use of the alternate TDC formula.	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.	Average wait time for Public Housing Family Wait List applicants (36,014) will remain stable at approximately 39 months.	The average wait time for Public Housing Family Wait List applicants (22,272) is approximately 49 months.	CHA did not meet the benchmark.
HC-4: Displacement Prevention	Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	Zero households lost assistance or had to move prior to use of the alternate TDC formula.	0 households will lose assistance or have to move through use of the alternate TDC formula.	0 households would have lost assistance or needed to move without use of the alternate TDC formula.	CHA met the benchmark.

CE-1: Agency Cost Savings	Total cost of task (in dollars).	CHA spent zero dollars through use of the alternate TDC formula prior to implementation.	CHA will use the alternative TDC formula to deliver 14 additional PH units at a cost of \$5,600,000 and place 19 additional PH units under construction at a cost of \$6,312,155. CHA estimates a cost of \$0 for rehabilitation projects using the alternate TDC formula.	CHA did not use the alternate TDC to deliver additional PH units; 40 units were placed under construction using the alternate TDC at a cost of \$7,715,176. CHA spent \$0 for rehabilitation projects using the alternate TDC formula.	CHA did not meet the benchmark for unit delivery but met the benchmark for units under construction. CHA met the benchmark.
---------------------------	----------------------------------	--	---	---	--

Units Under Construction in FY2018 using MTW TDC	Public Housing Units Without MTW TDC	Additional Public Housing Units With MTW TDC	Total Public Housing Units
1340 W. Taylor—Taylor Street Library and Apartments	23	14	37
4400 Grove (45 th and Cottage)	17	4	21
TOTAL	40	18	58

Expedited Public Housing Unit Acquisition Process (2015-01)

- Plan Year Approved, Implemented, Amended: Approved FY2015
- Description/Impact/Update: CHA is authorized to use MTW flexibility to support CHA's Real Estate Acquisition Program and to expedite the acquisition of units and/or buildings as public housing units in CHA- designated Opportunity Areas as well as Gautreaux-designated General and Revitalizing Areas. Through this activity, CHA would acquire units and/or buildings without prior HUD approval, provided that CHA certifies that HUD site selection requirements have been met. CHA would also be able to provide a commitment to certain developers before they acquire properties that they intend to sell to CHA after rehabilitation or construction. The units acquired may be condominiums, single-family homes (four or less units), or multifamily buildings containing non-public housing units. Condominium properties with less than 10 dwelling units are excluded from this activity unless CHA acquires all of the dwelling units in the association.

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

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

- Actual Non-Significant Changes: N/A

- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the FY2018 benchmark.

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	2018 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of CHA's expedited acquisition process.	0 additional PH units were made available as a result of CHA's expedited acquisition process prior to FY2015.	0 additional PH units will be made available as a result of this activity.	0 additional PH units were made available as a result of this activity.	CHA met 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 Public Housing Family Wait List applicants (36,014) will remain stable at approximately 39 months.	The average wait time for Public Housing Family Wait List applicants (22,272) is approximately 49 months.	CHA did not meet the benchmark.
HC-5: Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of CHA expedited acquisition process.	0 households were able to move to a better unit and/or neighborhood of opportunity prior to FY2015 as a result of CHA expedited acquisition process.	0 households will be able to move to a better unit and/or neighborhood as a result of this activity.	0 households were able to move to a better unit and/or neighborhood as a result of this activity.	CHA met the benchmark.

MTW Activities Related to Public Housing and HCV

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

- Plan Year Approved, Implemented, Amended: Approved FY2009, Implemented FY2009

Description/Impact/Update: Through the approval of the FY2007 ACOP for public housing and the approval of the FY2008 HCV Administrative Plan, CHA instituted an increase in the minimum rent from \$50 to \$75 for public housing and HCV programs. The \$75 minimum rent was approved in FY2009 and first implemented in FY2009 across both programs as resident re-examinations took place. The impact of the revised minimum rent level is an increase in household contributions from residents paying the minimum rent. CHA continues to provide a hardship policy for this activity. CHA describes the policies surrounding financial hardships affecting minimum rent in Chapter 6 of the HCV Administrative Plan and Chapter 11 of the Public Housing Admissions and Continued Occupancy Policy (ACOP). CHA follows HUD-defined financial hardship, has not established any additional hardship criteria and clearly differentiates between temporary and long-term hardships.

- HCV: As of December 31, 2018, the minimum rent population (those paying \$75 per month) includes 7,706 households (approximately 19%) of the total HCV population. There are 428 additional HCV households (approximately 1% of the total HCV population) in the hardship population, meaning they are paying less than \$75 per month.
- Public Housing: As of December 31, 2018, the minimum rent population includes 1,752 Public Housing and 114 RAD1 PBV households (former PH units converted to RAD PBV units). An additional 276 Public Housing households and 235 RAD households have a hardship and are paying less than \$75 per month in rent.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2018.

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	FY2018 Outcome	Benchmark Achieved?
CE-5: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	<u>HCV:</u> In FY2008, 5,010 residents were expected to pay \$50 minimum rent for a total annual contribution of \$3,006,000. <u>PH:</u> In FY2008, 1,524 residents were expected to pay \$50 minimum rent for a total annual contribution of \$914,400.	<u>HCV:</u> 7,900 residents will be paying \$75 minimum rent for a total annual contribution of \$7,110,000. <u>PH and RAD1 PBV:</u> 1,975 households were expected to pay \$75 minimum rent for a total annual contribution of \$1,777,500	<u>HCV:</u> 7,706 HCV residents paid \$75 minimum rent for a total annual contribution of \$6,935,400. <u>PH and RAD1 PBV:</u> 1,866 households paid the \$75 minimum rent for a total annual contribution of \$1,679,400.	<u>HCV:</u> CHA met the benchmark. <u>PH and RAD1 PBV:</u> CHA met the benchmark.

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

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

In FY2011, CHA expanded the CTO program beyond HCV participants to include public housing residents. In FY2014, CHA received approval to institute a higher minimum income requirement for eligibility for the CTO Homeownership Program to 50% of the Area Median Income (AMI) to support the goal of participants successfully transitioning to self-sufficiency once the program was over. This change does not apply to those who are elderly or disabled who enroll in the program. The overall impact of the CTO Program is to increase self-sufficiency and expand housing options through opportunities for home ownership.

Through the program, now in its 17th year, 590 participants have purchased their own home, with 235 assuming their own mortgage.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2018.

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	FY2018 Outcome	Benchmark Achieved?
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	0 families enrolled under new income requirements.	30 families will enroll under new income requirements.	41 families (32 HCV and 9 PH) enrolled in the program and closed on the	CHA exceeded the benchmark.

				purchase of a home.	
SS-8: Households Transitioned to Self-Sufficiency*	Number of households transitioned to self-sufficiency (increase).	26 families (23 HCV and 3 PH) purchased a home in FY2012.	30 families (25 HCV and 5 PH) will purchase homes.	41 families (32 HCV and 9 PH) closed on the purchase of a home.	CHA exceeded the benchmark.
HC-6: Increase in Homeownership Opportunities	Number of households that purchased a home as a result of the activity (increase).	26 families (23 HCV and 3 PH) purchased a home in FY2012.	30 families (25 HCV and 5 PH) will purchase homes.	41 families (32 HCV and 9 PH) closed on the purchase of a home.	CHA exceeded the benchmark.
*For the SS-8 standard metric tracking, CHA is establishing the purchase of a home through Choose to Own as a definition of self-sufficiency.					

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

- Plan Year Approved, Implemented, Amended: FY2014, FY2017 updates; FY2018 for this updated activity
- Description/Impact/Update: Over the past few years, CHA has modified the Family Self-Sufficiency (FSS) program. These include (from oldest to most recent):
 - In FY2014 a revision of the participation requirements included an opt-out of EID, the ability to terminate participants who were not engaged in the program, a 12-month employment requirement and annual requirement to participate in financial education and coaching.
 - In FY2017, CHA received authorization for an exemption from the requirement that FSS Program enrollments must take place within 120 days of an annual or interim recertification of income process. CHA public housing and Housing Choice Voucher households engage in a biennial income recertification schedule, unless changes in income are reported. As a result, any household wanting to enroll in FSS outside of the 120-day annual/interim window must request an interim recertification of income, even if the household income is unchanged, or they must wait up to 20 months until the next recertification.
 - In FY2018, CHA received authorization to move to a modified escrow calculation based on goal achievement rather than escrow based on an increase in earned income. The pay points and associated goals are included in CHA's approved FSS Action Plan.

The goal of these revisions was to remedy several issues, including existing disincentives to participation due to not earning escrow while enrolled in EID; underutilization of the program by participants who are not fully interested in engaging; and lack of financial self-sufficiency of current graduates. Further, the calculation and rules surrounding FSS are often confusing and difficult to explain to participants, resulting in some participants being unable to reconcile their goal attainment with an escrow payout. The overall goal is to maximize engagement in the FSS program and maximize the benefits of participation for those enrolled in the program.

Since the new escrow model went into effect in early FY2018, 97% of continuing participants have completed the amendment to their COP, 3% were approved to remain on the traditional model, and 240 new participants have enrolled under the new model. Currently the program has 972 participants enrolled or 78% of the program's capacity.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2018.

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	FY2018 Outcome	Benchmark achieved?
SS-1: Increase in Household Income	Average earned income of households affected by this	In FY2013, the average income from wages among FSS	The average income from wages among FSS participants will	The average income from wages for FSS households was \$22,670.	CHA exceeded the benchmark.

	policy in dollars (increase).	participants was \$8,855 (742 participants).	remain stable at \$8,800.		
SS-2: Increase in Household Savings	Average amount of savings/escrow of households affected by this policy in dollars (increase).	In FY2013, FSS participants had an average escrow of \$2,819 (742 participants).	The average escrow per FSS participant will remain stable at \$2,800.	The average escrow for FSS participants was \$9,330.	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.	400 FSS participants will have income from wages.	588 work-able FSS households had income from wages.	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%.	61% of the FSS work-able households 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.	The number of FSS participants receiving TANF will remain stable at 208.	63 FSS households received TANF	CHA exceeded the benchmark.
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	Approximately 1,000 FSS participants as of 12/31/12.	900 total FSS participants (including 250 new FSS participants) will be enrolled.	972 total FSS participants, including 240 new participants.	CHA met 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).	<u>PH:</u> In FY2013, the average subsidy per PH household was \$6,519 (based on 21,417 eligible units).	<u>PH:</u> The average subsidy per PH household is projected to be approximately \$7,614 (based on 18,523 eligible units).	<u>PH:</u> The average subsidy per PH household was \$8,640 (based on 18,004 eligible units).	<u>PH:</u> CHA did not meet the benchmark.
		<u>HCV:</u> In FY2013, the average subsidy per HCV household was \$8,922 (based on 36,679 eligible vouchers).	<u>HCV:</u> The average subsidy per HCV household is projected to be \$9,816 (based on 48,840 HAP vouchers).	<u>HCV:</u> The average subsidy per HCV household was \$10,279 (based on 45,876 HAP vouchers).	<u>HCV:</u> CHA met the benchmark.
SS-7: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	<u>PH:</u> In FY2013, PH FSS participants contributed a total of \$1,006,056 (237 households).	<u>PH:</u> The total contribution of PH FSS participants will remain stable at \$1,000,000 (230 households).	<u>PH:</u> The total contribution of PH FSS participants was \$1.65 million (372 households).	<u>PH:</u> CHA exceeded the benchmark.
		<u>HCV:</u> In FY2013, HCV FSS participants contributed a total of	<u>HCV:</u> The total contribution of HCV FSS participants will remain stable at	<u>HCV:</u> The total contribution of HCV FSS participants was \$3.4	<u>HCV:</u> CHA exceeded the benchmark.

		\$1,831,476 (505 households).	\$1,800,000 (500 households).	million (773 households)	
SS-8: Households Transitioned to Self-Sufficiency	Number of households transitioned to self-sufficiency (increase).	In FY2012, 109 participants graduated from the FSS program.	40 participants will graduate from the FSS program.	65 FSS participants graduated from the program.	CHA exceeded the benchmark.

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

- Plan Year Approved, Implemented, Amended: Approved FY2014, Implemented FY2015
- Description/Impact/Update: CHA has implemented a streamlined triennial re-examination schedule for public housing and HCV fixed income households consisting of only elderly and/or disabled participants. Given the infrequency of income changes for these households, the impact of this activity is decreased staff time and resources currently utilized for conducting re-examinations for this population. In addition, this activity has decreased the re-examination burden for fixed income elderly/disabled households.
 - HCV: In FY2018, CHA completed the transition to the triennial schedule for eligible households and now, all fixed-income households consisting of only elderly and/or disabled participants are on a triennial re-examination schedule. In FY2018, 4,050 of these households had re-examinations.
 - Public Housing: As of December 31st, 2018, 6,915 households were on a triennial re-examination schedule and 622 had a re-examination conducted. This saved the agency \$912,485 in FY2018.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2018.

Standard Metric	Unit of Measurement	Baseline [^]	FY2018 Benchmark	FY2018 Outcome	Benchmark Achieved?
CE-1: Agency Cost Savings	Total cost of task (in dollars).	<p><u>HCV:</u> In FY2013, based on the existing biennial schedule, CHA spent \$269,325 on re-exams for eligible fixed-income elderly/disabled households (3,591 x \$75).</p> <p><u>PH:</u> In FY2013, CHA spent \$367,800 on annual re-exams for fixed-income elderly/disabled households (4,904 re-exams x \$75).</p>	<p><u>HCV:</u> Based on the existing triennial schedule CHA will spend approximately \$594,500 on re-exams for fixed income/elderly disabled households (4,100 X \$145).</p> <p><u>PH:</u> CHA will spend approximately \$391,500 on annual re-exams for fixed income elderly/disabled households (2,700 re-exams x \$145).</p>	<p><u>HCV:</u> CHA spent \$587,250 on re-exams for fixed-income elderly/disabled households (4,050 re-exams x \$145).</p> <p><u>PH:</u> CHA spent \$90,190 on re-exams for fixed-income elderly/disabled households (622 re-exams x \$145).</p>	<p><u>HCV:</u> CHA met the benchmark.</p> <p><u>PH:</u> CHA did not meet the benchmark. Due to RAD conversions of senior properties, there were fewer senior PH households than anticipated.</p>
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	<p><u>HCV:</u> In FY2013, based on the existing biennial schedule, CHA spent 12,569 staff hours on re-exams for eligible fixed-income</p>	<p><u>HCV:</u> Based on the existing triennial schedule, CHA will spend approximately 27,000 staff hours on triennial re-exams</p>	<p><u>HCV:</u> CHA spent 26,325 staff hours on re-exams for HCV fixed-income elderly/disabled households. (4,050</p>	<p><u>HCV:</u> CHA met the benchmark.</p>

		elderly/ disabled households (3,591 x 3.5 hours). <u>PH:</u> In FY2013, CHA spent 17,164 staff hours on annual re-exams for public housing fixed-income disabled/elderly households (4,904 re-exams x 3.5 hours).	for HCV fixed income/elderly households. (4,100 X 6.5 hours). <u>PH:</u> CHA will spend approximately 17,550 staff hours on annual re-exams for PH fixed-income (2,700 re-exams x 6.5 hours).	re-exams X 6.5 hours. <u>PH:</u> CHA spent 4,043 staff hours on annual re-exams for PH fixed-income (622 re-exams x 6.5 hours).	<u>PH:</u> CHA did not meet the benchmark. Due to RAD conversions of senior properties, there were fewer senior PH households than anticipated.
CE-5: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	<u>HCV:</u> In FY2013, based on the existing biennial schedule, eligible fixed-income elderly/disabled households contributed a total of \$11,398,176 (3,591 households). <u>PH:</u> In FY2013, PH fixed-income elderly/ disabled households contributed a total of \$15,526,368 (4,904 households).	<u>HCV:</u> Based on the existing biennial schedule, eligible fixed-income elderly/ disabled households will contribute a total of approximately \$13,100,000 (4,100 households). <u>PH:</u> PH fixed-income elderly/ disabled households will contribute a total of approximately \$8,700,000 (2,700 households).	<u>HCV:</u> Eligible fixed-income elderly/ disabled households contributed a total of approximately \$13,559,412 (4,050 households). <u>PH:</u> Eligible fixed-income elderly/ disabled households contributed a total of approximately \$2,181,264 (622 households).	<u>HCV:</u> CHA met the benchmark. <u>PH:</u> CHA did not meet the benchmark. Due to RAD conversions of senior properties, the total number of PH senior households was lower than anticipated.
^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.					

CHA Re-Entry Pilot Program (2014-04)

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

As of Q4 2018, there are 48 participants in the program and 1 household in the housing search process. All of the participants referred for participation came from CHA's wait list. The program is anticipated to be at capacity at the end of Q12019, and no new participants will be enrolled.

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

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	FY2018 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.	\$84,000 in funds will be leveraged through the re-entry pilot program for services for 24 participants.	\$220,000 in funds was leveraged through the 44 re-entry pilot program enrollments this year.	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 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.	The average income from wages for re-entry households was \$17,493.	CHA met the benchmark.
SS-3: Increase in Positive Outcomes in Employment Status*	Other category defined as: Having earned income.	In FY2013, 11,104 of 24,139 "work-able" PH and HCV heads of household had income from wages.	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.	11 of 22 work-able re-entry program heads of household received income from wages.	CHA met the benchmark.
		In FY2013, 46% of "work-able" PH and HCV heads of household had income from wages.		50% of work-able re-entry heads of household received income from wages.	CHA met the benchmark.
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	Zero program participants received services through the re-entry pilot program prior to implementation.	24 program participants will receive services through the re-entry pilot program.	44 program participants received services through the re-entry 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).	<u>PH:</u> In FY2013, the average subsidy per PH household was \$6,519 (based on 21,417 eligible units).	<u>PH:</u> The average subsidy per PH household is projected to be \$7,614 (based on 18,523 eligible units).	<u>PH:</u> The average subsidy per PH household was \$8,640 (based on 18,004 eligible units).	<u>PH:</u> CHA did not meet the benchmark.
		<u>HCV:</u> In FY2013, the average subsidy per HCV household was \$8,922 (based on 36,679 eligible vouchers).	<u>HCV:</u> The average subsidy per HCV household is projected to be \$9,756 (based on 45,977 HAP vouchers).	<u>HCV:</u> The average subsidy per HCV household was \$10,279 (based on 45,876 HAP vouchers).	<u>HCV:</u> CHA met the benchmark.
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>	<u>PH:</u> The total contribution of PH families with program participants will be consistent with CHA's average. <u>HCV:</u>	<u>PH:</u> The total contribution of PH families with program participants was \$7,356 and averaged \$1,839 (4 households). <u>HCV:</u>	<u>PH:</u> CHA met the benchmark. <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.	The total contribution of HCV families with program participants will be consistent with CHA's average.	The total contribution of HCV families with program participants was \$130,632 and averaged \$3,265.	CHA met the benchmark.
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.	Zero program participants were on a conditional lease	N/A
HC-5: Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Zero program participants moved to CHA housing through the re-entry program prior to implementation.	10 program participants will move to CHA housing through the re-entry pilot program.	10 households moved to mobility areas.	CHA met the benchmark.

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

- Plan Year Approved, Implemented, Amended: Approved FY2014 (Public Housing), Implemented FY2016 (Public Housing), Implemented FY2006 (HCV)
- Description/Impact/Update: CHA has implemented biennial re-examinations to review family circumstances, income, assets, expenses, and family composition to establish continued program eligibility for public housing and HCV residents. Biennial re-examinations are applicable for those public housing residents who are not on annual or triennial re-examination schedules. ² The impact of this activity is a decrease in staff time and resources for conducting re-examinations for applicable families. In addition, this activity decreases the re-examination burden for participants who undergo re-examinations on a biennial basis instead of an annual basis. All eligible public housing and HCV residents are currently on a biennial re-examination schedule. The outcomes were as follows:
 - HCV: In FY2018, 13,188 households eligible for biennial re-examinations had a re-examination conducted.
 - Public Housing: As of December 31st, 2018, 2,955 households were on a biennial re-examination schedule and 1,282 had a re-examination conducted. This saved the agency \$242,585 in FY2018.

Both HCV and Public Housing continue to provide a Hardship Policy:

- HCV: If for any reason a participant's income decreases, they will be eligible for an interim re-examination to adjust their rent calculation based on a decrease in income. In FY2018, 4,261 families had an interim re-examination due to a decrease in income.
- Public Housing: If for any reason a participant's income decreases, they are eligible for an interim re-examination to adjust their rent calculation based on a decrease in income. In FY2018, 1,883 public housing families had interim re-examinations due to decreases in income.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmark for FY2018.

² CHA conducts annual re-examinations for public housing and HCV households participating in the Choose to Own program and households in Moderate Rehab properties. CHA conducts triennial re-examinations for fixed-income households with only elderly and/or disabled participants.

Standard Metric	Unit of Measurement	Baseline [^]	FY2018 Benchmark	FY2018 Outcome	Benchmark Achieved?
CE-1: Agency Cost Savings	Total cost of task (in dollars)	<p><u>HCV:</u> In FY2013, HCV households who had biennial re-exams, (14,105 households or half of the total 28,209 biennial-eligible households) cost approximately \$1,057,875 (14,105 re-exams x \$75)</p> <p><u>PH:</u> In FY2013, annual re-exams for PH households eligible for biennial re-exams cost \$960,075 (12,801 re-exams x \$75)</p>	<p><u>HCV:</u> Re-exams for applicable HCV participants will cost approximately \$2,320,500 (16,000 x \$145)</p> <p><u>PH:</u> Biennial re-exams for PH households will cost \$132,820 (916 re-exams x \$145)</p>	<p><u>HCV:</u> Biennial re-exams for applicable HCV participants cost approximately \$1,912,260 (13,188 re-exams X \$145).</p> <p><u>PH:</u> Biennial re-exams for applicable PH participants cost approximately \$185,890 (1,282 re-exams x \$145).</p>	<p><u>HCV:</u> CHA exceeded the benchmark.</p> <p><u>PH:</u> CHA did not meet the benchmark.</p>
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease)	<p><u>HCV:</u> In FY2013, for HCV households who had biennial re-exams, (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).</p> <p><u>PH:</u> In FY2013, CHA spent 44,804 staff hours on annual re-exams for PH households eligible for biennial re-exams (12,801 x 3.5 hours).</p>	<p><u>HCV:</u> CHA will spend 104,000 staff hours on re-exams for applicable HCV participants (16,000 re-exams x 6.5 hours).</p> <p><u>PH:</u> CHA will spend 5,954 staff hours on biennial re-exams for PH households (916 re-exams x 6.5 hours).</p>	<p><u>HCV:</u> CHA spent 85,722 staff hours on biennial re-exams. (13,188 re-exams x 6.5 hours).</p> <p><u>PH:</u> CHA spent 8,333 staff hours on biennial re-exams. (1,282 re-exams x 6.5 hours).</p>	<p><u>HCV:</u> CHA exceeded the benchmark.</p> <p><u>PH:</u> CHA did not meet the benchmark.</p>
CE-5: Increase in Agency Rental Revenue	Rental revenue in dollars (increase)	<p><u>HCV:</u> In FY2013, HCV households who had biennial re-exams, contributed a total of \$47,568,930 (14,105 households or half of the total 28,209 biennial-eligible households)</p> <p><u>PH:</u> In FY2013, PH households eligible for biennial re-exams contributed a total of</p>	<p><u>HCV:</u> HCV households who are due for re-exams based on a biennial schedule, will contribute a total of \$62,745,000 (16,000 households)</p> <p><u>PH:</u> PH households on a biennial schedule will contribute approximately</p>	<p><u>HCV:</u> HCV households who had a biennial re-exam contributed a total of \$59,089,476 (13,188 households).</p> <p><u>PH:</u> PH households who had a biennial re-exam contributed a total</p>	<p><u>HCV:</u> CHA met the benchmark.</p> <p><u>PH:</u> CHA exceeded the benchmark.</p>

		\$49,185,852 (12,801 households)	\$3,971,685 (916 households)	of \$7,929,972 (1,282 households).	
SS-1: Increase in Household Income	Average earned income of households affected by this policy in dollars (increase)	<p><u>HCV:</u> In FY2013, the average income from wages or 18,034 HCV households who had biennial re-exams was \$4,208.</p> <p><u>PH:</u> In FY2013, the average income from wages for PH households eligible for biennial re-exams was \$5,564 (12,801 households)</p>	<p><u>HCV:</u> The average income from wages for 16,000 HCV households who had biennial e-exams is expected to be \$7,000.</p> <p><u>PH</u> The average income from wages for PH households on a biennial schedule will be \$14,453 (916 households)</p>	<p><u>HCV:</u> The average income from wages for HCV households who had biennial re-exams was \$11,558.48 (13,188 households).</p> <p><u>PH:</u> The average income from wages for PH households who had biennial re-exams was \$18,909.46 (1,282 households).</p>	<p><u>HCV:</u> CHA exceeded the benchmark.</p> <p><u>PH:</u> CHA exceeded the benchmark.</p>
SS-3: Increase in Positive Outcomes in Employment Status*	Other category: Having earned income	<p><u>HCV:</u> In FY2013, 3,478 work-able HCV heads of household eligible for biennial re-exams had income from wages</p> <p>In FY2013, 45% of work-able HCV heads of household eligible for biennial re-exams had income from wages.</p> <p><u>PH:</u> In FY2013, 2,976 work-able PH heads of household eligible for biennial re-exams had income from wages.</p> <p>In FY2013, 59% of work-able PH heads of household eligible for biennial re-exams had income from wages.</p>	<p><u>HCV:</u> 6,000 work-able HCV heads of household are expected to have income from wages.</p> <p>56% of work-able HCV heads of household eligible for biennial re-exams are expected to have income from wages.</p> <p><u>PH:</u> 3,200 work-able PH heads of household eligible for biennial re-exams are expected to have income from wages.</p> <p>56% of work-able PH heads of household eligible for biennial re-exams are expected to have income</p>	<p><u>HCV:</u> 4,932 of 9,138 work-able heads of household who had a biennial re-exam had income from wages.</p> <p>54% of work-able heads of household who had a biennial re-exam had income from wages.</p> <p><u>PH:</u> 1,440 of 1,916 work-able heads of household eligible for a biennial re-exam had income from wages.</p> <p>75% of work-able heads of household who had a biennial re-exam had income from wages.</p>	<p><u>HCV:</u> CHA met the benchmark.</p> <p><u>PH:</u> CHA met the benchmark.</p>
SS-4: Households Removed from Temporary Assistance for	Number of households receiving TANF assistance (decrease)	<p><u>HCV:</u> In FY2013, 1,480 HCV households were receiving TANF (of 14,105 households or</p>	<p><u>HCV:</u> The number of HCV households eligible for biennial re-exams who receiving</p>	<p><u>HCV:</u> The number of HCV households with biennial re-exams who</p>	<p><u>HCV:</u> CHA exceeded the benchmark.</p>

Needy Families (TANF)		half of the total 28,209 biennial-eligible households) <u>PH:</u> In FY2013, 6,319 PH households (out of 12,801) eligible for biennial re-exams were receiving TANF.	TANF will remain stable at 1,000 <u>PH:</u> The number of PH households eligible for biennial re-exams who receive TANF will decrease to 3,000	received TANF was 465. <u>PH:</u> The number of PH households eligible for biennial re-exams who received TANF was 420.	<u>PH:</u> CHA exceeded the benchmark.
SS-8: Households Transitioned to Self-Sufficiency**	Number of households transitioned to self-sufficiency (increase)	<u>HCV:</u> In FY2013, 1,374 HCV households (out of 18,034) who had biennial re-exams moved up at least one AMI category	<u>HCV:</u> 1,200 HCV households (of 16,000 who will have biennial re-exams) will move up at least one AMI category <u>PH:</u> 1,000 PH households (out of 8,000) eligible for biennial re-exams are expected to move up at least one AMI category.	<u>HCV:</u> 2,111 HCV households (of 13,188 who had biennial re-exams) moved up at least one AMI category. <u>PH:</u> 255 PH households (out of 2,955) eligible for biennial re-exams moved up at least one AMI category.	<u>HCV:</u> CHA exceeded the benchmark. <u>PH:</u> CHA met the benchmark.
<p>^CHA has adjusted baselines for these metrics based on implementation plans for biennial and triennial re-exams *For SS-3 tracking, CHA defines “work-able heads of household” as those age 18 to 54 who are not receiving SSI, SSDI or a pension. **For SS-8 tracking, CHA is establishing the movement up to a higher Area Median Income (AMI) category as a definition of self-sufficiency.</p>					

MTW Activities Related to Public Housing

Public Housing Work Requirement (2009-02)

- Plan Year Approved, Implemented, Amended: Approved FY2009, Implemented FY2009, Amended FY2016
- Description/Impact/Update: 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 Board approval of the FY2011 ACOP, CHA changed the age range of the work requirement to apply to adult members of public housing households age 18 to age 54, or age 17 and not attending school full time.³ 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.

Currently, upon initial request for Safe Harbor and for all subsequent requests, CHA requires residents who seek Safe Harbor for reason of failure to obtain employment to work with their service provider to obtain a workforce assessment and to develop an action plan toward ultimately achieving work requirement compliance prior to submitting the request for approval to a property manager. Residents who are approved for Safe Harbor are re-examined every 180 days to determine their compliance. If a resident is denied Safe Harbor, the resident has the right to grieve CHA’s decision through the grievance process outlined in CHA’s Resident’s Grievance Procedure.

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

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

CHA has implemented the following updates to the public housing work requirement.

- CHA updated this activity to reflect that existing work requirements in public housing and mixed-income properties transitioning to Project-Based Vouchers (PBV) and/or added through transfer of assistance under the RAD program, as outlined in CHA's ACOP and Tenant Selection Plans, will carry over for any individual who was previously subject to a work requirement as well as for new residents after RAD PBV conversions. The work requirement policy for RAD PBV sites is also outlined in Chapter 18 of the HCV Administrative Plan, which was released for public comment in November 2014 and approved by CHA's Board in January 2015.
- CHA increased the time for each Safe Harbor period from 90 days to 180 days. CHA determined that 90 days was an insufficient amount of time for residents to establish an action plan to meet the requirement, which has often resulted in multiple Safe Harbor requests. Increasing the time period to 180 days enables residents to work with a service provider to create and implement a more successful action and engagement plan.
- CHA requires participation in services for all residents who receive Safe Harbor and for those who are non-compliant with the work requirement. Mandatory services are provided by CHA's FamilyWorks program. This requirement ensures that FamilyWorks service providers intervene in a timely manner to assist residents and provide them with the necessary support to become compliant with the work requirement. CHA implemented the following procedures to enforce this requirement:
 - The resident and service provider develop and sign a resident-driven action plan upon the initial request for Safe Harbor, which outlines what is needed to become compliant with the work requirement.
 - At the end of the 180-day Safe Harbor period (or upon the resident obtaining employment), the FamilyWorks service provider will confirm that the resident is engaged with the work requirement, as defined in the agreed-upon individual action plan.
 - Residents who are engaged, as defined by the action plan, but who need additional time will be approved to receive Safe Harbor or additional Safe Harbors, as applicable.
 - Residents who are not engaged, as defined by the action plan, and are not meeting the work requirement will not be approved to receive additional Safe Harbors.
 - Non-compliant residents are subject to lease termination.

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. As of the end of FY2018, 1,552 or 19% of adults subject to the work requirement were under Safe Harbor.

- Actual Non-Significant Change: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2018.

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	FY2018 Outcome	Benchmark Achieved?
SS-1: Increase in Household Income*	Average earned income of households affected by this policy in	In FY2013, the average income from wages for households with a work-able adult subject to the work requirement was	The average income from wages for households with a work-able adult subject to the work requirement will remain stable at	In FY2018, the average income from wages for households with a work-able adult subject to the work requirement was	CHA exceeded the benchmark.

	dollars (increase).	\$11,365 (5,081 households).	\$12,000 (6,000 households).	\$15,217 (6,051 households).	
SS-3: Increase in Positive Outcomes in Employment Status*	Other category: Having earned income	2,347 work-able PH heads of household subject to the work requirement had income from wages in 2008. 52.7% of work-able PH heads of household subject to the work requirement had income from wages in 2008.	Work-able heads of household subject to the work requirement with income from wages will remain stable at 3,200. Work-able heads of household subject to the work requirement with income from wages will remain stable at 59%.	In FY2018, 3,202 work-able heads of household subject to the work requirement had income from wages. In FY2018, 59% of work-able heads of household subject to the work requirement had income from wages.	CHA met the benchmark. CHA met the benchmark.
SS-4: Households Removed from TANF	Number of households receiving TANF assistance (decrease).	In FY2013, 2,390 "work-able" PH households with a "work-able" adult subject to the work requirement received TANF.	Households with a work-able adult subject to the work requirement receiving TANF will decrease to 2,000.	725 PH households with a "work-able" adult subject to the work requirement received TANF.	CHA exceeded the benchmark.
SS-5: Households Assisted by Services that Increase Self Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	In FY2013, 4,527 PH households with a "work-able" adult subject to the work requirement were engaged with service providers through Family Works.	The number of PH households with a work-able adult subject to the work requirement engaged with service providers through FamilyWorks will remain stable at 4,300.	4,228 (out of 6,051) PH households with a work-able adult subject to the work requirement were engaged with service providers through FamilyWorks.	CHA met 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 PH household was \$6,519 (based on 21,417 eligible units).	The average subsidy per PH household will be \$8,993.40 (based on 17,853 eligible households).	The average subsidy per PH household was \$8,640 (based on 18,004 eligible units).	CHA met the benchmark.
SS-7: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	In FY2013, PH households with a "work-able" adult subject to the work requirement contributed a total of \$21,401,844 (5,081 households).	The total contribution of households with a work-able adult subject to the work requirement will remain stable at \$26,000,000 (6,000 households)	Work-able PH households subject to the work requirement contributed a total of \$27,793,584 (6,051 households).	CHA met the benchmark.

SS-8: Households Transitioned to Self-Sufficiency**	Number of households transitioned to self-sufficiency (increase).	In FY2012, 52% of households subject to the work requirement (2,246 of 4,350 households) had all adults in compliance.	The percent and number of households subject to the work requirement that will have all adults in compliance will remain stable at 45% (3,5000 households).	43% of households subject to the work requirement in a 'work-able' household (2,613 out of 6,051) had all adults in compliance.	CHA met the benchmark.
HC-3: Decrease in Wait List Time	Average applicant time on wait list in months (decrease).	As of FY2018, 11,313 applicants on the Public Housing Family Wait List have an average wait time of 41 months.	The average wait time for Public Housing Family Wait List applicants (36,014) will remain stable at approximately 39 months.	The average wait time for Public Housing Family Wait List applicants (22,272) is approximately 49 months.	CHA did not meet the benchmark.
<p>*For SS-1 and SS-3 tracking, CHA defines "work-able residents" as those age 18 to 54 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	FY2018 Benchmark	2018 Outcome	Benchmark Achieved?
Work Requirement Compliance Status	Number/Percent of residents in each work requirement compliance status (Compliant, Safe Harbor, Exempt, Under Legal, Non-compliant)	As of 12/31/12: 49% (4,149) compliant 27% (2,292) exempt 20% (1,724) Safe Harbor 1% (71) non-compliant 3% (297) under legal	The percentages of residents in each work requirement compliance status will increase by 1% to 3,077; those in Safe Harbor will decrease by 1% to 1,317.	54% (4,341) of residents were compliant; 16% (1,304) were exempt; 5% (400) were non-compliant; and 3% (228) were under legal review.	CHA met the benchmarks; compliant and exempt statuses remained at benchmark levels; the number of residents in Safe Harbor decreased by 1%; and the number under legal review remained relatively unchanged.
<p>Compliant: Residents who are meeting the work requirement through authorized activities, including employment or other work experience opportunities, school/training participation or volunteer/community service opportunities.</p> <p>Exempt: Residents age 55 or older or those who meet disability/caretaker or other requirements for an exemption.</p> <p>Safe Harbor: Residents who are unable to comply with the work requirement may be eligible for Safe Harbor under certain circumstances, including but not limited to reasonable accommodation, temporary medical conditions, recent employment separation, and other circumstances that present barriers to finding/maintaining employment.</p> <p>Non-Compliant: Non-exempt residents who are not meeting the requirement and are not approved for Safe Harbor.</p> <p>Under Legal: Non-exempt residents who are undergoing eviction proceedings, whether for non-compliance with the work requirement or for any other reason.</p> <p>* See Chapter 8 of CHA's <i>Admissions and Continued Occupancy Policy (ACOP)</i> for more detail.</p>					

Office of the Ombudsman (2008-01)

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

mixed-income communities in resolving any public housing-related issues that may arise, residents are able to adapt to their new communities.

The Office of the Ombudsman continues to address resident concerns and engage in community building activities. In FY2018, CHA rolled out support for community activities that benefited all residents living in mixed-income properties by recognizing community groups who requested assistance. We anticipate this program to further promote community activities.

The Office of the Ombudsman continues to work with families living at mixed-income properties. The focus over the years has shifted to community-building rather than solely serving as liaison between resident and property manager.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2018.

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	FY2018 Outcome	Benchmark Achieved?
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	0 residents engaged before the Office of the Ombudsman existed.	500 residents will be engaged through the Office of Ombudsman.	759 residents were engaged through the Office of the Ombudsman.	CHA exceeded the benchmark.

Additional Metric	Unit of Measurement	Baseline	FY2018 Benchmark	FY2018 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 4 meetings for mixed-income residents.	6 meetings were held for residents of mixed-income sites through the Office of the Ombudsman.	CHA met the benchmark.

MTW Activities Related to HCV Program

Exception Payment Standards (2010-02)

- Plan Year Approved, Implemented, Amended: Approved FY2010, Implemented FY2010, Amended FY2018
- Description/Impact/Update: In FY2010, CHA received HUD approval to implement exception payment standards that exceed the standard limit of 110% of HUD's published Fair Market Rents (FMRs) for the City of Chicago. Currently, CHA has received approval to implement an exception payment standard in the following cases:
 - (1) *Reasonable Accommodations:* If CHA has approved a reasonable accommodation for households who need specific unit features related to a disability, limited to 250% FMR; or
 - (2) *Mobility Areas:* The family is residing in or moving into a CHA-designated Mobility Area, limited to 150%.

EPS for Reasonable Accommodations

In FY2018, CHA received approval for an amendment to this activity that increased the FMR limit to 250% in cases where it is needed as a Reasonable Accommodation for households who need specific accessibility features. Previously, CHA had requested waivers from HUD in these situations, however, this process was time consuming and burdensome for the family, and many times while approval was pending, the unit became unavailable. Research shows that units with accessibility features have significantly higher rents. Without the increase to 250%

FMR, households with accessibility needs are severely limited in their housing options. The median rent for accessible units in Mobility Areas ranges from 192% of FMR (studios) to 295% (3 bedrooms). Moreover, the median minimum rents for accessible properties throughout the entire city of Chicago range from 178% to 240% of FY2017 FMR. Additionally, under the 150% FMR, households had access to less than 20% of the accessible units in these areas. The FY2018 amendment drastically expanded the housing options for these families.

EPS for Mobility Areas

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

All HCV rents, including rents for which an Exception Payment Standard might apply, are subject to a review for rent reasonableness.

In FY2014, CHA conducted an extensive analysis and decided to cap the exception payment standard at 150% of HUD FMR for all new requests. The process to phase the EPS that exceed the cap was completed in FY2018. In addition, CHA implemented its policy to approve EPS up to 250% FMR in cases where the household needs specific accessibility features. CHA continues to use the Mobility Program to provide counseling to voucher holders to assist and encourage residents to move to Mobility Areas.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: CHA implemented the activity change that allows for an EPS up to 250% FMR in cases where the household needs specific accessibility features.
- Actual Changes to Metrics/Data Collection: CHA updated the benchmark for FY2018.

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	2018 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.	1,836 households, including new and existing leases, will lease in Mobility Areas with except payment standards	3,562 households, including new and existing leases, were leased in Mobility Areas with exception payment standards.	CHA exceeded the benchmark.

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

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

In response to the small number of units which utilized this benefit, CHA decided to place this activity on hold in FY2016. Since then, CHA has modified the Inspection Excellence Program and drastically increased the number of units that can potentially qualify for this benefit, among other benefits offered by the new program. CHA's new program is called the Inspection Excellence Program and it provides benefits to units that pass two consecutive, regularly scheduled inspections. Such benefits include biennial inspections for certain units and a landlord's ability to self-certify minor fail items. The response to this program has been overwhelmingly positive and the number of units that qualify for benefits continues to grow. Previously, the number of units that had the ability to receive benefits under this MTW Activity was less than 2,000.

This activity was reinstated in the FY2018 Plan but has not yet been implemented due to uncertainty about how often this activity would be used to provide additional opportunities for CHA residents and save administrative costs. In FY2019, CHA will conduct an analysis to determine if this activity is worth implementing. If not, CHA will close it out.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: CHA reinstated this activity in the FY2018 Plan.
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2018.

Standard Metric	Unit of Measurement	Baseline	2018 Benchmark	2018 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 FY2015, 0 households leased IEP units where a passed annual or initial inspection was transferred (passed inspection within 90 days of RTA receipt).	15 units will benefit from passed initial and annual inspections within 90 days of RTA receipt.	0 households leased in a unit where an initial or annual inspection was transferred (i.e. passed inspection within 90 days of RTA receipt).	CHA did not meet the benchmark. This activity was not implemented in FY2018 for the reasons listed above.
CE-1: Agency Cost Savings	Total cost of task (in dollars).	In FY2015, CHA spent \$89,568 on regular (annual) and initial inspections for IEP units (933 IEP inspections x \$96 per inspection).	CHA anticipates cost savings of \$1,440 (15 IEP inspections x \$96 per inspection) from passed annual or initial inspections.	CHA saved \$0 from passed annual or initial inspections.	CHA did not meet the benchmark. This activity was not implemented in FY2018 for the reasons listed above.
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	In FY2015, CHA would have spent 858 staff hours on initial inspections for IEP units (933 IEP inspections x .92 hours per inspection).	CHA anticipates time savings of 13.8 staff hours (15 IEP inspections x .92 hours per inspection) from passed annual or initial inspections.	CHA had 0 hours of time savings from passed annual or initial inspections.	CHA did not meet the benchmark. This activity was not implemented in FY2018 for the reasons listed above.

HCV Vacancy Payments (2011-03)

- Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2012
- Description/Impact/Update: As part of CHA's Inspection Excellence Program (formerly OEP and UEP), CHA is authorized to provide a modest vacancy payment to participating owners who re-lease a unit in the IEP program to another HCV participant. CHA will provide vacancy payments to eligible owners upon the execution of a new HAP contract for a re-leased IEP unit. One-hundred percent of the previous family's HAP amount will be paid to

participating owners for the vacant period not to exceed 60 days. The unit shall be deemed vacant (A) commencing on the first day for which HAP is not paid for the unit following completion of a move out or termination of the lease, and (B) ending on the day preceding the first day for which HAP is paid for such unit based on the execution of a new HAP with CHA. The purpose of this activity is to provide incentives to retain high quality owners and units in the program, and to continue to provide viable housing options for families. In FY2016, CHA altered the IEP program and expanded the number of units eligible for this payment to approximately 6,000.

In FY2018, CHA issued 19 vacancy payments at a total cost of \$27,324. The evaluation of this activity is ongoing and CHA will continue to review vacancy payment data to ensure the financial sustainability of this activity. However, fewer payments than expected were issued in FY2018, possibly because landlords were not aware of this benefit. CHA will continue to conduct outreach efforts to better communicate this incentive.

- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: CHA updated the benchmark for FY2018.

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	2018 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.	50 units will be preserved through a vacancy payment.	CHA preserved 19 units through vacancy payments.	CHA did not meet the benchmark in FY2018. CHA will continue to conduct outreach efforts to better communicate this benefit.

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

- Plan Year Approved, Implemented, Amended: Approved FY2017, Implemented FY2017
- Description/Impact/Update: CHA has reinstated this activity, which was previously closed out in FY2014. This activity drastically improves program efficiency and limits the burden on program participants by decreasing the amount of documentation needed. Upon implementation, the calculation of assets will only be done at intake and is no longer necessary at re-examination. Currently, asset calculations have minimal impact on overall rent calculation and tenant portion. The impact of this activity is a reduction in staff resources and costs associated with verifying assets after initial admission.

As of June 2016, when CHA proposed reinstating this activity, approximately 29% of HCV households reported assets. Of these 10,380 households, only 6.1% (641) received income from assets that exceeded the threshold amount to impact their tenant portion. Of those, 73.6% (472) received less than \$100 annually from these assets. Since income from assets is small, eliminating asset calculations after initial eligibility will have a minimal impact on rent calculation for these households. CHA estimates that calculating assets takes roughly 20 minutes (.34 hours) during an examination for a cost of approximately \$15 per examination. In FY2015, CHA calculated assets 12,119 times and spent approximately 4,120 hours (.34 x 12,119) and \$181,785 (\$15 x 12,119). Overall, the elimination of assets after initial eligibility has minimal impact on households. In addition, CHA has reduced administrative costs by eliminating the asset calculation after the initial eligibility and participants will get the benefit of having income from assets omitted in future rent calculations. If a participant loses income from assets in between an initial examination and a re-examination, the participant may request an interim re-examination to adjust their rent calculation. In FY2018, CHA spent 662 hours at a cost of \$29,220 to calculate assets.

Hardship Policy: If a participant loses income from assets in between an initial examination and a re-examination, the participant may request an interim re-examination to adjust their rent calculation.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2018.

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	2018 Outcome	Benchmark Achieved?
CE-1 Agency Cost Savings	Total cost of task (in dollars)	In FY2015, asset calculations for all examination types for HCV cost \$181,785 (\$15 x 12,119)	CHA will spend \$200,000 (\$15 x 13,350) on calculating assets.	CHA spent \$29,220 (1,948 re-exams x \$15) calculating assets.	CHA exceeded the benchmark.
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease)	In FY2015, CHA spent 4,120 staff hours on asset calculations for all examination types for HCV (.34 hours x 12,119 asset calculations)	CHA will spend 4,600 (.34 x 13,350) staff hours calculating assets.	CHA spent 662 hours (.34 hours x 1,948 re-exams) calculating assets.	CHA exceeded the benchmark.

Mobility Counseling Demonstration Program Work Requirement (2016-02)

- Plan Year Approved, Implemented, Amended: Approved FY2016, Implemented FY2016
- Description/Impact/Update: In FY2015, CHA designed a Mobility Counseling Demonstration Program for applicants on the public housing wait list as of December 16, 2014 who have at least one school-aged child under the age of 13. Applicants who consent to participate in the program can move to either a CHA Opportunity or Gautreaux-designated General Area using a tenant-based Housing Choice Voucher. Participants also have to agree to participate in mobility counseling services, which include education and information on tenant rights and responsibilities, community tours, and housing search counseling. Further, participants who move with the voucher receive \$500 towards their move in fee or security deposit. These services are consistent with CHA's existing mobility counseling program. In addition, participants receive 2 years of follow up services through CHA's FamilyWorks program, including social service supports necessary for obtaining and retaining employment and/or enrollment in education or training programs.

CHA determines eligibility from applicants who indicated interest after receiving a letter notifying them of the program as explained in the FY2018 MTW Plan. Because the population target was CHA applicants on the public housing wait list, CHA received HUD approval to carry over its work requirement to the participants.

CHA implemented the Mobility Counseling Demonstration Program in FY2015, prior to HUD approval of the work requirement component. Upon HUD approval, all new participants who consented to the program were subject to CHA's existing work requirement, Public Housing Work Requirement (2009-02). Details of the full work requirement activity can be found on page 42. Participants unable to meet CHA's work requirement, who are not exempt, can apply for Safe Harbor which provides relief in 180-day increments while engaging in activities to become compliant.

As of December 31, 2018, 135 residents have been housed with 3 in the housing search progress; 77% of participants are employed.

CHA continues to offer a Hardship Policy for participants: Participants unable to meet CHA's work requirement, who are not exempt, can apply for Safe Harbor which provides relief in 90 day increments while engaging in activities to become compliant.

- **Actual Non-Significant Changes:** As of the end of FY2018, CHA has exhausted the applicant pool for this program, and housed the remaining participants. This activity is now focused on delivering the services outlined in the activity description.
- **Actual Significant Changes:** N/A
- **Actual Changes to Metrics/Data Collection:** N/A

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	FY2018 Outcome	Benchmark Achieved?
SS-1: Increase in Household Income*	Average earned income of households affected by this policy in dollars (increase).	In FY2014, the average income from wages for PH households with a “work-able” adult subject to the work requirement was \$12,085 (5,051 households).	The average income from wages for households with program participants will be consistent with CHA’s average for PH households subject to the work requirement.	The average income from wages for PH households in the MDP program was \$19,636, which is consistent with CHA’s overall average income from wages.	CHA met the benchmark.
SS-3: Increase in Positive Outcomes in Employment Status*	Other category: Having earned income	In FY2014, 2,464 (59%) of 4,154 work-able PH heads of household subject to the work requirement had income from wages. In FY2014, 59% of work-able PH heads of household subject to the work requirement had income from wages.	The percent of program participant heads of household with income from wages will be consistent with CHA’s average for PH households subject to the work requirement.	82 of the work-able MDP households received income from wages. 77% of the work-able MDP households received income from wages.	CHA met the benchmark.
SS-4: Households Removed from TANF	Number of households receiving TANF assistance (decrease).	Zero program participants were removed from TANF prior to implementation of the demonstration program	5 households will be removed from TANF.	2 of the 3 households previously receiving TANF were removed from the benefit.	CHA met the benchmark.
SS-5: Households Assisted by Services that Increase Self Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	Zero program participants received services prior to implementation of the demonstration program.	125 households participating in the program will receive services.	112 (100%) of the remaining households participating in the program received services.	CHA met 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 FY2014, the average subsidy per HCV household was \$9,570 based on 39,319 vouchers.	The average subsidy per HCV household with program participants will be consistent with CHA's average subsidy per HCV household.	The average subsidy per HCV household was \$10,279 (based on 45,876 HAP vouchers).	CHA met the benchmark.
SS-7: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	Zero dollar increase in agency rental revenue prior to implementation of the demonstration program.	The total contribution of participating households will be consistent with CHA's average.	The average contribution from participants in this activity was \$4,764.	CHA met the benchmark.
SS-8: Households Transitioned to Self-Sufficiency**	Number of households transitioned to self-sufficiency (increase).	In FY2014, 47% of PH households subject to the work requirement (2,357 of 5,051) had all adults in compliance.	The number of program participant households subject to the work requirement with all adults in compliance will be consistent with CHA's average for PH households subject to the work requirement.	In FY2018, 71% of households subject to the work requirement in a 'work-able' household (76 Of 107) had all adults in compliance.	CHA exceeded the benchmark (43% for PH).
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 received services prior to implementation of the demonstration program.	125 households will be housed.	112 households were housed, with a total of 135 housed since the implementation of the program.	CHA met the benchmark.
<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> <p>*** Enrollment total differs from income metric household counts due to participants porting out prior to the end of 2016.</p>					

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

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

On average, it takes 51 days from the time an RTA is submitted until execution of the final HAP contract. Many landlords in tighter rental markets (such as Mobility Areas) forego participating in the HCV Program because of
 CHA FY2018 MTW Annual Report-Submitted to HUD March 28, 2019

this additional processing time, which results in a prolonged vacancy and amounts to at least one month of lost rent for the unit. This incentive partially off-sets any losses the landlord may incur as a result of holding the unit for a tenant with an HCV voucher. This payment is made simultaneously with the initial HAP payment.

A potential impact of this activity is increased costs to CHA for such payments. On average, per-unit rental price in Mobility Areas is approximately \$1,300 per month. If the activity had been implemented during FY2015, it would have cost the CHA roughly \$760,000. If this incentive is successful, the associated costs would increase. In FY2017, when initially implementing this activity, CHA placed a cap at 750 on such payments, with the maximum total amount of approximately \$975,000 (based on the average \$1,300 monthly rental amount). In FY2018, CHA anticipates spending approximately \$1,855,000 (1,325 households x \$1400 average rent) based on the increased number of units eligible for such payments after the switch to the Mobility Area map and increasing FMRs.

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

From FY2017 through early FY2018, CHA used the Opportunity Area map to determine where incentive payments would be made. In March FY2018, CHA began using the new Mobility Area map to issue Landlord Incentive Payments (LIPs), which resulted in an increase in the amount of funds spent on this program. In FY2018, CHA spent approximately \$1.9 million on LIPs due to the increased number of units eligible for these payments after the change to the Mobility Area map and increasing FMRs. Since the LIP program was implemented, 313 new landlords have joined the HCV program due to this activity.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmark for FY2018.

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	2018 Outcome	Benchmark Achieved?
HC-5: Increase in Resident Mobility	Number of households able to move to a neighborhood of opportunity as a result of the activity	In FY2015, CHA had a total of 586 households move into Opportunity Areas.	680 households will move into Mobility Areas and their landlords will receive an incentive payment.	1,337 households moved into a Mobility Area where the property owner received an incentive payment.	CHA exceeded the benchmark.

Increased Payment Standards at Interims (2018-01)

- Plan Year Approved, Implemented, Amended: Approved FY2018, Implemented FY2018
- Description/Impact/Update: CHA has implemented an activity that applies to CHA's entire jurisdiction that allows CHA to increase payment standards at interims for elderly/disabled households and any household that receives a rent increase. Because elderly and disabled households are on a triennial reexamination schedule and other households are on a biennial reexamination schedule, the Fair Market Rent used to determine their subsidy amount is outdated and does not reflect the current costs of housing in Chicago. Because there is no affordability constraint to the amount an owner can charge after the initial lease term, when an owner requests a rent increase between scheduled reexaminations, the participant is forced to make a decision between increasing their monthly rent burden or incurring expensive moving costs. This activity has enabled CHA to use the current payment standard in effect for a given unit at an interim examination, rather than the payment standard that was in effect at the time of the participant's last regular examination. The goal of this activity is to decrease the financial burden on these households by allowing the CHA subsidy to keep pace with the market, which will decrease the number of voucher holders whose rent burden exceeds 30% of their adjusted monthly income.

CHA implemented this activity in April of 2018 and as of year-end 2018, 2,250 participants received an increase in their payment standard at their interim; 774 participants subsequently had a decrease in the tenant portion of the rent.

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

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	2018 Outcome	Benchmark Achieved?
SS-2 Increase in Household Savings	Total number of participants who received an increase in payment standard at their interim due to this activity.	In FY2016, 0 participants received an increase in payment standard at their interim.	5,400 will receive an increase in their payment standard at their interim.	2,260 participants received an increase in payment standard at their interim.	CHA did not meet the benchmark. The activity was not implemented until the Q2 2018.

Income Calculation Hardship Exemption (2018-02)

- Plan Year Approved, Implemented, Amended: Approved FY2018, Implemented FY2018
- Description/Update/Impact: In FY2018, CHA implemented a hardship exemption for working heads of households making required child support payments that hinder their ability to pay their monthly rent portion. Prior to the implementation of this activity, these payments were not deducted from income calculations that determine the portion of rent paid by the participant, which put participants at risk of falling behind on their rent and eventually being evicted. This activity allows working heads of household who request this hardship exemption to receive a 100% deduction of their total child support payments.

CHA implemented this activity on June 1, 2018 and as of year-end FY2018, 8 participants received a deduction of their child support payments from their income.

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

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	2018 Outcome	Benchmark Achieved?
HC-4: Displacement Prevention	Number of households at or below 80% AMI who would lose assistance or need to move (decrease).	In FY2016, 3 participants would have met the criteria to receive this income deduction.	CHA will track the number of participants who receive this income deduction.	8 participants deducted their child support payments from their income.	CHA met the benchmark.

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

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

Plan Year Approved, Implemented, Amended: Approved FY2008, Implemented FY2008

- **Description/Impact/Update:** CHA is authorized to increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building. CHA uses this flexibility to create innovative funding structures for PBV developments and enhance its Property Rental Assistance Program. The impact of making PBVs available in excess of the 25% limit is that more developers are enticed to preserve or create affordable housing, increasing the availability of quality housing options throughout Chicago's communities for low-income individuals and families.

Throughout FY2018, CHA continued to identify opportunities to increase the number of PBV units in family properties with new contracts and existing contract renewals. CHA invested PBVs in three family properties that exceeded the 25% cap: 90 units at Marshal 1232 LLC; 14 units at Tierra Linda; and 114 units at Maple Point Apartments.

- **Actual Non-Significant Changes:** N/A
- **Planned Significant Changes:** N/A
- **Planned Changes to Metrics/Data Collection:** CHA updated the benchmarks for FY2018.

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	FY2018 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.	104 new PBV units were made available by exceeding 25% in family PBV properties	CHA exceeded the benchmark.
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	0 housing units for low-income households were preserved by exceeding 25% in family PBV properties prior to FY2008.	0 housing units for low-income households were preserved by exceeding 25% in family PBV properties.	114 units were preserved by exceeding 25% in family properties	CHA exceeded the benchmark.

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

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

Throughout FY2018, CHA worked to identify opportunities to increase the initial term of PBV HAP contracts to 21-30 years. CHA delivered units with 30 year initial contracts at Brainerd Park (9 units); IAHI-Park Place (5 units); Leland Apartments (5 units); Marshall 1232 LLC (90 units); Tierra Linda (14 units); Eastwood Gardens (47 units); Maple Pointe Apartments (114 units); and Midwest Apartments (15 units).

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: In FY2018, CHA was granted MTW authority to enter into contracts that have an initial term of 21-30 years.
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2018.

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	FY2018 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.	242 PBV units will be made available with 21-30 year initial contracts.	123 new PBV units were made available with 21-30 year contracts.	CHA did not meet the benchmark. Additional PBV units that would have allowed CHA to meet the benchmark were still in progress at the end of FY2018.
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.	242 PBV units will be preserved with 21-30 year initial contracts.	176 PBV units were preserved with 21-30 year contracts.	CHA did not meet the benchmark. Additional PBV units that would have allowed CHA to meet the benchmark were still in progress at the end of FY2018.

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

- Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2011
- Description/Impact/Update: For the Property Rental Assistance (PRA) Program, CHA reduces the number of inspections required prior to lease-up of project-based voucher developments that are new construction or substantial rehabilitation. In cases involving such properties, CHA considers Certificates of Occupancy issued by the City of Chicago as evidence of the property's compliance with Housing Quality Standards. CHA will not perform initial inspections on such units prior to entering into the PRA HAP contracts. The impact of this activity is to reduce costs by reducing the number of inspections conducted by staff, as well as the associated tenant inconvenience in developments that have additional governmental funding such as tax credits and state-financed loans. In FY2018, CHA saved \$3,888 and 108.56 staff hours on initial PRA inspections for units that are new construction or require substantial rehab by using the City of Chicago Certificate of Occupancy as evidence of HQS compliance. This included units at Brainerd Park Apartments, IAH Park Place, Marshall 1232 LLC and Tierra Linda.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2018.

Standard Metric	Unit of Measurement	Baseline [^]	FY2018 Benchmark	FY2018 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	CHA will spend \$8,633 on initial PRA inspections (262 units x \$32.95 per year)	CHA spent \$6,952 on inspections (211 units x \$32.95 per inspection)	CHA exceeded the benchmark.

		\$14.40 per year).			
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).	241 hours of staff time will be dedicated to initial PRA inspections for new construction and substantial rehab units (147 units x .92 hours)	CHA spent 194.12 hours of staff time for PRA inspections for new construction and substantial rehab units (211 units x .92 hours)	CHA exceeded 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					

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

- Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2012
- Description/Impact/Update: To provide an incentive for participation in CHA's PRA Program and to ensure the long-term viability of newly-constructed and substantially-rehabilitated properties, CHA provides vacancy payments, as determined necessary on a project by project basis, during the initial operating lease-up period. Such an approach is consistent with practices in the affordable housing industry (e.g., initial operating reserve for tax-credit properties, provision of operating subsidy for mixed-finance and public housing properties, and allowable vacancy payments from execution of contract to initial occupancy in the Moderate Rehabilitation Program). These payments allow new developments to maintain a positive cash position in meeting operating expenses when all of the PBV units are not leased.

CHA is authorized to make payments for a period not to exceed 90 days from the execution of the HAP contract. These vacancy payments are equal to 50% of the contract rent for the initial 60 days of the vacancy. CHA may determine that there is a reasonable opportunity to refer an applicant from its waiting list and may elect to pay an additional vacancy payment of 100% of the contract rent for the additional 30 days. Under no circumstances will the vacancy payments exceed the 90-day period. Payments are contingent on the owner demonstrating compliance with program rules, including taking all feasible actions to fill the vacancies and not rejecting eligible applicants except for good cause acceptable to CHA. Further, CHA does not compensate landlords for units that receive funding from another source. These vacancy payments are equal to 50% of the contract rent for up to the initial 60 days of the contract. In FY2018, two PBV units were made available through this activity.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmark for FY2018.

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	FY2018 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing	Number of new housing units made available for households at or below 80%	0 PBV units made available through vacancy payments during initial	262 PBV units will be made available through vacancy payments during	2 PBV units were made available through vacancy payments during initial leasing.	CHA did not meet the benchmark. Additional PBV units that would have allowed CHA to

Made Available	AMI as a result of the activity (increase).	leasing prior to the implementation of the activity.	initial leasing periods.		meet the benchmark were still in progress at the end of FY2018.
----------------	---	--	--------------------------	--	---

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

- Plan Year Approved, Implemented, Amended: Approved FY2016, Implemented FY2017
- Description/Impact/Update: CHA is participating in the Rental Assistance Demonstration (RAD) Program and is working to transition more than 10,000 public housing units to project-based vouchers (PBV) through RAD. As part of the RAD program, regulations state that the Earned Income Disregard (EID) policy is only available to residents with disabilities, in accordance with regulations for the Housing Choice Voucher (HCV) Program. For public housing sites transitioning to RAD, CHA will retain the EID policy for residents in RAD PBV units, which will allow any eligible resident, including non-disabled persons, to have the opportunity to utilize EID. CHA implemented this activity in FY2017 and implementation of this activity will be ongoing through FY2019.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2018.

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	FY2018 Outcome	Benchmark Achieved?
SS-1: Increase in Household Income*	Average earned income of households affected by this policy in dollars (increase).	In FY2015, the average income from wages for households in RAD PBV sites with a "work-able" adult was \$14,091 (405 households).	The number of and average income from wages for households in RAD PBV sites is expected to remain stable at approximately \$14,500.**	The average income from wages for households in RAD PBV households with a work-able adult was \$16,138.	CHA met the benchmark.
SS-3: Increase in Positive Outcomes in Employment Status*	Other category: Having earned income	154 "work-able" heads of household in RAD PBV sites had income from wages in FY2015. 66% of "work-able" heads of household in RAD PBV sites had income from wages in FY2015.	The number of "work-able" heads of households in RAD PBV sites with income from wages will decrease to 50.** 60% of "work-able" heads of household in RAD PBV sites will have income from wages in FY2018. **	11 out of 17 work-able heads of household in RAD PBV sites had income from wages. 65% of "work-able" heads of household in RAD PBV sites had income from wages.	CHA met the benchmark.
*For SS-1 and SS-3 tracking, CHA defines "work-able residents" as those age 18 to 54 who are not receiving SSI, SSDI or a pension. CHA defines "employed" based on whether income from wages is recorded in Yardi, CHA's system of record. **RAD conversions are primarily taking place at senior properties.					

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

- Plan Year Approved, Implemented, Amended: Approved FY2016, Implemented FY2017
- Description: As a participant in the RAD program, CHA is evaluating administrative processes to better streamline the agency's role as Contract Administrator for the program. One primary responsibility of the Contract Administrator is to conduct inspections to ensure RAD PBV units and buildings meet HUD standards. For RAD and the Housing Choice Voucher (HCV) Program, HUD requires Housing Quality Standard (HQS) inspections. CHA requested authorization to continue utilizing public housing Uniform Physical Condition Standards (UPCS) for inspections in CHA public housing properties/units transitioning to PBV properties under the RAD program,

including RAD PBV transfer of assistance sites. CHA proposed to retain the UPCS inspection criterion because it is considered a more stringent set of standards for inspections when compared to HQS, therefore ensuring a better housing product. In addition, CHA anticipates this activity will be cost effective.

In October FY2018, CHA procured a single vendor to conduct inspections for both Public Housing and HCV units. While on a comparative year-over-year basis, this change will result in a net increase in per unit costs for RAD properties in FY2019, overall, the more centralized procurement will result in savings for CHA.

- Actual Non-Significant Changes: The approach to assign all inspections under the PH and HCV programs will result in a higher cost per unit for RAD properties, specifically in FY2019, but is expected to yield savings authoritywide.
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2018.

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	FY2018 Outcome	Benchmark Achieved?
CE-1: Agency Cost Savings	Total cost of task in dollars (decrease).	In FY2015, CHA spent \$113,067 on inspections in sites transitioning to RAD PBV.	CHA anticipates spending approximately \$113,000 on inspections in sites transitioning to RAD PBV.	CHA spent approximately \$91,000 on inspections in sites transitioning to RAD PBV.	CHA exceeded the benchmark.

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

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

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

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

CHA implemented this activity in FY2017 and implementation is ongoing throughout FY2019.

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

- Actual Changes to Metrics/Data Collection: CHA updated the benchmark for FY2018.

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	FY2018 Outcome	Benchmark Achieved?
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	In FY2015, 2,242 dwelling units were available in nine properties transitioning to RAD PBV that may require an increased FMR threshold to maintain current standards for property operations.	All 8,642 dwelling units in the 38 senior properties in the RAD portfolio will have contract rent sufficient to maintain current standards for property operations.	The application of the increased FMR threshold has allowed the nine properties representing 2,242 units to remain in the RAD PBV portfolio, as the contract rent can be sustained in the 150% cap.	CHA met the benchmark.

MTW Activities Related to Local Programs

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

- Plan Year Approved, Implemented, Amended: Approved FY2017, Implemented FY2018
- Description: To further coordinate with the City of Chicago, Chicago's Continuum of Care and Coordinated Entry System, CHA is participating in what has been named the Flexible Housing Subsidy program, which will provide collective impact to individuals and families who experience homelessness and are in critical need of immediate housing. CHA is utilizing its single fund flexibility to contribute to the fund in order to increase housing options for those in need to access and remain stably-housed.

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

CHA entered into the Flexible Housing Spending Program Escrow Agreement with the City's Department of Family and Support Services and the Center for Housing and Health, a third-party administrator, to implement the Flexible Housing Spending Program with the goal of providing housing and services to at least 50 participants in FY2019. Significant delays in selecting the 3rd party administrator and executing the contract & escrow agreements delayed implementation of the program in FY2018.

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

Standard Metric	Unit of Measurement	Baseline	FY2018 Benchmark	FY2018 Outcome	Benchmark Achieved?
CE-4: Increase in Resources Leveraged	Amount of funds leveraged in dollars (increase)	Funds leveraged as part of City's homelessness plan equals zero	CHA will add an additional \$800,000 to services and units	N/A	CHA did not meet the benchmark. Delays in selecting the 3 rd party administrator and executing the contract

			available to address homelessness.		and escrow agreements delayed implementation of the 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 prior to implementation of the program.	50 participants will receive services through CHA funding assistance for city programs.	N/A	CHA did not meet the benchmark. Delays in selecting the 3 rd party administrator and executing the contract and escrow agreements delayed implementation of the program.
SS-8: Households Transitioned to Self Sufficiency	Number of households transitioned to self-sufficiency (Increase)	Zero program participants transitioned to self sufficiency	50 participants will receive security deposits or homelessness prevention services in the first year of implementation.	N/A	CHA did not meet the benchmark. Delays in selecting the 3 rd party administrator and executing the contract and escrow agreements delayed implementation of the program.
HC-1: Increasing housing choice	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Zero units were available made available through CHA funding assistance for city programs.	30 units of housing will be made available through CHA funding assistance for city programs.	N/A	CHA did not meet the benchmark. Delays in selecting the 3 rd party administrator and executing the contract and escrow agreements delayed implementation of the program.
HC-7: Households Assisted by Services that Increase Housing Choice	Number of households receiving services aimed to increase housing choice (increase)	Zero households assisted in the Program Based Assistance program.	60 participants will receive social services that will increase housing choice.	N/A	CHA did not meet the benchmark. Delays in selecting the 3 rd party administrator and executing the contract and escrow agreements delayed implementation of the program.

FY2018 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	Alternative Reasonable Cost Formula for Redevelopment and Rehabilitation	HUD approved the reasonable cost formula for redevelopment in FY2010. CHA utilizes the reasonable cost formula for both redevelopment and rehabilitation projects.	Increase Housing Options	Attachment C, Section C(16)
2015-01	Expedited Public Housing Unit Acquisition	CHA is authorized to use MTW flexibility to support CHA's Real Estate Acquisition Program and to expedite the acquisition of units and/or buildings as PH units in CHA-designated Opportunity Areas as well as Gautreaux-designated General and Revitalizing Areas.	Increase Housing Options	Attachment C, Section C(13); Attachment C, Section B2

Public Housing and HCV				
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); 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 PH residents.	Increase Housing Options Self- Sufficiency	Attachment C, Section B, Paragraph 1(b)(iii); Attachment C, Section D, Paragraph 8 (a-b)
2014-01	Modified Family Self-Sufficiency Program for HCV and Public Housing Participants	The modified program encourages participants to remain engaged, obtain escrow, and achieve consistent employment so they are better prepared for economic self-sufficiency upon graduation	Self Sufficiency	Attachment C, Section E
2014-02	Triennial Re-examinations for Households with only Elderly/Disabled Participants and Fixed Income for HCV and Public Housing	CHA implemented a streamlined triennial re-examination schedule for PH and HCV fixed income households consisting of only elderly and/or disabled participants.	Reduce Costs and Cost Effectiveness	Attachment C, Section C (4); Attachment C, Section D (1)(c)
2014-04	CHA Re-Entry Pilot Program	CHA received HUD approval to implement a Re-entry Pilot Program for up to 50 eligible participants in CHA traditional PH or CHA's HCV Program.	Increase Housing Options	Attachment C, Section B(4)
2006-01, 2014-03	Biennial Re-examinations for Public Housing and HCV	CHA plans to implement biennial re-examinations for PH residents and will continue to implement biennial re-examinations for HCV program participants	Reduce Costs and Cost Effectiveness	Attachment C, Section D (1) (c), and Section C (4)
2016-02	Mobility Counseling Demonstration Program Work Requirement	CHA has implemented a work requirement for applicants who consent to participation in the Mobility Counseling Demonstration Program and move to either a CHA Opportunity or Gautreaux-designated General Area utilizing a tenant-based Housing Choice Voucher.	Self- Sufficiency	Attachment C, Section D(3)(b)
Public Housing				
2008-01	Office of the Ombudsman	The Office of Ombudsman provides designated staff to address the concerns of PH residents living in mixed-income communities and serves as a liaison between residents and CHA leadership.	Self-Sufficiency	Attachment D, Paragraph 20
2009-02	Public Housing Work Requirement	CHA implemented a work requirement across CHA's PH portfolio. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement.	Self-Sufficiency	Attachment D, Paragraph 21
HCV				

2010-02	Exception Payment Standards	CHA is authorized to apply exception payment standards that may be up to 150% of HUD's published Fair Market Rents (FMRs) for the city of Chicago in order to increase housing options in mobility areas throughout Chicago.	Increase Housing Options	Attachment C, Section D(2)
2011-02	Owner Excellence – Acceptance of Passed Annual or initial HQS Inspection for New Request for Tenancy Approval within 90 Days of Passed Date	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.	Increase Housing Options	Attachment C, Section D (5)
2011-03	HCV Vacancy Payments	As part of the HCV Owner Excellence Program, CHA may provide a modest vacancy payment to eligible owners participating in the Owner Excellence Program who re-lease a unit currently in the HCV program to another HCV participant.	Increase Housing Options	Attachment C, Section D(1)(d)
2017-01	Elimination of Assets in Income Calculation after Initial Eligibility for HCV Program	The calculation of assets will only be done at intake and is no longer necessary at re-examination.	Reduce Costs and Cost Effectiveness	Attachment C, Section D(1)(c) and Attachment C, Section D (3)(b)
2017-02	Incentive Payments for Landlords	CHA will provide a one-time incentive payment in the amount of the contract rent to landlords in any instance where an HCV participant is entering into a new lease for a unit located in a mobility area.	Increase Housing Options	Amendment 6
2018-01	Increased Payment Standards at Interims	CHA can increase payment standards at interims for elderly/disabled households and any household that receives a rent increase.	Increase Housing Options	Attachment C, Section D (2)(a)
2018-02	Income Calculation Hardship Exemption	Working heads of household who request this hardship exemption can receive a 100% deduction of their total child support payments.	Self-Sufficiency	Attachment C, Section D (2)(a)
PBV				
2008-02	Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties	CHA may increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building.	Increase Housing Options	Attachment D, Paragraph 6
2011-05	PBV Contract Commitments with 16-30 Year Initial Terms	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 16-30 years.	Increase Housing Options	Attachment C, Section D (1)(a)
2011-06	Acceptance of City Certificates of Occupancy for Initial PRA Inspections	CHA is authorized to accept 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)
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	Increase Housing Options	MTW Agreement, Amendment 6

		participation and to ensure the long-term viability of newly constructed and substantially rehabilitated properties.		
2016-03	Expansion of Public Housing Earned Income Disallowance (EID) Policy to CHA PBV Programs within the RAD Program	CHA will retain the PH EID policy for residents in properties transitioning to RAD PBV.	Self-Sufficiency	Attachment C, Section D(2)(a)
2016-04	Uniform Physical Condition Standards (UPCS) Inspection Standards for PBV Properties within the RAD Program	CHA will continue utilizing UPCS for inspections in properties transitioning to RAD PBV.	Reduce Costs and Cost Effectiveness	Attachment C, Section D(7)(d)
2016-06	Adjusting Fair Market Rent (FMR) Thresholds to Retain Existing Subsidy Levels for Converting to PBV Properties within the RAD Program	CHA may exceed the FMR cap of 110% for RAD PBV properties, as needed, to retain existing subsidy levels.	Increase Housing Options	Attachment C, Section D(2)(a)
Local Programs				
2017-04	Funding for City of Chicago Housing Assistance Programs	CHA is utilizing its single fund flexibility to participate in the Flexible Housing Subsidy program, which will provide collective impact to individuals and families who experience homelessness and are in critical need of immediate housing.	Increase Housing Options	Amendment No. 6 to CHA's Amended and Restated MTW Agreement; Attachment C.

Closed Activities

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

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

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

The remaining 50 families would have been selected from the HCV wait list, with an AMI between 51% - 80% for participation (Group 2). As a condition of receiving the voucher, these 50 families will be required to participate in case management services from CHA FamilyWorks providers. Services will be aimed at increasing self-sufficiency so that families can successfully transition off the subsidy. These services include, but are not limited to, workforce development training and placement, education, financial literacy, and mental health case management resources. Group 2 will be subject to CHA's work requirement. CHA will utilize the same work requirement policies in effect for public housing, including Safe Harbor. CHA's work requirement applies to adult

members age 18 to age 54, or age 17 and not attending school full time. Applicable adult members are required to be engaged in employment or employment-related activities for, at least, 20 hours per week, unless the resident is eligible for an exemption or granted Safe Harbor. Noncompliance with the work requirement will be reviewed by the HCV department and the participant's FamilyWorks provider, and may result in a capped HAP payment. The participant will not be required to give up the subsidy.

The 100 families (Group 1 and 2) will be allowed to access a voucher through a priority preference as demonstration program participants, thereby accessing a voucher more quickly than if the wait list applicants were not selected for the demonstration program. While the final details will be determined in coordination with the HCV Participant Council, this will be achieved by sending out a letter notifying wait list participants about the demonstration program and an invitation to apply should they fit into the requirement of either group 1 or 2. The letters will be sent to the lower 50% of the wait list to create an additional incentive for participation, but may be sent in application order pending agreement with the Participant Council. Letters that are sent will detail the demonstration program and wait list holders will be invited to submit interest via telephone or email. There will be no adverse impact to wait list holders who are non-responsive. Interest in the demonstration program will be taken in response order for each of the two groups (prospective participants would be required to supply income information) and placed on a Demonstration Wait list, with sub lists for Groups 1 and 2. It is anticipated that CHA will over recruit and wait list holders who ultimately are not selected for enrollment will return to the HCV wait list in their previous order. CHA will require that all Participants in the program meet all of the regular HCV admissions requirements. Those not meeting the HCV Admission criteria will be removed from the demonstration and HCV wait lists. To the extent possible, each group will receive orientation and briefings with their respective group all at once and go through the demonstration as two cohorts. Demonstration participants would be subject to portability restrictions and will be required to remain in Chicago. Participants may, however, dual enroll in CHA's Mobility Counseling Program should they choose to move to a Mobility Area. Participants will also be allowed to enroll in CHA's CTO Program and purchase a home within the 10-year time period. Doing so would be treated as a positive exit from the program. Participants in Group 2 would be allowed to enroll in CHA's FSS program, although unlikely.

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

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

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

- Other extenuating circumstances.

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

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

5

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



CHICAGO HOUSING
AUTHORITY™

Section V: MTW Sources and Uses of Funds

Section VA: Sources and Uses of MTW Funds

Actual Sources and Uses of MTW Funds

CHA submitted FY2018 unaudited financial information by the due date of February 28, 2019. CHA's FY2018 audited information will be submitted by the due date of September 30, 2019.

Activities that Used Only MTW Single-Fund Flexibility

Current Support to Families in the Process of Being Relocated

CHA provides a variety of support options to families in the process of being relocated from buildings undergoing rehabilitation or redevelopment. In accordance with the Relocation Rights Contract, CHA provides relocation notices to families impacted by building closures or consolidation and makes move-related payments. Additionally, residents are offered pre-move counseling, HCV mobility counseling, post-move counseling, unit tours, assistance in accessing other necessary services and support for residents in managing their household and adjusting to new communities. CHA also provides packing materials and moving assistance to families who are relocating. In FY2018, there were 43 moves associated with relocation. In addition, 140 families awaiting their right of return engaged in services.

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, including permanent housing choices, lease compliance, and employment preparation, placement and retention. A summary of the services provided in FY2018 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 subsidy or moving to a Mobility 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.

Projected FY2018 Outcomes:

- 30 families will purchase a home through the CHA Choose to Own homeownership program.
- 65% of participants in the Family Self-Sufficiency program will accumulate escrow.

FY2018 Outcomes:

- 41 families purchased a home through the CHA Choose to Own homeownership program.
- 72% of participants in the Family Self-Sufficiency program accumulated escrow

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.

Projected FY2018 Outcomes:

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

FY2018 Outcomes:

- 1,086 residents were connected with new & better jobs.
- 2,683 youth were engaged in paid summer opportunities.

Developing Academic Achievement:

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

Projected FY2018 Outcomes:

- More than 600 residents will attend the City Colleges of Chicago.
- At least 220 youth and adults will receive CHA college scholarships.

FY2018 Outcomes:

- 633 residents attended the City Colleges of Chicago.
- 220 youth and adults were awarded CHA college scholarships.

Increasing Stability and Quality of Life:

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

Projected FY2018 Outcomes:

- 7,000 youth will be engaged in out-of-school-time programming.
- 80% of lease compliance referrals will be resolved.
- 190,000 Golden Diner and 90,000 Summer Food meals will be served to seniors and youth.
- Percent of families with Right of Return outstanding will be maintained at 3.0%.
- Regional senior music fests and the Senior Holiday Luncheon will engage more than 2,000 seniors.

FY2018 Outcomes:

- 8,384 youth were engaged in out-of-school-time programming.
- 87% of residents housed and in good standing with residential lease.

- 206,565 Golden Diner and 63,127 Summer Food meals were served to seniors and youth.
- Percent of families with Right of Return outstanding dropped to 2.9%.
- Regional senior music fests and the Senior Holiday Luncheon engaged more than 2,000 seniors.

Section VB: 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 2 CFR Part 200, Subpart F audits (2 CFR 200.501 et.seq.). These annual audits, in addition to the quarterly reviews performed by the external firm, require significant consideration be given to program reporting as well as up-to-date accounting treatment of Governmental Accounting Standards Board (GASB) pronouncements.

**THE CHICAGO HOUSING AUTHORITY
USE of MTW SINGLE FUND
FY2018 ANNUAL REPORT**

	<u>FY2018 Actuals</u>
CENTRAL OFFICE	\$ 33,237,247
<u>HOUSING</u>	
Housing Choice Voucher	532,196,297
Property Office	207,263,787
Resident Services	<u>38,308,896</u>
TOTAL HOUSING	777,768,980
<u>CAPITAL</u>	
Capital Repairs and Improvements	108,162,159
Capital Development-Administrative	2,691,810
Capital Construction- Administrative	<u>6,596,006</u>
TOTAL CAPITAL	117,449,974
DEBT SERVICE	-
TOTAL USES	<u>\$ 928,456,201</u>

6

Section Six

ADMINISTRATIVE



CHA

CHICAGO HOUSING
AUTHORITY™

Section VI: Administrative

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

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

This section is not applicable.

Results of PHA-Directed Evaluations of the Demonstration

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

MTW Energy Performance Contract (EPC) Flexibility Data

This section is not applicable.

Certification of Compliance with MTW Statutory Requirements

FY2018 MTW Annual Report
Section VI: Administrative

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

Chicago Housing Authority
Applicant Name

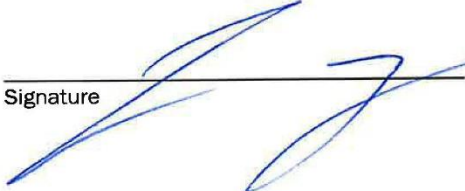
Moving to Work Demonstration Program
Program/Activity Receiving Federal Funding

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 

3-27-19
Date



A APPENDICES

Appendices

Board Resolution



March 19, 2019

Item No. 1

RECOMMENDATION TO APPROVE AND SUBMIT TO HUD THE FY2018 MTW ANNUAL REPORT

Presenter: Jennifer Hoyle, Director, Strategic Management and Partnerships

Recommendation

The Chief Executive Officer recommends that the Board of Commissioners of the Chicago Housing Authority approve the FY2018 Moving to Work (MTW) Annual Report and authorize CHA to submit the FY2018 MTW Annual Report to HUD.

Background

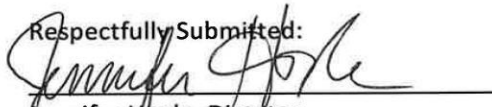
Submission of the FY2018 Moving to Work (MTW) Annual Report fulfills CHA's annual MTW reporting requirements and supports CHA's goal of successful continued compliance with the obligations of HUD's MTW Demonstration Program.

On February 6, 2000, CHA and HUD signed the original MTW Agreement, which allowed CHA to implement the Plan for Transformation. On June 26, 2008, CHA's Amended and Restated MTW Agreement with HUD was fully executed, extending CHA's participation in the MTW Demonstration Program through FY2018. On April 14, 2016, HUD extended the MTW Agreement through 2028.

As part of the MTW Agreement, CHA is required to submit an Annual Report to HUD, due 90 days after the end of CHA's fiscal year. The MTW Annual Report provides information necessary for HUD to assess CHA's performance in FY2018 in its operations as well as activities authorized by the MTW Program. In 2018, HUD issued a revised Form 50900 (Attachment B to the MTW Agreement) which outlines requirements for the content of MTW annual plans and reports and for tracking the impact of MTW activities. CHA continues to work with HUD for technical guidance and feedback on MTW reporting processes and requirements to ensure compliance.

CHA has complied with the requirements of the Amended and Restated MTW Agreement and HUD regulations regarding the submission of annual reports. The Board action recommended in this item complies in all material respects with applicable Chicago Housing Authority Board policies and federal (HUD) regulations.

Respectfully Submitted:


 Jennifer Hoyle, Director
 Strategic Management and Partnerships

RESOLUTION NO. 2019-CHA-11

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated March 19, 2019, requesting approval of the FY2018 MTW Annual Report and authorization to submit the FY2018 MTW Annual Report to HUD attached hereto;

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

THAT, The Board of Commissioners hereby approves the FY2018 Moving to Work Annual Report and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final updates as deemed necessary; such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

THAT, This approval of the FY2018 MTW Annual Report supersedes any and all conflicting language found in prior CHA MTW Annual Reports;

THAT, The Board of Commissioners grants authorization to submit the FY2018 MTW Annual Report to the U.S. Department of Housing and Urban Development upon Board approval.



Joni R. Alvarez for
Eugene E. Jones, Jr.
Chief Executive Officer
Chicago Housing Authority

CHA Local Asset Management Plan

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

The CHA has developed this program to ensure that accounting and financial reporting methods comply with 2 CFR Part 200, Subpart E (2 CFR 200.400 et. seq.) regarding cost allocations, 2 CFR Part 200, Subpart F (2 CFR 200.501 et. seq.) regarding audit requirements, and generally accepted accounting practices (GAAP).

The local asset management program incorporates the following key components:

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

Program Principles

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

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

Cost Allocation Approach

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

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

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

CHA Cost Objectives Under MTW

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

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

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

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

Financial Reporting

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

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