



FY2019 MOVING TO WORK ANNUAL REPORT



Submitted to HUD on April 24, 2020

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Section One **INTRODUCTION**



CHA

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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 FY2019, CHA continued to pursue and/or plan for future implementation of the following initiatives.

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

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

- ***Mixed-Income Redevelopment:*** CHA will continue with new on- and off-site phases in mixed-income developments which have replaced many former CHA properties.
- ***Real Estate Acquisition Program (REAP):*** CHA 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 project-based voucher units 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 FY2019, CHA completed 633 housing units, including 37 Public Housing units and 596 Project-Based Voucher units.¹ (Please refer to Section II and IV for more information.)

| FY2019 UNIT DELIVERY | | | | |
|-------------------------|---------------------------------|--------------------------|--------------------------------|-----------------------------|
| Portfolio | Type | Development Name | Projected FY2019 Unit Delivery | Actual FY2019 Unit Delivery |
| Public Housing | Mixed-Income | Taylor Street Apartments | 37 | 37 |
| Public Housing | Real Estate Acquisition Program | TBD | 25 | 0 |
| Project-Based Vouchers* | Property Rental Assistance | Multiple Properties | 395 | 266 |
| Project-Based Vouchers* | RAD 1 | Multiple Properties | 255 | 296 |
| Project-Based Vouchers* | RAD2/Mod Rehab Conversions | Multiple Properties | 100 | 34 |
| Total | | | 812 | 633 |

*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 FY2019.

Rental Assistance Demonstration (RAD) Program

In October 2013, CHA submitted a portfolio application to HUD to utilize RAD to provide a more consistent budgeting platform to support long-term operation and affordability of CHA Public Housing units. CHA elected to transition the proposed Public Housing units to the Project-Based Voucher (PBV) program. In anticipation of a potential future RAD award, CHA proceeded with required revisions to the annual plan through an amendment to the FY2014 MTW Annual Plan. In FY2014, CHA updated the HCV Administrative Plan to reflect RAD-specific policies, as well as created a RAD lease/lease addendum and RAD grievance policy. These RAD policies were released for public comment in November 2014 and approved by CHA's Board in January 2015. As reflected in these policies, CHA will adhere to the requirements of the RAD program and PBV regulations, including the incorporation of key Public Housing provisions that protect residents' interests and encourage resident participation and self-sufficiency. In June 2015, CHA received a RAD award for its portfolio application. Since then, CHA has closed multiple RAD transactions with more than 4,800 units converted to RAD as of Q4 2019 and more than 200 RAD1 transfer of assistance units delivered. CHA will continue to move forward with RAD PBV conversions for the entire portfolio application in FY2020 and FY2021.

Approved MTW Activities in FY2019

In FY2019, CHA continued or proceeded with implementation of the following 26 approved MTW activities to provide more housing options for families, assist residents in achieving self-sufficiency,

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 be temporarily 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.

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.

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. In FY2018, CHA received approval to increase the current limit from 150% FMR to 250% in cases where it is needed as a reasonable accommodation, and in FY2019, CHA received approval to include unit location in the criteria that can be considered to go up to 250% for a reasonable accommodation.
- ***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 individuals access housing and remain stably housed. Social services will be linked to the housing assistance to ensure that individuals achieve stability.

Closed MTW Activities in FY2019

- ***Time Limit Demonstration Program for Housing Choice Voucher Participants (2017- 03):*** This activity was placed on hold in the FY2018 MTW Annual Plan and CHA closed it in the FY2018 MTW Annual Report.
- ***Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval (RTA) within 90 Days of Passed Date (2011-02):*** CHA proposes to close this activity in the FY2019 MTW Annual Report.

In FY2019, 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.)*

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Section Two **GENERAL HOUSING AUTHORITY OPERATING INFORMATION**



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Section II: General Housing Authority Operating Information

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

Section IIA: Housing Stock Information

i. Actual New Project-Based Vouchers

Since 2001, CHA has continued to expand the use of project-based vouchers (PBVs) to increase housing options for low-income families in the region. 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 1,099 new PBVs that were placed under PRA/RAD1/RAD2 HAP or AHAP in FY2019.

| FY2019 Actual New Project-Based Vouchers | | | | | |
|--|----------------------------------|---------|-----------------------------------|-----------|--|
| Property Name | Number of Project Based Vouchers | | Actual Status at End of Plan Year | RAD? | Description of Project |
| | Planned | Actual | | | |
| 6145 North Broadway Apartments | 21 | 0 | N/A | No | Project not moving forward. |
| Butler Lindon Apartments | 18 0 | 18 5 | Committed Leased | No Yes | PRA/PBV and RAD2 located in the Woodlawn community area for individuals experiencing homelessness (AHAP) |
| Casa Veracruz Apartments | 60 | 0 | Committed | No | PRA/PBV existing housing located in the Lower West Side, New City, North Lawndale, and South Lawndale community areas for families. |
| Clark Estes Apartments* | 15 | 0 | Leased | No | PRA/PBV new construction located in the Rogers Park community area for families & individuals. |
| Focus Apartments | 0 | 10 | Leased | No | PRA/PBV located in the Austin community area for individuals who are ex-offenders. |
| Humboldt Park Residence (HPR Preservation Limited Partnership) | 8 | 0 | Committed | No | PRA/PBV rehabilitation housing in the Humboldt Park community area for individuals--will be adding units to an existing contract. |
| Lawrence & Broadway Apartments (1825 W Lawrence) | 17 | 0 | N/A | No | Project not moving forward at this time. |
| Lawson House* | 100 | 0 | Committed | Yes | RAD2 rehabilitation units in the Near North Side community area for individuals experiencing homelessness. Units currently under SRO contract. |
| LPCS Permanent Supportive Housing* | 20 | 0 | Leased | No | PRA/PBV new construction located in the Near North Side community area for individuals experiencing homelessness. |
| Mark Twain Apartments* | 148 | 0 | Committed | No | PRA/PBV rehabilitation located in the Near North Side community area for individuals. |

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| Pierce House (La Casa Norte) | 0 | 25 | Leased | No | PRA/PBV located in the Humboldt Park community area for homeless families & individuals. |
| Pullman Artspace* | 6 | 0 | Committed | No | PRA/PBV new construction located in the Pullman community area for families. |
| Sarah's Circle | 18 | 18 | Committed | No | PRA/PBV new construction located in the Uptown community area for females experiencing homelessness (AHAP). |
| Warren Apartments | 25 | 25 | Committed | No | PRA/PBV with 75 total units of new construction in the Near West Side community, for families & individuals (AHAP). |
| 5150 Northwest Highway | 20 | 20 | Committed | No | PRA/PBV located in the Jefferson Park community area for families & individuals (AHAP) |
| Oso Apartments* | 32 | 0 | Leased | Yes | RAD1 located in the Irving Park community area for families & individuals. These units are Lathrop Homes transfer of assistance. |
| Ravenswood Senior Living Apartments, 4501 N Winchester* | 74 | 74 | Committed | Yes | RAD1 located in the Lincoln Square community area for seniors. These units are Lathrop Homes transfer of assistance. |
| Ickes Phase 1A | 34 | 34 | Committed | Yes | RAD1 located in the Near South Side community area for families. These units are Altgeld-Murray Homes transfer of assistance. |
| Ickes Phase 1B | 34 | 34 | Committed | Yes | RAD1 located in the Near South Side community area for families. These units are Altgeld-Murray Homes transfer of assistance. |
| Lathrop Phase 1B | 77 | 0 | Committed | Yes | RAD1 located in the Lincoln Park community area for families. |
| Logan Square Transit Oriented Development (AKA Emmett Street) | 35 | 0 | Committed | Yes | RAD1 located in the Logan Square community area for families. These units are Lathrop Homes transfer of assistance. |
| Parkside 4 Phase 2 | 54 | 54 | Committed | Yes | RAD1 located in the Near North Side community area for families. These units are Lathrop Homes transfer of assistance. |
| 4630 S Ashland | 30 | 0 | N/A | Yes | Project not moving forward at this time. |
| <i>Albany Terrace Apartments**</i> | 345 | 0 | Committed | Yes | RAD1 located in the South Lawndale community area for seniors 55+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery. |
| <i>Alfreda Barnett Duster Apartments**</i> | 126 | 0 | Committed | Yes | RAD1 located in the Near West Side community area for seniors 62+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery. |

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| <i>Armour Square Apartments**</i> | 379 | 0 | Committed | Yes | RAD1 located in the Armour Square community area for seniors 62+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery. |
| <i>Castleman Apartments**</i> | 198 | 0 | Committed | Yes | RAD1 located in the Uptown community area for seniors 62+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery. |
| <i>Edith Spurlock Sampson Apartments**</i> | 386 | 0 | Committed | Yes | RAD1 located in the Lincoln Park community area for seniors 62+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery. |
| <i>Flannery Apartments**</i> | 248 | 0 | Committed | Yes | RAD1 located in the Near North Side community area for seniors 62+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery. |
| <i>Irene McCoy Gaines Apartments**</i> | 149 | 0 | Committed | Yes | RAD1 located in the East Garfield Park community area for seniors 55+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery. |
| <i>Judge Green</i> | 0 | 153 | Leased | Yes | RAD1 located in the Oakland community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Langston**</i> | 29 | 0 | Committed | Yes | RAD1 located in the Grand Boulevard community area for families & individuals. These are former public housing units converted to RAD1 and will not contribute to new unit delivery. |
| <i>Lidia Pucinska Apartments**</i> | 376 | 0 | Committed | Yes | RAD1 located in the West Town community area for seniors 62+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery. |
| <i>Mary Hartwell Catherwood Apartments**</i> | 355 | 0 | Committed | Yes | RAD1 located in the Lake View community area for seniors 62+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery. |
| <i>Mary Jane Richardson Apartments**</i> | 169 | 0 | Committed | Yes | RAD1 located in the Grand Boulevard community area for seniors 55+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery. |
| <i>Patrick Sullivan Apartments</i> | 0 | 478 | Leased | Yes | RAD1 in the Near West Side community for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Quincy**</i> | 27 | 0 | Committed | Yes | RAD1 located in the Grand Boulevard community area for families & individuals. These are former public housing units converted to RAD1 and will not contribute to unit delivery. |

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|---|--------------|--------------|-----------|-----|--|
| <i>Vivian Gordon Harsh</i> | 0 | 122 | Leased | Yes | RAD1 in the Oakland community, for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Wicker Park Apartments & Annex**</i> | 220 | 0 | Committed | Yes | RAD1 located in the West Town community area for seniors 62+. These are former public housing units converted to RAD1 and will not contribute to new unit delivery. |
| <i>Zelda Ormes Apartments**</i> | 264 | 0 | Committed | Yes | RAD1 located in the Near North Side community area for seniors 62+. These are former public housing units that will be converted to RAD1 and will not contribute to new unit delivery. |
| Eddie Mae & Alex Johnson Apartments (POAH JBL 1, LLC) | 0 | 29 | Leased | Yes | RAD2 located in the Woodlawn community area for individuals experiencing homelessness. |
| Total | 4,117 | 1,099 | | | |

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

Certain PRA PBV projects did not move forward as planned and CHA did not close as many RAD1 PBV projects as planned.

*These units were projected for to be under AHAP in the FY2019 MTW Annual Report, but were committed or leased in FY2018 and are listed in the Existing PBV Table.

**Former PH unit converted to RAD1 PBV.

ii. Actual Existing Project-Based Vouchers

The following table lists project-based vouchers that were committed or leased at the beginning of FY2019.

| FY2019 Actual Existing Project-Based Vouchers | | | | | |
|---|----------------------------------|----------|------------------------------------|------|---|
| Property Name | Number of Project Based Vouchers | | Planned Status at End of Plan Year | RAD? | Description of Project |
| | Planned | Existing | | | |
| PRA/PBV | | | | | |
| 3225 W. 111th Street LLC (formerly Mount Greenwood Estates) | 5 | 2 | Leased | No | PRA/PBV located in the Mount Greenwood community area for disabled individuals. |
| 3714-16 W. Wrightwood Apartments (Data Properties Inc.) | 5 | 5 | Leased | No | PRA/PBV located in the Logan Square community area for families & individuals. |
| 5751 S Michigan Inc (Harriet Tubman Apartments) | 11 | 11 | Leased | No | PRA/PBV located in the Washington Park community area for families. |
| 5801 S Michigan LLC (Sojourner Truth Apartments) | 23 | 23 | Leased | No | PRA/PBV located in the Washington Park community area for families. |
| 5840 S Dr Martin Luther King Jr Drive | 4 | 4 | Leased | No | PRA/PBV located in the Washington Park community area for families & individuals experiencing homelessness. |
| 600 S Wabash LP | 77 | 71 | Leased | No | PRA/PBV located in the Loop community area for individuals experiencing homelessness. |

| | | | | | |
|---|-----|-----|--------|----|---|
| 65th Infantry Regiment Veterans Housing | 48 | 48 | Leased | No | PRA/PBV located in the West Town community area for veteran families. |
| 9000 S Justine LLC (formerly aka 90th Street Development - Tremarq Partners Inc.) | 4 | 4 | Leased | No | PRA/PBV located in the Washington Heights community area for families & individuals. |
| Access Housing | 38 | 38 | Leased | No | PRA/PBV located in the Hermosa, Humboldt Park, Logan Square, and West Town community areas for disabled families & individuals. |
| Anchor House | 108 | 108 | Leased | No | PRA/PBV located in the Auburn Gresham community area for families & individuals. |
| Archer Avenue Senior Residences (Community Housing Partners VII, LP) | 12 | 12 | Leased | No | PRA/PBV located in the Bridgeport community area for seniors 62+. |
| Bettendorf Place | 18 | 18 | Leased | No | PRA/PBV located in the South Chicago community area for individuals experiencing homelessness with HIV/AIDS. |
| Boulevard Apartments | 12 | 12 | Leased | No | PRA/PBV located in the West Town and Logan Square community areas for families & individuals. |
| Boxelder Court | 6 | 6 | Leased | No | PRA/PBV located in the Woodlawn community area for families. |
| Brainerd Park Apartments (Brainerd Park Apartments Limited Partnership) | 9 | 9 | Leased | No | PRA/PBV located in the Washington Heights community area for families & individuals. |
| Branch of Hope | 58 | 58 | Leased | No | PRA/PBV located in the Englewood community area for families & individuals. |
| Bryn Mawr (Belle Shore Limited Partnership) | 10 | 10 | Leased | No | PRA/PBV located in the Edgewater community area for families & individuals. |
| Buffett Place | 51 | 51 | Leased | No | PRA/PBV located in the Lake View community area for disabled individuals. |
| Carling, LLC | 39 | 39 | Leased | No | PRA/PBV located in the Near North Side community area for individuals. |
| Clark Estes Apartments | 0 | 15 | Leased | No | PRA/PBV new construction located in the Rogers Park community area for families & individuals. |
| Crestwood Apartments (MICH Chicago LLC) | 57 | 57 | Leased | No | PRA/PBV located in the Austin community area for seniors 55+. |
| Crowder Place Apartments | 22 | 19 | Leased | No | PRA/PBV located in the Lake View community area for seniors 62+. |
| Deborah's Place II (Deborah's Place I, Limited Partnership) | 39 | 39 | Leased | No | PRA/PBV located in the Near North Side community area for female individuals experiencing homelessness. |
| Devon Place | 21 | 17 | Leased | No | PRA/PBV located in the West Ridge community area for families & individuals; did not |

| | | | | | |
|--|-----|-----|-----------|----|--|
| | | | | | convert to RAD1 in 2019 as scheduled. |
| Diversey Manor LLC | 50 | 50 | Leased | No | PRA/PBV located in the Logan Square community area for families & individuals. |
| Drex 8031 LLC | 12 | 12 | Leased | No | PRA/PBV located in the Chatham community area for veteran families & individuals. |
| East Park Apartments | 150 | 150 | Leased | No | PRA/PBV located in the East Garfield Park community area for individuals. |
| Englewood Permanent Supportive Housing | 50 | 50 | Leased | No | PRA/PBV located in the Englewood community area for individuals experiencing homelessness. |
| Evergreen Towers II LLC | 10 | 10 | Leased | No | PRA/PBV located in the Near North Side community area for seniors 62+. |
| G & A Senior Residence at Eastgate Village (East Gate Village Partners LP) | 35 | 35 | Leased | No | PRA/PBV located in the Near South Side community area for seniors 62+. |
| G & A Senior Residences at Ravenswood (Ravenwood Partners of Illinois Limited Partnership) | 37 | 37 | Leased | No | PRA/PBV located in the West Ridge community area for seniors 62+. |
| G & A Senior Residences of West Ridge (West Ridge Senior Partners Limited Partnership) | 19 | 19 | Leased | No | PRA/PBV located in the West Ridge community area for seniors 62+. |
| Garden View, L. L. C. | 16 | 0 | Committed | No | PRA/PBV located in the North Lawndale community area for families and individuals with HIV/AIDS. |
| Greenwood Courts (TWG Greenwood LLC) | 9 | 9 | Leased | No | PRA/PBV located in the Kenwood community area for families. |
| Hancock House Limited Partnership | 18 | 18 | Leased | No | PRA/PBV located in the West Pullman community area for seniors 62+. |
| Harvest Commons Apartments | 89 | 89 | Leased | No | PRA/PBV located in the Near West Side community area for individuals experiencing homelessness. |
| Hilliard Homes I & II | 162 | 160 | Leased | No | PRA/PBV located in the Near South Side community area for seniors 62+. |
| Hollywood House | 51 | 51 | Leased | No | PRA/PBV located in the Edgewater community area for seniors 62+. |
| HOME (Nathalie Salmon/Blackhawk Manor) | 8 | 8 | Leased | No | PRA/PBV located in the Belmont Cragin and Rogers Park community areas for seniors 62+. |
| Hope Manor Apartments I | 30 | 30 | Leased | No | PRA/PBV located in the Humboldt Park community area for veteran, male individuals. |
| Hope Manor Apartments II | 73 | 73 | Leased | No | PRA/PBV located in the Englewood community area for veteran families & individuals. |

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|--|-----|-----|--------|----|---|
| Howard Apartments Limited Partnership | 12 | 12 | Leased | No | PRA/PBV located in the West Town community area for individuals. |
| Humboldt House | 34 | 31 | Leased | No | PRA/PBV located in the Logan Square community area for individuals experiencing homelessness with a diagnosed mental illness. |
| Humboldt Park Residence (HPR Preservation Limited Partnership) | 20 | 20 | Leased | No | PRA/PBV located in the Humboldt Park community area for individuals. |
| IAHI - Park Place Towers | 5 | 5 | Leased | No | PRA/PBV located in the Lake View community area for disabled individuals. |
| Illinois Accessible Housing Initiative | 40 | 41 | Leased | No | PRA/PBV located in the Bridgeport, Edgewater, Hyde Park, Lakeview, Near South Side, and New City community areas for disabled families & individuals. |
| Independence Apartments (Westside Village Phase V Limited Partnership) | 9 | 9 | Leased | No | PRA/PBV located in the North Lawndale community area for families & individuals. |
| Ironwood Courts | 14 | 14 | Leased | No | PRA/PBV located in the Washington Park community area for families. |
| Ivy Park Homes | 39 | 4 | Leased | No | PRA/PBV located in the Roseland community areas for families & individuals. |
| Jade Garden Limited Partnership | 35 | 31 | Leased | No | PRA/PBV located in the Armour Square community area for families. |
| Jarvis Apartments | 8 | 4 | Leased | No | PRA/PBV located in the Rogers Park community area for families. |
| Karibuni Place (Ellis Neighborhood Development Corp) | 11 | 11 | Leased | No | PRA/PBV located in the Chatham community area for individuals experiencing homelessness. |
| Kenmore Plaza | 105 | 105 | Leased | No | PRA/PBV located in the Edgewater community area for seniors 62+. |
| King Legacy LP | 10 | 10 | Leased | No | PRA/PBV located in the North Lawndale community area for families. |
| Lake Street Studios | 61 | 61 | Leased | No | PRA/PBV located in the Near West Side community area for individuals. |
| Lake Village East Apartments | 67 | 65 | Leased | No | PRA/PBV located in the Kenwood community area for families & individuals. |
| Leigh Johnson Courts | 19 | 18 | Leased | No | PRA/PBV located in the Greater Grand Crossing community area for families. |
| Leland Apartments (VASH) | 20 | 10 | Leased | No | PRA/PBV located in the Uptown community area for veteran families & individuals. |
| Leontyne Apartments | 14 | 14 | Leased | No | PRA/PBV located in the Grand Boulevard community area for families & individuals. |

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|--|-----|-----|-----------|----|---|
| Liberty Square Apartments | 16 | 16 | Leased | No | PRA/PBV located in the East Garfield Park community area for families & individuals. |
| LPCS Permanent Supportive Housing | 0 | 20 | Leased | No | PRA/PBV new construction located in the Near North Side community area for individuals experiencing homelessness. |
| Los Vecinos Apartments | 11 | 11 | Leased | No | PRA/PBV located in the Humboldt Park community area for individuals experiencing homelessness. |
| Luxe Properties (Verity Investments LLC) | 6 | 6 | Leased | No | PRA/PBV located in the East Garfield Park, Hermosa, Logan Square, South Lawndale, and West Town community areas for families & individuals. |
| Lyndale Apartments (THC Lyndale Place Limited Partnership) | 67 | 30 | Leased | No | PRA/PBV located in the Logan Square community area for families & individuals. |
| Major Jenkins (Red Door Limited Partnership) | 80 | 80 | Leased | No | PRA/PBV located in the Uptown community area for individuals. |
| Maple Pointe Apartments (Standard Maple Owner LLC) | 0 | 116 | Leased | No | PRA/PBV located in the Near North Side community area for families & individuals. |
| Mark Twain Apartments | 148 | 148 | Leased | No | PRA/PBV rehabilitation located in the Near North Side community area for individuals. |
| Marshall 1232 LLC | 90 | 90 | Leased | No | PRA/PBV located in the Near North Side community area for individuals. |
| Midwest Apartments | 69 | 20 | Leased | No | PRA/PBV located in the West Garfield Park community area for individuals. |
| Milwaukee Avenue Apartments | 11 | 11 | Leased | No | PRA/PBV located in the Avondale community area for disabled families. |
| Montclare Senior Residences of Avalon Park Phase II, LLC | 38 | 38 | Leased | No | PRA/PBV located in the Avalon Park community area for seniors 55+. |
| Montclare Senior Residences of Calumet Heights | 0 | 34 | Committed | No | PRA/PBV located in the Calumet Heights community area for seniors (AHAP). |
| Mulvey Place | 22 | 18 | Leased | No | PRA/PBV located in the Lake View community area for seniors 62+. |
| Near North Limited Partnership (aka Schiff Residence) | 46 | 46 | Leased | No | PRA/PBV located in the Near North Side community area for individuals. |
| New Mom's Transformation Project (New Mom's Housing Development LLC) | 40 | 40 | Leased | No | PRA/PBV located in the Austin community area for single mothers (age 18-24) with children. |
| North & Talman III Limited Partnership | 8 | 8 | Leased | No | PRA/PBV located in the West Town community area for families & individuals. |
| Park Apartments (Park R, LLC) | 30 | 30 | Leased | No | PRA/PBV located in the Washington Park community area for families & individuals. |

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|---|-----|-----|-----------|----|---|
| Phoenix House | 32 | 0 | Committed | No | PRA/PBV located in the North Lawndale community area for individuals with HIV/AIDS. |
| Pullman Artspace | 6 | 6 | Committed | No | PRA/PBV new construction located in the Pullman community area for families (AHAP). |
| Reba Place Fellowship | 16 | 7 | Leased | No | PRA/PBV located in the Rogers Park community area for families & individuals. |
| Renaissance West Apartments | 99 | 98 | Leased | No | PRA/PBV located in the Logan Square community area for individuals. |
| Roosevelt Road Veterans (VASH) | 0 | 75 | Committed | No | PRA/PBV located in the North Lawndale community area for veterans (AHAP). |
| Roosevelt Towers LLC | 128 | 126 | Leased | No | PRA/PBV located in the North Lawndale community area for seniors 62+. |
| Rosa Parks Limited Partnership | 26 | 26 | Leased | No | PRA/PBV located in the Humboldt Park community area for families. |
| Rosenwald Courts | 60 | 60 | Leased | No | PRA/PBV located in the Grand Boulevard community area for seniors 62+. |
| San Miguel (Argyle Neighborhood Development Corporation) | 14 | 14 | Leased | No | PRA/PBV located in the Uptown community area for families & individuals. |
| Sankofa House | 36 | 36 | Leased | No | PRA/PBV located in the North Lawndale community area for families & individuals. |
| Senior Suites Chicago, Auburn Gresham, LLC | 17 | 17 | Leased | No | PRA/PBV located in the Auburn Gresham community area for seniors 62+. |
| South Park Plaza LP | 35 | 34 | Leased | No | PRA/PBV located in the Douglas community area for families & individuals. |
| Spaulding & Trumbull Limited Partnership (aka Trumbull Apts) | 13 | 13 | Leased | No | PRA/PBV located in the North Lawndale community area for homeless families. |
| St. Andrews Court, LP | 30 | 30 | Leased | No | PRA/PBV located in the Near West Side community area for ex-offender graduates of St. Leonard's. |
| St. Edmund's Court, LLC | 10 | 10 | Leased | No | PRA/PBV located in the Washington Park community area for families. |
| St. Leo Residence | 50 | 50 | Leased | No | PRA/PBV located in the Auburn Gresham community area for homeless and disabled veteran individuals. |
| St. Leo Residence (VASH) | 40 | 40 | Leased | No | PRA/PBV located in the Auburn Gresham community area for homeless and disabled veteran individuals. |
| Strategic Belmont LLC | 1 | 0 | Leased | No | PRA/PBV located in the Lake View community area for disabled individuals. |
| Sunnyside Kenmore Apartments (Community Housing Partners XII, LP) | 10 | 10 | Leased | No | PRA/PBV located in the Uptown community area for families. |

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|--|----|----|--------|----|---|
| The Douglass (aka Eastwood Garden) | 47 | 47 | Leased | No | PRA/PBV located in the Englewood community area for families & individuals. |
| The Resurrection Home | 5 | 5 | Leased | No | PRA/PBV located in the Lower West Side and North Lawndale community areas for families. |
| The Suites of Autumn Green at Wright Campus | 8 | 8 | Leased | No | PRA/PBV located in the Dunning community area for seniors 55+. |
| Thresholds at Casa de Troy | 16 | 16 | Leased | No | PRA/PBV located in the Chicago Lawn community area for families & individuals with a diagnosed mental illness. |
| Thresholds at Edgewater Shores | 8 | 8 | Leased | No | PRA/PBV located in the Edgewater community area for individuals with a diagnosed mental illness. |
| Thresholds RAD LLC (Austin Apartments) | 5 | 5 | Leased | No | PRA/PBV located in the Austin community for individuals experiencing homelessness with a diagnosed mental illness. |
| Thresholds RAD LLC (Grais Apartments) | 4 | 4 | Leased | No | PRA/PBV located in the Rogers Park community for individuals experiencing homelessness with a diagnosed mental illness. |
| Thresholds RAD LLC (Rowan Trees Apartments) | 6 | 6 | Leased | No | PRA/PBV located in the Englewood community for individuals experiencing homelessness with a diagnosed mental illness. |
| Tierra Linda Apartments (Tierra Linda Limited Partnership) | 14 | 14 | Leased | No | PRA/PBV located in the Humboldt Park and Logan Square community areas for families & individuals. |
| Town Hall Apartments (Halsted Limited Partnership) | 79 | 79 | Leased | No | PRA/PBV located in the Lake View community area for seniors 55+ and LGBT-friendly. |
| Veterans New Beginnings Limited Partnership | 48 | 48 | Leased | No | PRA/PBV located in the Auburn Gresham community area for veteran individuals. |
| Victory Centre of South Chicago SA (South Chicago SA Associates, LP) | 18 | 18 | Leased | No | PRA/PBV located in the South Chicago community area for seniors 62+. |
| Wabash Apartments | 24 | 24 | Leased | No | PRA/PBV located in the Washington Park community area for families. |
| Washington Park Apartments (AHPF 51st Street Y, LLC) | 32 | 32 | Leased | No | PRA/PBV located in the Grand Boulevard community area for individuals. |
| West Humboldt Place (Children's Place Community Living LLC) | 4 | 4 | Leased | No | PRA/PBV located in the Humboldt Park community area for families with a child with HIV/AIDS. |
| Wilson Yards Partners Limited Partnership | 16 | 16 | Leased | No | PRA/PBV located in the Uptown community area for families & individuals. |
| Wilson Yards Senior Apartments | 20 | 20 | Leased | No | PRA/PBV located in the Uptown community area for seniors 62+. |
| Winterberry Place, Inc. | 6 | 6 | Leased | No | PRA/PBV located in the Grand Boulevard community area for families & individuals. |

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|--|-------|-------|-----------|-----|---|
| Wrightwood Apartments (Wright Avers LLC) | 6 | 5 | Leased | No | PRA/PBV located in the Logan Square community area for families. |
| Wrightwood Senior Apartments | 17 | 17 | Leased | No | PRA/PBV located in the Ashburn community area for seniors 62+. |
| Xavier Apartments (625 W Division LLC) | 24 | 24 | Leased | No | PRA/PBV located in the Near North Side community area for families & individuals. |
| Zapata Apartments Limited Partnership | 18 | 18 | Leased | No | PRA/PBV located in the Logan Square community area for families. |
| | 3,595 | 3,780 | | | |
| RAD1/PBV | | | | | |
| <i>Ada S. Dennison McKinley Apartments*</i> | 122 | 0 | Committed | Yes | RAD1 located in the Woodlawn community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| Aurea Martinez Apartments (fka Diversey Manor) | 45 | 45 | Leased | Yes | RAD1 located in the Belmont Cragin community area for families & individuals. These units are Lathrop Homes transfer of assistance. |
| <i>Caroline Hedger Apartments*</i> | 450 | 450 | Leased | Yes | RAD1 located in the Rogers Park community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| Concord at Sheridan | 65 | 65 | Leased | Yes | RAD1 located in the Rogers Park community area for families & individuals. These units are Lathrop Homes transfer of assistance. |
| <i>Daniel Hudson Burnham Apartments*</i> | 178 | 178 | Leased | Yes | RAD1 located in the West Ridge community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| Devon Place | 33 | 0 | Committed | Yes | RAD1 located in the West Ridge community area for families & individuals. These are former public housing units converted to RAD1. They will not contribute toward new unit delivery. |
| <i>Elizabeth Davis Apartments*</i> | 148 | 148 | Leased | Yes | RAD1 located in the Humboldt Park community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Elizabeth Wood Apartments*</i> | 81 | 0 | Committed | Yes | RAD1 located in the Lincoln Park community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |

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|-------------------------------------|-----|-----|-----------|-----|--|
| <i>Ella Flagg Young Apartments*</i> | 234 | 0 | Committed | Yes | RAD1 located in the Uptown community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Fannie Emanuel Apartments*</i> | 180 | 180 | Leased | Yes | RAD1 located in the West Garfield Park community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Hattie Callner Apartments*</i> | 144 | 146 | Leased | Yes | RAD1 located in Lake View community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Hilliard Family I*</i> | 59 | 0 | Committed | Yes | RAD1 located in Near South Side community area for families & individuals. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Hilliard Senior I*</i> | 94 | 0 | Committed | Yes | RAD1 located in the Near South Side community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| Independence Apartments | 30 | 30 | Leased | Yes | RAD1 in the Irving Park community area for seniors 62+. These units are Lathrop Homes transfer of assistance. |
| John Pennycuff Memorial Apartments | 47 | 47 | Committed | Yes | RAD1 in the Logan Square community area for families & individuals. These units are Lathrop Homes transfer of assistance. |
| <i>Judge Fisher Apartments*</i> | 197 | 199 | Leased | Yes | RAD1 in the Edgewater community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Judge Green Apartments*</i> | 150 | 0 | Committed | Yes | RAD1 located in the Oakland community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Judge Slater Apartments*</i> | 402 | 402 | Leased | Yes | RAD1 located in the Grand Boulevard community area for seniors 55+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |

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|---|-----|-----|-----------|-----|---|
| <i>Kenneth Campbell Apartments*</i> | 163 | 165 | Leased | Yes | RAD1 located in the Woodlawn community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Las Americas Apartments*</i> | 209 | 211 | Leased | Yes | RAD1 located in the Lower West Side community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| Lathrop 1A | 151 | 151 | Leased | Yes | RAD1 located in the Lincoln Park and North Center community areas for families & individuals. |
| <i>Lincoln Perry Apartments and Annex*</i> | 442 | 442 | Leased | Yes | RAD1 in the Douglas community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Long Life Apartments*</i> | 113 | 114 | Leased | Yes | RAD1 located in the Armour Square community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Lorraine Hansberry*</i> | 166 | 168 | Leased | Yes | RAD1 located in the Austin community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Mahalia Jackson Apartments*</i> | 277 | 0 | Committed | Yes | RAD1 located in the South Chicago community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Major Robert Lawrence Apartments*</i> | 191 | 191 | Leased | Yes | RAD1 located in the Englewood community area for seniors 55+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Margaret Day Blake Apartments*</i> | 131 | 0 | Committed | Yes | RAD1 located in the Lincoln Park community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Maria Diaz Martinez Apartments*</i> | 98 | 0 | Committed | Yes | RAD1 located in the Lincoln Park community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Maudelle Brown Bousfield Apartments*</i> | 92 | 0 | Committed | Yes | RAD1 located in the Kenwood community area for seniors 55+. These are former public housing units converted to RAD1. They will |

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|--|-------|-------|--------|-----|---|
| | | | | | not contribute to new unit delivery. |
| <i>Minnie Riperton*</i> | 336 | 335 | Leased | Yes | RAD1 located in the Fuller Park community area for seniors 55+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| Northtown Apartments | 30 | 30 | Leased | Yes | RAD1 located in the West Ridge community area for seniors 62+. These units are Lathrop Homes transfer of assistance. |
| Oso Apartments | 0 | 32 | Leased | Yes | RAD1 located in the Irving Park community area for families & individuals. These units are Lathrop Homes transfer of assistance. |
| <i>Patrick Sullivan Apartments*</i> | 478 | 0 | Leased | Yes | RAD1 located in the Near West Side community area for seniors 55+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Schneider Apartments*</i> | 173 | 174 | Leased | Yes | RAD1 located in the Edgewater community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Villages of Westhaven*</i> | 201 | 95 | Leased | Yes | RAD1 located in the Near West Side community area for families & individuals. These are former public housing units converted to RAD1. They will not contribute toward new unit delivery. |
| <i>Vivian Carter Apartments*</i> | 221 | 221 | Leased | Yes | RAD1 located in the Englewood community area for seniors 55+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>Vivian Gordon Harsh Apartments*</i> | 122 | 0 | Leased | Yes | RAD1 located in the Oakland community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| <i>William Jones Apartments*</i> | 113 | 114 | Leased | Yes | RAD1 located in the Near West Side community area for seniors 62+. These are former public housing units converted to RAD1. They will not contribute to new unit delivery. |
| | 6,366 | 4,333 | | | |
| RAD2/PBV | | | | | |
| Deborah's Place III, Limited Partnership | 90 | 90 | Leased | Yes | RAD2 located in the East Garfield Park community area for female individuals experiencing homelessness. |

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|---|-----|-----|--------|-----|--|
| Thresholds RAD LLC (Austin Apartments) | 52 | 52 | Leased | Yes | RAD2 located in the Austin community for individuals experiencing homelessness with a diagnosed mental illness. |
| Thresholds RAD LLC (Grais Apartments) | 40 | 41 | Leased | Yes | RAD2 located in the Rogers Park community for individuals experiencing homelessness with a diagnosed mental illness. |
| Thresholds RAD LLC (Rowan Trees Apartments) | 39 | 40 | Leased | Yes | RAD2 located in the Englewood community for individuals experiencing homelessness with a diagnosed mental illness. |
| | 221 | 223 | | | |
| City-State/PBRA | | | | | |
| Harrison Courts | 122 | 122 | Leased | No | City-State located in the East Garfield Park community area for families. |
| Lathrop Elderly | 91 | 91 | Leased | No | City-State located in the Lincoln Park community area for seniors 62+. |
| Loomis Courts | 124 | 124 | Leased | No | City-State located in the Near West Side community area for families. |
| | 337 | 337 | | | |
| Mod-Rehab | | | | | |
| 16 N Lorel | 23 | 23 | Leased | No | Mod Rehab located in the Austin community area for families & individuals. |
| 4240-4248 S Michigan (Arrisa, LLC) | 42 | 42 | Leased | No | Mod Rehab located in the Grand Boulevard community area for families & individuals. |
| 4441-47 S Greenwood LP | 32 | 32 | Leased | No | Mod Rehab located in the Kenwood community area for families & individuals. |
| Austin Village (CRPI 431 N Central LLC /Looking Glass Opportunity Fund Ltd) | 29 | 29 | Leased | No | Mod Rehab located in the Austin community area for families & individuals. |
| Belray Apartments (Belray Limited Partnership) | 70 | 70 | Leased | No | SRO located in the Lake View community area for individuals experiencing homelessness. |
| Butler Lindon Apartments | 5 | 0 | Leased | No | SRO located in the Woodlawn community area for individuals experiencing homelessness. |
| Carlton/Magnolia Apartments | 70 | 70 | Leased | No | SRO located in the Uptown community area for individuals experiencing homelessness. |
| Dickens Apartments (3625 W Dickens LLC) | 34 | 34 | Leased | No | Mod Rehab located in the Logan Square community area for families & individuals. |
| Eddie Mae & Alex Johnson Apartments (POAH JBL 1, LLC) | 29 | 0 | Leased | No | SRO located in the Woodlawn community area for individuals experiencing homelessness. |
| Holland House | 70 | 70 | Leased | No | SRO located in the Roseland community area for individuals experiencing homelessness. |
| Karibuni Place (Ellis Neighborhood Development Corp) | 70 | 60 | Leased | No | SRO located in the Chatham community area for individuals experiencing homelessness. |

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| Lawson House | 0 | 100 | Leased | No | SRO located in the Near North Side community area for individuals experiencing homelessness. |
| Los Vecinos Apartments | 50 | 50 | Leased | No | SRO located in the Humboldt Park community area for individuals experiencing homelessness. |
| Mae Suites (Mayfield LP / Mayfield Neighborhood Development Corp) | 39 | 39 | Leased | No | SRO located in the Austin community area for individuals experiencing homelessness. |
| Major Jenkins (Red Door Limited Partnership) | 80 | 80 | Leased | No | SRO located in the Uptown community area for individuals experiencing homelessness. |
| Miriam Apartments | 66 | 0 | Leased | No | SRO located in the Uptown community area for female individuals experiencing homelessness. |
| Rebecca Walker | 22 | 22 | Leased | No | SRO located in the Austin community area for individuals experiencing homelessness. |
| Renaissance Partners | 100 | 100 | Leased | No | SRO located in the Douglas community area for individuals experiencing homelessness. |
| Washington Park Apartments (AHPF 51st Street Y, LLC) | 31 | 31 | Leased | No | SRO located in the Grand Boulevard community area for individuals experiencing homelessness. |
| WGC 743 LLC (aka Pine Central Apartments) | 35 | 35 | Leased | No | Mod Rehab located in the Austin community area for families & individuals. |
| | 897 | 887 | | | |
| RHI/PBV | | | | | |
| Casa Kirk | 5 | 5 | Leased | No | RHI-I located in the South Chicago community area for families. |
| Casa Maravilla LP | 15 | 15 | Leased | No | RHI-I located in the Lower West Side community area for seniors 62+. |
| Casa Morelos LP | 9 | 9 | Leased | No | RHI-I located in the Lower West Side community area for families & individuals. |
| Colonial Park Apartments | 60 | 60 | Leased | No | RHI-O located in Park City for families. |
| Congress Parkway Apartments (Pedcor Investments-2012-CLXLV Limited Partnership) | 6 | 6 | Leased | No | RHI-O located in Crystal Lake for families & individuals. |
| G & A Residence at Spaulding (Spaulding Partners LP) | 9 | 9 | Leased | No | RHI-I located in the Humboldt Park community area for families. |
| Hope Manor Joliet Apartments | 42 | 42 | Leased | No | RHI-O located in Joliet for veteran families & individuals. |
| HOW Evanston (2215 Dempster LLC) | 12 | 12 | Leased | No | RHI-O located in Evanston for disabled, homeless, HIV/AIDS positive, or mentally ill families & individuals. |
| Leland Apartments | 14 | 14 | Leased | No | RHI-I located in the Uptown community area for families & individuals. |

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|--|-----|-----|--------|----|---|
| New Mom's Oak Park | 18 | 14 | Leased | No | RHI-O located in Oak Park for homeless mothers (age 18-24) with children. |
| North Avenue Apartments (North & Talman Family LP) | 16 | 16 | Leased | No | RHI-I located in the West Town community area for families & individuals. |
| Nuestro Hogar | 12 | 12 | Leased | No | RHI-I located in the Humboldt Park community area for families. |
| Pearl Street Commons, LLC | 12 | 12 | Leased | No | RHI-O located in McHenry for disabled or veteran families & individuals. |
| Wentworth Commons | 10 | 10 | Leased | No | RHI-I located in the Roseland community area for families. |
| Woodstock Commons (111th and Wentworth LP) | 23 | 18 | Leased | No | RHI-O located in Woodstock for families & individuals. |
| | 263 | 254 | | | |

*former PH units converted to RAD1 PBVs

| PLANNED VS ACTUAL PROJECT BASED VOUCHERS | | |
|--|---------|--------|
| CATEGORY | PLANNED | ACTUAL |
| PRA/ PBV | 3,595 | 3,780 |
| RAD1 / PBV | 6,366 | 4,333 |
| RAD2 / PBV | 221 | 223 |
| Mod Rehab | 897 | 887 |
| City-State/PBRA | 337 | 337 |
| RHI /PBV | 263 | 254 |

| | |
|---------------|--------------|
| 11,679 | 9,814 |
|---------------|--------------|

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 and did not proceed with certain RAD1 conversions as originally planned.

Overview of Planned and Existing Project-Based Vouchers in FY2019

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 FY2019, a total of 10,913 PBVs were under a Housing Assistance Payment (HAP) contract or Agreement to enter into a Housing Assistance Payment (AHAP), including 1,099 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 / Project Rental Assistance (PRA) (3,700 HAP, 196 AHAP, 3,896 total)***
In FY2019, CHA administered 3,700 vouchers with an additional 196 units under AHAP through the PRA/PBV program for individuals, families and seniors, as well as for those in need of comprehensive supportive services. Of these, 116 were new in FY2019.

- **PRA Supportive Housing:** In FY2019, through the PRA Program, CHA provided 1,068 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 had an additional 111 supportive units under AHAP in FY2019.
- **PRA Family & Senior (Non-supportive) Housing:** In FY2019, CHA provided 2,632 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. 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. CHA also had an additional 85 units for families, seniors, and individuals under AHAP in FY2019.
- ***Project-Based Vouchers / Rental Assistance Demonstration (RAD) (5,282 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 FY2019, CHA administered 5,282 RAD units including 4,333 existing RAD1 conversion/transfer of assistance units and 949 RAD1 conversion/transfer of assistance units that closed in FY2019.
- ***Project-Based Rental Assistance / City-State (337 HAP)***
CHA continues to administer 337 project-based units across three city-state sites under HAP contracts with HUD: Harrison Courts, Loomis Courts, and Lathrop Elderly.
- ***Project-Based Vouchers / Regional Housing Initiative (254 HAP)***
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 FY2019, 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 FY2019, a total of 254 CHA PBV units were under HAP contracts in the region through RHI. Of these, 164 were located outside of the boundaries of the City of Chicago and an additional 90 were located within the Chicago city limits.

- ***Moderate Rehabilitation (887 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 PBV program and will process applications to CHA's PBV portfolio either through RAD conversions or the standard PRA/PBV selection process. In FY2019, CHA administered 887 Mod Rehab units.
- ***Project Based Vouchers / Rental Assistance Demonstration (RAD2) (257 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 257 RAD2/PBV units during FY2019.

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

A total of 4,903 PBV units are counted towards unit delivery including 4,307 existing PBV units and 596 new units added in FY2019.

iii. Other Changes to the Housing Stock that Occurred During FY2019

The following section describes changes to CHA's housing stock during FY2019 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 FY2019 |
|---|
| Public Housing Units Added 37 Public Housing units were added at Taylor Street Apartments. |
| Demolition Activity CHA did not demolish any dwelling or non-dwelling units in FY2019. |
| Disposition Activity CHA disposed of property at Altgeld Gardens and ABLA. |
| Offline Units In FY2019, CHA had 1,090 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 engaged in capital maintenance activity including modernization and renovation at Congress Parkway Apartments and Henry Horner Townhomes; upgrades and repairs at Schneider Apartments and Las Americas; continuation of renovations at senior properties across the portfolio; continuation of elevator modernization across the portfolio; conversion of existing Pope Elementary School into CHA office space and community space; and construction of a new library, childcare and community space at Altgeld Murray Homes. |
| Additional Redevelopment Activity In FY2019, CHA engaged in additional redevelopment activity at a variety of sites, including but not limited to Pennycuff Apartments, Washington Park, Cabrini, Ickes, Lathrop, LeClaire Courts and Roosevelt Square that will result in future unit delivery. |

Public Housing Units Added in FY2019

In FY2019, CHA added 37 Public Housing units at Taylor Street Apartments through mixed-income housing development.

Demolition Activity in FY2019

CHA did not demolish any dwelling or non-dwelling structures in FY2019.

Disposition Activity in FY2019

| IL Number | Development/ Site | Northern Boundary | Southern Boundary | Eastern Boundary | Western Boundary | Type of Disposition | Description of FY2019 Activity |
|-------------|----------------------|--------------------------|----------------------------|---------------------|---------------------|------------------------|---|
| IL002002000 | Altgeld Gardens | 955 E. 131 st | | | | Ground Lease | Ground Lease to AFRC LLC, sole member of which is CHA Community Support Corporation, an Illinois not-for- profit corporation. |
| IL002023000 | ABLA | Roosevelt Road | 13 th Street | Loomis | Ashland | Ground Lease | 99-year ground lease |

Offline Units Status

As of Q4 2019, CHA had 1,090 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 2019, CHA had 694 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 FY2020, CHA intends to choose a development partner for the site.

Lathrop Homes – 256 offline units (IL002022000): CHA remains committed to delivering 400 family units on-site at Lathrop Homes through a combination of historically preserved housing, new housing, retail and other amenities in a mixed-income community. CHA and its development partner initiated construction on Lathrop Phase 1A in October 2017. A total of approximately 200 housing units were completed in FY2018, including 56 for CHA residents. The remaining units, including 95 for CHA residents, were completed and fully leased in FY2019. The Lathrop development team is pursuing public and private funding sources to commence the next redevelopment phases 1B and 1C at Lathrop in FY2020. CHA is working to create off-site units in accordance with the Lathrop Homes Agreed Court Order.

- Units Undergoing Capital Maintenance:** As of Q4 2019, 243 units were offline for capital maintenance work. This includes 204 public housing units and 39 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. The following is a summary of major capital projects for FY2019.

| FY2019 Major Capital Projects | | | | |
|-------------------------------|-----------------------------------|--------------------|---|---|
| IL Number | Project/Site | Construction Start | Units Back Online/Available for Leasing | Project Description |
| IL002035000 | Congress Parkway Apartments | July 2017 | December 2019 | Modernization to all interior finishes, mechanical, electrical and plumbing systems and enclosure of exterior corridors and vestibules |
| IL002093000 | Henry Horner Townhomes Renovation | February 2017 | September 2019 | Complete gut renovations of 31 townhome units. Work included all new interior finishes, new HVAC systems, and complete new envelope restorations for all units. |
| IL002059000 | Schneider Apartments | April 2019 | November 2019 | Selective envelope and HVAC repairs, upgrades to common area amenities and finishes |
| IL002063000 | Las Americas Apartments | December 2019 | November 2020 | Selective envelope and HVAC repairs, upgrades to common area amenities and finishes |

- Units Pending Demolition/Disposition:** Units in this category are pending demolition or disposition and will not come back online. As of Q4 2019, there are five Scattered Site units offline pending demolition or disposition.

- ***Units Used for Non-Dwelling Purposes:*** As of Q4 2019, there were 148 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 FY2019

In addition to the projects listed in the table above, CHA also began or continued the following projects in FY2019:

- Conversion of existing Pope Elementary School into CHA office space and community space. Phases 1 and 2 completed during 2019. Phase 3 is scheduled to begin construction in April 2020 and be complete by December 2020.
- Construction of a new library, childcare and community space within the Altgeld Murray Homes community continued throughout the year. Work is scheduled to be complete by August 2020.
- Continuation of the elevator modernization program throughout the portfolio. Completed modernization at two properties in 2019 and began work at twelve additional properties during 2019. Anticipate starting construction at forty additional properties by the end of 2020.

Additional Redevelopment Activity

- ***Altgeld Gardens-Murray Homes Community Facility:*** In FY2019, CHA commenced construction of a new community facility at the Altgeld Gardens and Murray Homes public housing developments. The new center will include a state licensed child care program and community and library spaces. The library portion is funded with New Markets Tax Credits.
- ***Cabrini Green:*** In FY2017, CHA awarded development teams for two Phase I sites under the Cabrini Green DZP. CHA and its selected developer plan to obtain the necessary approvals to initiate construction on these parcels in FY2021.
- ***Harold Ickes Homes (IL002016000):*** CHA selected a development team to redevelop the former Ickes site as a mixed-income, mixed-use development, including CHA family units and other residential, commercial, institutional, and recreational components to provide a minimum of 200 units for CHA families. RAD financing plans were submitted and RAD conversion commitments executed for Phases IA and IB which will close in 2020. The two phases are expected to deliver 206 total new rental apartments consisting of 68 CHA, 26 affordable and 112 market rate units. Of the 68 CHA units, at least 4 will be fully accessible and 10 will be adaptable.
- ***John Pennycuff Memorial Apartments (IL002022000MP4):*** In December 2017, the development team closed on financing for John Pennycuff Memorial Apartments at 2037 N. Milwaukee Avenue. This RAD PBV subsidized development will create 88 new rental apartments for 47 CHA and 41 affordable families in the Logan Square community. Due to construction delays, the units were not delivered in 2019. Of the 47 CHA units projected for delivery in FY2020, 3 will be fully accessible and 8 will be adaptable.
- ***Lakefront Properties Phase II For Sale Development:*** Lakefront's developer still plans to initiate construction on the Sullivan Station for sale development as part of the Lakefront Properties Phase II redevelopment activities. The new homeownership units will be dispersed among the 12 new Phase II rental three- and six-flat structures located on the Lakefront Properties Phase II site. (This was previously included as proposed disposition activity in CHA's FY2016 MTW Annual Plan.)
- ***Lathrop Homes Phase IB:*** Lathrop's developer plans to close and start construction in FY2020 or 2021 on the second phase of Lathrop Homes redevelopment to provide approximately 217 total new housing units, including 77 CHA, 48 affordable and 92 market rate units. The closing was not in 2019 due to lack of low income housing tax credits.

- Lawndale Complex/Ogden Courts: In FY2017, CHA selected a development team for the remaining undeveloped land formerly known as Lawndale Complex and Ogden Courts. In FY2019, the development team closed on the purchase of the first site (non-federal land) which will be a commercial property. Planning continues for subsequent phases which will include mixed-income residential development.
- LeClaire Courts: In FY2018, CHA issued an RFP for the LeClaire Court site seeking one or more developers to advance plans for a new mixed-use, mixed-income development at the former LeClaire Courts site. A development team was selected in FY2019. CHA contemplates multiple closings in FY2021 – FY2024.
- Logan Square TOD Project (IL# to be assigned upon closing): In FY2020, CHA plans to participate with the development team to close and start construction on a new mixed-income development at 2630 N. Emmett Street in Logan Square. This RAD PBV subsidized development will provide approximately 100 total new housing units including 50 for CHA and 50 affordable units for families. Of the 50 CHA units projected for delivery in FY2019, 3 will be fully accessible and 6 will be adaptable.
- Oakwood Shores/Former Madden Wells – Phase IC For Sale: In FY2020 or 2021, CHA plans to convey land for the Oakwood Shores Phase IC for sale development as part of the Madden Park, Ida B. Wells, and Darrow Homes revitalization activities. The new homeownership units will be dispersed across the Oakwood Shores revitalization site.
- Oakwood Shores Phase 508 Pershing (IL# to be assigned upon closing): CHA continues to work with the rental developer to close and commence construction on a new rental phase as the residential component of the Quad Communities Arts & Recreation Center development. This phase of development is part of the CHA revitalization effort at the former Ida B. Wells Homes, Darrow Homes, Wells Extension and Madden Park Homes sites. This phase—expected to close in FY2020—will create approximately 53 new mixed-income housing units, including approximately 20 CHA units. Of the 20 CHA units, 2 will be fully accessible and 4 will be adaptable.
- Park Boulevard/Former Stateway Gardens: CHA plans to convey land for the next phase of Park Boulevard as part of the Stateway Gardens revitalization activities. CHA's development partner plans to commence construction rental housing in FY2021 and continues to plan for for-sale housing. Further, CHA continues to work with the City of Chicago on a plan to swap equal land in order to spur commercial and/or mixed-use development to further redevelopment goals for both the former Stateway Gardens and Robert Taylor sites.
- Parkside of Old Town Phase III/Former Cabrini (IL# to be assigned upon closing): In FY2020, CHA plans to participate in a real estate transaction for Phase 4 Two (formerly III) at Parkside of Old Town, which is expected to provide a total of 102 mixed-income housing units including 35 RAD PBV transfer of assistance rental units, 31 affordable units and 36 market rate units. Phase 4 Two is the second to last phase of Parkside of Old Town, which is part of Cabrini North Extension replacement housing. Of the 35 CHA units, 2 will be fully accessible and 4 will be adaptable.
- Pullman Community Center: The new Pullman Community Center was completed in FY2019. CHA residents use the facility for no charge. CHA has hosted multiple resident meetings in this state-of-the-art facility.
- Robert Taylor Homes: In FY2020, CHA plans to dispose of land formerly part of the Robert Taylor Homes for a new development that may include mixed-use, commercial and/or other uses.

Additionally, CHA plans to convey land for the Legends South for sale development as part of the Robert Taylor Homes revitalization activities. The new homeownership units will be dispersed across the Robert Taylor revitalization site.

- Roosevelt Square/Former ABLA Homes: CHA conveyed property to SOS Children's Villages to develop a new community center.
- Ravenswood Senior Living Apartments (FKA The Winchester): In FY2019, CHA's developer closed on financing and started construction on Ravenswood Senior Living Apartments at 4501 N. Winchester. This RAD project-based voucher subsidized development will create 74 new CHA senior housing units. All units are projected for delivery in FY2020. Of the 74 total CHA units, 4 will be fully accessible and 12 will be adaptable.
- Washington Park 45th & Cottage Grove – Phase I (IL# to be assigned upon closing): CHA's developer closed and started construction in FY2018 on the first phase at 45th & Cottage Grove (part of Washington Park). This development is expected to create approximately 84 new rental apartments for 21 public housing, 38 affordable and 25 market rate families. Of the 21 public housing units, 2 will be fully accessible and 4 will be adaptable. Construction should be completed in FY2020.
- Westhaven Phase IID Rental/Former Henry Horner: CHA's developer was planning for the next Westhaven rental development to close and start construction in FY2018 but the development was not allocated Illinois Housing Development Authority (IHDA) low-income housing tax credits (LIHTCs). The developer applied to the City of Chicago in FY2019 and is waiting for the response. This development plans to provide approximately 96 total new rental apartments including 34 for public housing residents in fulfillment of the Henry Horner HOPE VI CHA unit delivery requirements.
- Funding for Redevelopment Activities: In response to Choice Neighborhoods or other Federal Notices of Funding Availability (NOFAs) released in FY2019, CHA may submit applications(s) for grant funding for redevelopment and/or planning activities.

iv. **General Description of Actual Capital Expenditures in FY2019**

General Description of Actual Capital Expenditures During FY2019

CHA's total FY2019 capital expenditures were \$126.8M

- Upgrades and repairs at CHA properties totaled \$50.5M. Major expenditures at family properties included: \$18.6M for design and construction at Altgeld Family Resource Center; \$11.3M renovation at Pope School; \$8.7M construction of trash chutes at Dearborn Homes; \$3.4M renovation at Congress Parkway; \$3.0M Headquarters renovations; \$1.9M Cottage Grove acquisition; \$1.4M for comprehensive modernization at Horner Westhaven; \$1.2M for comprehensive modernization at Scattered Site properties in the North Central, North East, South East and South West regions; and \$0.9M at other family properties.
- Upgrades and renovations at CHA senior buildings totaled \$5.8M. Expenditures included: \$1.8M for design work for upgrades and repairs at Ella Flagg Apartments; \$0.8M for design work for upgrades and repairs at Armour Square Apartments; \$0.7M for design work and repairs at Mary Hartwell Catherwood Apartments; \$0.7M for elevator design work at Maria Diaz Martinez 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 \$36.9M. Major expenditures included: \$8.8M at Concord at Sheridan; \$6.2M for Harlem Avenue Acquisition; \$7.3M at 4400 Grove Phase 1; \$6.5M at Ravenwood Senior Living Apartments; \$5.6M at Oso Apartments; and expenditures of \$2.4M at other mixed income developments for due diligence, remediation and other capital-related activity.

- \$9.3M escrowed for two properties converted to RAD: Judge Green and Vivian Gordon Harsh
- Funding for the escrow and replacement reserves for each RAD property are as follows: Judge Green \$6.2M (153 units) and Vivian Gordon Harsh Elizabeth \$3.1M (123 units)
- Other/Administrative expenses totaled \$24.3M. Major expenses included: Capital Construction, Office of Development Management and Chief of Capital Construction Central Office costs of \$8.6M; \$15.2M for debt service; Ordinary Maintenance Accessibility \$225K; \$211K for Other General Expense; \$87K for the Family Investment Center; and City/State \$55K.

Section IIB: Leasing Information

i. Actual Number of Households Served

| NUMBER OF HOUSEHOLDS SERVED BY SOURCE: | NUMBER OF UNIT MONTHS OCCUPIED/LEASED* | | NUMBER OF HOUSEHOLDS SERVED** | |
|--|--|----------------|-------------------------------|---------------|
| | Planned^^ | Actual | Planned | Actual |
| MTW PUBLIC HOUSING UNITS LEASED | 181,860 | 168,648 | 15,140 | 13,804 |
| MTW HOUSING CHOICE VOUCHERS (HCV) UTILIZED | 550,536 | 551,781 | 45,878 | 45,982 |
| 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 | 748,948 | 720,429 | 62,399 | 59,786 |

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

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

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

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

The Property Office’s occupancy rate goals and RAD conversion schedule were updated in FY2019 as objectives changed and subsequently impacted previous projections.

| LOCAL NON-TRADITIONAL CATEGORY | MTW ACTIVITY NAME/NUMBER | NUMBER OF UNIT MONTHS OCCUPIED/LEASED | | NUMBER OF HOUSEHOLDS TO BE SERVED | |
|--------------------------------|--------------------------|---------------------------------------|----------|-----------------------------------|----------|
| | | Planned | Actual | Planned | Actual |
| Tenant-Based | 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 | Public Housing occupancy rates are below what was planned; this is partially driven by a backlog of offline units. The Property Office is continuously assessing strategic ways to reduce unit turnaround time and subsequent leasing time. |
| MTW Housing Choice Voucher | CHA continued to increase housing opportunities for HCV participants by facilitating lease-up in mobility areas through use of exception payment standard and landlord incentive payment activities. |
| Local, Non-Traditional | N/A |

Section IIC: Wait List Information

i. Actual Wait List Information

| WAIT LIST NAME | DESCRIPTION | NUMBER OF HOUSEHOLDS ON WAIT LIST | WAIT LIST OPEN, PARTIALLY OPEN OR CLOSED? | WAS THE WAIT LIST OPENED DURING THE PLAN YEAR |
|--|--|-----------------------------------|---|---|
| Federal MTW Public Housing Units | Site-Based (Family Housing) | 30,305 | Open | Yes |
| Federal MTW Public Housing Units | Program Specific (Scattered Site/Community Area) | 28,016 | Open | Yes |
| Federal MTW Public Housing Units | Site-Based (Senior) | 8,477 | Open | Yes |
| Federal MTW Project-Based Voucher Program | Site-Based (Senior) | 6,806 | Open | Yes |
| Federal MTW Project-Based Voucher Program | Site-Based (PRA Family & Supportive) | 50,099 | Open | Yes |
| Federal MTW Housing Choice Voucher Program | Program Specific (Tenant-Based Vouchers Only) | 38,236 | Partially Open | Yes |

Please describe any duplication of applicants across wait lists:

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

Description of Partially Opened Wait Lists

HCV Wait List

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

- a) A family that meets the eligibility criteria for and is participating in a CHA demonstration program or special initiative
- b) A family that is a victim of a federally declared natural disaster affecting the city of Chicago
- c) A family that is an active participant in a Witness Protection Program or State Victim Assistance Program
- d) A family living in a CHA public housing unit which must be rehabilitated to meet ADA/504 requirements and for whom an alternate CHA public housing unit is not available

- e) An over-housed or under-housed family living in a Section 8 Moderate Rehabilitation project administered by CHA for which no appropriate size unit is available in the same project that is already under a HAP contract
- f) A family that qualifies for a targeted funding voucher (e.g. VASH, NED, FUP, etc.)
- g) Public Housing residents covered under the Violence Against Women Act (VAWA) and for whom the CHA has determined that it does not have a suitable unit in its portfolio to which the household can be relocated.

ii. *Actual Changes to Wait List in FY2019*

| Wait List Name | Description of Actual Changes to Wait List |
|---|--|
| Federal MTW Public Housing Units (Family Housing) | N/A |
| Federal MTW Public Housing Units (Site-Based Senior) | N/A |
| Federal MTW Project-Based Voucher Program (Senior) | N/A |
| Federal MTW Project Based Voucher Program (PRA Family & Supportive) | N/A |

Wait List Overview

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

Public Housing Wait Lists

- Family Housing (Site-Based) Wait Lists: CHA's Family Housing Wait Lists include adult applicants who are interested in units within CHA's city-wide traditional family portfolio and mixed-income family portfolio. CHA transitioned over two, staggered phases from a Community-Wide Wait List to Site-Based Wait Lists in FY2018. In FY2019, all Family Housing Site-Based Wait Lists remained open.
- Scattered Site (Community Area) Wait Lists: CHA's Scattered Site (Community Area) Wait Lists include adult applicants who are interested in housing opportunities in CHA's scattered site portfolio. CHA has a wait list for each of the community areas in the City of Chicago where scattered site units are located. In FY2019, all Scattered Site (Community Area) Wait Lists remained open.
- Senior Site-Based Wait Lists: The Senior-Site Based Wait Lists are for applicants requesting studio and one-bedroom apartments in senior designated housing developments. CHA continues to lease according to the current, approved Senior Designated Housing Plan. In FY2019, all Senior Site-Based Wait Lists remained open.

HCV Wait List

The HCV Wait List opened in late 2014 and in early 2015, selected registered applicants by lottery. The HCV Wait List is partially open for the following categories of applicants: (1) families that are participating in CHA demonstration programs or special initiative; (2) victims of federally declared natural disasters affecting the city of Chicago; (3) families that are active participants in Witness Protection or State Victim Assistance Programs; (4) families living in CHA public housing units that must be rehabilitated to meet ADA/504 requirements and for whom alternate CHA public housing units are not available; (5) over-housed or under-housed families living in Section 8 Moderate Rehabilitation projects administered by CHA for which no appropriate size units are available in the same projects that are already under HAP contracts; (6) families who qualify for targeted funding vouchers (e.g. VASH, NED, FUP, etc.); and (7) Public Housing residents covered under the Violence Against Women Act (VAWA) and for those whom the CHA has determined that it does not have a suitable unit in its portfolio to which the household can be relocated.

PBV Wait Lists

- **Family and Supportive (Site Based) Wait List**

In FY2014, CHA established a separate wait list for the 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 FY2019, PBV Family and Supportive Site-Based Wait Lists remained open.

- **Senior (Site Based) Wait List**

CHA began planning the development of Senior Site-Based wait lists for the 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 FY2019, PBV Senior Wait Lists remained open.

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 FY2019.

| INCOME LEVEL | NUMBER OF LOCAL, NON-TRADITIONAL HOUSEHOLDS ADMITTED IN FY2019 |
|---|--|
| 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 FY2019

| 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% | 31,772 | 50.3% | 13.5% |
| 2 person | 19.0% | 12,974 | 20.5% | 1.5% |
| 3 person | 17.2% | 7,583 | 12.0% | -5.2% |
| 4 person | 12.9% | 5,755 | 9.1% | -3.8% |
| 5 person | 7.3% | 2,689 | 4.3% | -3.0% |
| 6+ person | 6.9% | 2,403 | 3.8% | -3.1% |
| TOTAL | 100% | 63,176 | 100% | N/A |

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

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

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

Over the past nineteen 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 FY2019*

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 FY2019, a total of 5,567 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 | 2,201 | Households who move up to a higher AMI category compared to the previous year. |
| Choose to Own Program 2011-01 | 42 | Households who purchase a home through CTO |
| Family Self-Sufficiency Program 2014-01 | 71 | Participants who graduate from FSS |
| Public Housing Work Requirement 2009-02 | 3,150 | Households subject to the work requirement in which all adults are compliant |
| Positive exits from CHA subsidy (not associated with an MTW activity) | 133 | Public Housing households at or above 51% AMI who moved out and HCV participants who terminated their subsidy after six months of zero HAP. |
| | 30 | Households Duplicated Across Activities |
| | 5,567 | 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



CHICAGO HOUSING
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Section III: Proposed MTW Activities: HUD Approval Requested

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

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Section Four

APPROVED

MTW ACTIVITIES



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 FY2004
- 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 FY2019, CHA delivered an additional 633 units, with the remaining units in progress or under construction and scheduled for delivery in FY2020.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2019.

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | FY2019 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 398 new housing units toward the 25,000-unit goal. | CHA delivered 239 new housing units toward the 25,000-unit goal, including 37 new PH mixed-income units and 202 new RAD1 PBV units at various locations. | CHA did not meet the benchmark. The remaining units to meet the 25,000-unit goal are in progress and scheduled for delivery in FY2020. |
| 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 414 PBV units including 200 through Mod Rehab conversions, toward the 25,000-unit goal. | CHA preserved 394 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 FY2020. |

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.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the FY2019 benchmark.

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | 2019 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. | 15 additional PH units will be delivered through the use of the alternate TDC formula. | 15 additional PH units were delivered; 4 are under construction and expected to be delivered in 2020. | CHA met the benchmark. |
| HC-2: Units of Housing Preserved | Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). | 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 (40,975) will remain stable at approximately 39 months. | The average wait time for PH Family Wait List applicants (58,321) is approximately 26 months. | CHA exceeded 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 15 additional PH units at a cost of \$6,381,081 and place 10 additional PH units under construction at a cost of \$3,284,095. CHA estimates a cost of \$0 for rehabilitation projects using the alternate TDC formula. | CHA used the alternate TDC formula at the Taylor Street Library and Apartments to deliver 15 additional PH units at a cost of \$6,381,081 and placed 4 PH units at 45 th and Cottage Grove under construction at a cost of \$1,334,095. CHA spent \$0 on rehabilitation projects using the alternate TDC. | CHA met the benchmark. |

| Units Delivered in FY2019 using MTW TDC | Public Housing Units Without MTW TDC | Additional Public Housing Units With MTW TDC | Total Public Housing Units |
|---|--|--|-------------------------------|
| Taylor Street Library and Apartments | 22 | 15 | 37 |
| TOTAL | 22 | 15 | 37 |
| Units Under Construction in FY2019 using MTW TDC | Public Housing Units Without MTW TDC | Additional Public Housing Units With MTW TDC | Total Public Housing Units |
| 45 th and Cottage Grove | 17 | 4 | 21 |
| TOTAL | 17 | 4 | 21 |

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 FY2019 benchmark.

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | 2019 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 (40,975) will remain stable at approximately 39 months. | The average wait time for PH Family Wait List applicants (58,321) is approximately 26 months. | CHA exceeded the benchmark. |
| HC-5: Increase in Resident Mobility | Number of households able to move to a better unit and/or neighborhood of opportunity as a result of 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; it has not established any additional hardship criteria and clearly differentiates between temporary and long-term hardships.

- HCV: As of December 31, 2019, the minimum rent population (those paying \$75 per month) includes 8,202 households (approximately 20%) of the total HCV population. There are 529 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, 2019 the minimum rent population includes 1,380 PH households and 157 RAD1 PBV² households. An additional 284 PH households and 5 RAD1 PBV 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

² Only households who live in units that were formerly Public Housing and have since converted to RAD1 PBV are included in this activity's metrics.

- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2019.

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | FY2019 Outcome | Benchmark Achieved? |
|---|---------------------------------------|--|--|--|--|
| CE-5: Increase in Agency Rental Revenue | Rental revenue in dollars (increase). | <p><u>HCV:</u> In FY2008, 5,010 residents were expected to pay \$50 minimum rent for a total annual contribution of \$3,006,000.</p> <p><u>PH:</u> In FY2008, 1,524 residents were expected to pay \$50 minimum rent for a total annual contribution of \$914,400.</p> | <p><u>HCV:</u> 7,800 residents will be paying \$75 minimum rent for a total annual contribution of \$7,020,000.</p> <p><u>PH and RAD1 PBV:</u> 2,100 households were expected to pay \$75 minimum rent for a total annual contribution of \$1,890,000.</p> | <p><u>HCV:</u> 8,202 HCV residents paid \$75 minimum rent for a total annual contribution of \$7,381,800.</p> <p><u>PH and RAD1 PBV:</u> 1,537 households paid the \$75 minimum rent for a total annual contribution of \$1,383,300.</p> | <p><u>HCV:</u> CHA met the benchmark.</p> <p><u>PH and RAD1 PBV:</u> CHA exceeded the benchmark; fewer resident than expected paid the minimum rent.</p> |

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

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

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

Through the program, now in its 17th year, 632 participants have purchased their own home and 232 have assumed 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 FY2019.

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | FY2019 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. | 42 families (37 HCV and 5 PH) closed on the purchase of a home. | CHA exceeded the benchmark. |
| SS-8: Households Transitioned to Self-Sufficiency* | Number of households transitioned to self-sufficiency (increase). | 26 families (23 HCV and 3 PH) purchased a home in FY2012. | 30 families (25 HCV and 5 PH) will purchase homes. | 42 families (37 HCV and 5 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. | 42 families (37 HCV and 5 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.

In FY2019, 89% of FSS participants have accrued savings under the new program design. At the end of 2019 CHA's FSS Program had 1,177 participants. The most recent changes to the program have had a significant impact on enrollment and success. For example, in 2018 only 77% of participants had escrow compared to 89% in 2019, a 12% increase.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2019.

| • Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | FY2019 Outcome | Benchmark achieved? |
|--|--|---|---|---|---|
| SS-1: Increase in Household Income | Average earned income of households affected by this policy in dollars (increase). | In FY2013, the average income from wages among FSS participants was \$8,855 (742 participants). | The average income from wages among FSS households will remain stable at \$8,800. | The average income from wages for FSS households was \$23,841. | CHA exceeded the benchmark. |
| SS-2: Increase in Household Savings | Average amount of savings/ escrow of households affected by this policy in dollars (increase). | In FY2013, FSS participants had an average escrow of \$2,819 (742 participants). | The average escrow per FSS participant will remain stable at \$4,000. | The average escrow for FSS participants was \$6,628. | 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 work-able FSS heads of household will have income from wages. | 540 of 863 work-able FSS heads of household had income from wages. | CHA exceeded the benchmark. |
| | | In FY2013, 46% of FSS participants had income from wages. | The percent of work-able FSS heads of household with income from wages will remain stable at 46%. | 63% of FSS work-able heads of household 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 households receiving TANF will remain stable at 200. | 42 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. | 1,150 total FSS participants (including 250 new FSS participants) will be enrolled. | There were 1,177 participants in the FSS program on 12/31/2019, including 165 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 | <u>PH</u> : In FY2013, the average subsidy per PH household was \$6,519 (based | <u>PH</u> : The average subsidy per PH household is projected to be approximately | <u>PH</u> : The average subsidy per PH household was \$9,030 (based on | <u>PH</u> : CHA did not meet the benchmark due to the proration rate, which was project at |

| | | | | | |
|---|---|--|--|--|--|
| | policy in dollars (decrease). | on 21,417 eligible units). <u>HCV:</u> In FY2013, the average subsidy per HCV household was \$8,922 (based on 36,679 eligible vouchers). | \$8,279 (based on 14,379 eligible units). <u>HCV:</u> The average subsidy per HCV household is projected to be \$10,031 (based on 48,283 HAP vouchers). | 16,692 eligible units). <u>HCV:</u> The average subsidy per HCV household was \$10,373 (based on 48,283 HAP vouchers). | 89.7% vs. an actual of 97.8%. <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>HCV:</u> In FY2013, HCV FSS participants contributed a total of \$1,831,476 (505 households). | <u>PH:</u> The total contribution of PH FSS households will remain stable at \$1,000,000 (230 households). <u>HCV:</u> The total contribution of HCV FSS households will remain stable at \$1,800,000 (500 households). | <u>PH:</u> The total contribution of PH FSS households was \$1,994,580 (355 households). <u>HCV:</u> The total contribution of HCV FSS households was \$3,349,620 (733 households). | CHA exceeded the benchmark. |
| SS-8: Households Transitioned to Self-Sufficiency | Number of households transitioned to self-sufficiency (increase). | In FY2012, 109 participants graduated from the FSS program. | 40 participants will graduate from the FSS program. | 71 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 FY2019, 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 FY2019, 4,059 of these households had re-examinations.
 - Public Housing: As of December 31, 2019, 6,221 households were on a triennial re-examination schedule and 1,963 had a re-examination.
- Actual Non-Significant Changes: N/A

- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2019.

| Standard Metric | Unit of Measurement | Baseline [^] | FY2019 Benchmark | FY2019 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> CHA will spend approximately \$652,500 (4,500 re-exams x \$145) to administer re-exams for fixed income/elderly disabled households.</p> <p><u>PH:</u> CHA will spend approximately \$217,500 (1,500 re-exams x \$145) to administer re-exams for fixed income elderly/disabled households.</p> | <p><u>HCV:</u> CHA spent \$588,555 on re-exams for fixed-income elderly/disabled households (4,059 re-exams x \$145).</p> <p><u>PH:</u> CHA spent \$284,635 on re-exams for fixed-income elderly/disabled households (1,963 re-exams x \$145).</p> | <p><u>HCV:</u> CHA met the benchmark.</p> <p><u>PH:</u> CHA did not meet the benchmark. Because there were fewer than anticipated RAD conversions, more PH households needed to be re-examined.</p> |
| CE-2: Staff Time Savings | Total time to complete the task in staff hours (decrease). | <p><u>HCV:</u> In FY2013, based on the existing biennial schedule, CHA spent 12,569 staff hours on re-exams for eligible fixed-income elderly/ disabled households (3,591 x 3.5 hours).</p> <p><u>PH:</u> In FY2013, CHA spent 17,164 staff hours on annual re-exams for PH fixed-income disabled/elderly households</p> | <p><u>HCV:</u> CHA will spend approximately 29,250 staff hours (4,500 re-exams x 6.5 hours) on re-exams for fixed-income elderly/disabled households.</p> <p><u>PH:</u> CHA will spend approximately 9,750 staff hours (1,500 re-exams x 6.5 hours) on re-exams for fixed-income</p> | <p><u>HCV:</u> CHA spent 26,384 staff hours on re-exams for fixed-income elderly/disabled households (4,059 re-exams x 6.5 hours).</p> <p><u>PH:</u> CHA spent 12,760 staff hours on annual re-exams for fixed-income elderly/disabled households</p> | <p><u>HCV:</u> CHA met the benchmark.</p> <p><u>PH:</u> CHA did not meet the benchmark. Because there were fewer than anticipated RAD</p> |

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| | | (4,904 re-exams x 3.5 hours). | elderly/disabled households. | (1,963 re-exams x 6.5 hours). | conversions, more PH households needed to be re-examined. |
| 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> Fixed-income elderly/disabled households who had a triennial re-exam will contribute a total of approximately \$14,070,000 (4,500 households). <u>PH:</u> Fixed-income elderly/disabled households eligible for the triennial re-exam will contribute approximately \$15,187,830 (5,600). | <u>HCV:</u> Fixed-income elderly/disabled households who had a triennial re-exam contributed a total of \$13,819,176 (4,059 households). <u>PH:</u> Fixed-income elderly/disabled households eligible for the triennial re-exam schedule contributed a year-end total of \$20,727,576 (6,221 households). | <u>HCV:</u> CHA met the benchmark. <u>PH:</u> CHA exceeded the benchmark. |
| ^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 2019, there are 49 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 Q1 2020, and no new participants will be enrolled.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2019.

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | FY2019 Outcome | Benchmark achieved? |
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| 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. | \$75,000 in funds will be leveraged through the Re-Entry Pilot Program for services for 24 participants. | \$245,000 was leveraged through the 49 Re-Entry Pilot Program enrollments since the start of the program. | 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 working households with program participants will remain consistent with CHA's average for all working households. | The average income from wages for Re-Entry Pilot Program households was \$18,461 compared to \$20,933 for all working CHA households. | 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. In FY2013, 46% of "work-able" PH and HCV heads of household had income from wages. | The percent of work-able program participant heads of household with income from wages will remain consistent with that for all CHA work-able heads of household. | 11 of 20 work-able Re-Entry Pilot Program heads of household received income from wages. 55% of the work-able Re-Entry Pilot Program heads of household received income from wages as compared to 50% for all CHA work-able heads of household. | 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. | 25 program participants will receive services through the Re-Entry Pilot Program. | 49 program participants received services through the Re-Entry Pilot 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 | <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 \$8,279 (based on 14,379 eligible units). | <u>PH:</u> The average subsidy per PH household was \$9,030 (based on 16,692 eligible units). | <u>PH:</u> CHA did not meet the benchmark due to the proration rate, which was project at |

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| | dollars (decrease). | <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 \$10,031 (based on 48,283 HAP vouchers). | <u>HCV:</u> The average subsidy per HCV household was \$10,373 (based on 48,283 HAP vouchers). | 89.7% vs. an actual of 97.8%. <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> In FY2013, HCV households contributed a total of \$123,023,928 (36,959 households) at an average of \$3,329 per household per year. | <u>PH:</u> The average total contribution of PH households with program participants will be consistent with the average for Public Housing households. <u>HCV:</u> The average total contribution of HCV households with program participants will be consistent with the average for HCV households. | <u>PH:</u> PH Re-Entry Pilot Program households contributed a total of \$20,280 and averaged \$5,070 per household (4 households) compared to an average of \$4,291 for PH households. <u>HCV:</u> HCV Re-Entry Pilot Program households contributed a total of \$119,208 and averaged \$2,980 per household (40 households) compared to an average of \$3,903 for HCV households. | <u>PH:</u> CHA met the benchmark. <u>HCV:</u> CHA did not meet 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 | Zero program participants moved to CHA housing through the re-entry | 0 program participants will move to housing in CHA mobility areas | 13 Re-Entry Pilot Program households moved to | CHA exceeded the benchmark. |

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| | neighborhood of opportunity as a result of the activity (increase). | program prior to implementation. | through the Re-Entry Pilot Program. | mobility areas by the end of 2019. | |
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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.³ 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 FY2019, 13,741 households eligible for biennial re-examinations had a re-examination conducted.
 - PH: In FY2019, 3,218 households were on a biennial re-examination schedule and 1,740 had a re-examination conducted, saving CHA \$214,310.

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 FY2019, 3,964 families had an interim re-examination due to a decrease in income.
- PH: If for any reason a participant's income decreases, they are eligible for an interim re-examination to adjust their rent calculation based on a decrease in income. In FY2019, 1,677 Public Housing households had interim re-examinations due to decreases in income.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmark for FY2019.

| Standard Metric | Unit of Measurement | Baseline [^] | FY2019 Benchmark | FY2019 Outcome | Benchmark Achieved? |
|---------------------------|---------------------------------|--|---|---|--|
| CE-1: Agency Cost Savings | Total cost of task (in dollars) | <u>HCV</u> : In FY2013, HCV households who had biennial re-exams, (14,105 households or half of the total 28,209 biennial- | <u>HCV</u> : Re-exams for applicable HCV participants will cost approximately \$2,291,000 | <u>HCV</u> : CHA spent \$1,992,445 (13,741 re-exams x \$145) to administer re-exams to households who | <u>HCV</u> : CHA exceeded the benchmark. |

³ CHA conducts annual re-examinations for public housing and HCV households participating in programs including but not limited to Choose to Own program and households in Moderate Rehab properties. CHA conducts triennial re-examinations for fixed-income households with only elderly and/or disabled participants.

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| | | <p>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>(15,800 x \$145).</p> <p><u>PH:</u> Biennial re-exams for PH households will cost \$442,250 (3,050 re-exams x \$145).</p> | <p>were due for re-exams based on the biennial schedule.</p> <p><u>PH:</u> CHA spent \$252,300 (1,740 re-exams x \$145) to administer re-exams to households who are due for re-exams based on the biennial schedule.</p> | <p><u>PH:</u> CHA exceeded 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 102,700 staff hours on re-exams for applicable HCV participants (15,800 re-exams x 6.5 hours).</p> <p><u>PH:</u> CHA will spend 19,825 staff hours on biennial re-exams for PH households (3,050 re-exams x 6.5 hours).</p> | <p><u>HCV:</u> CHA spent 89,317 staff hours (13,741 re-exams x 6.5 staff hours) on re-exams for households due for re-exams based on the biennial schedule.</p> <p><u>PH:</u> CHA spent 11,310 staff hours (1,740 re-exams x 6.5 hours) on re-exams for households due for re-exams based on the biennial schedule.</p> | <p><u>HCV:</u> CHA exceeded the benchmark.</p> <p><u>PH:</u> CHA exceeded 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</p> | <p><u>HCV:</u> HCV households who are eligible for biennial re-</p> | <p><u>HCV:</u> HCV households eligible for a biennial re-exam contributed a total of</p> | <p><u>HCV:</u> CHA met the benchmark.</p> |

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| | | <p>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 \$49,185,852 (12,801 households).</p> | <p>exams will contribute a total of \$118,500,000 (30,000 households).</p> <p><u>PH:</u> PH households who are eligible for biennial re-exams will contribute approximately \$25,710,295 (5,600 households).</p> | <p>\$120,568,608 (29,521 households).</p> <p><u>PH:</u> PH households eligible for biennial re-exams contributed a total of \$18,621,204 (3,218 households).</p> | <p><u>PH:</u> CHA did not meet the benchmark. There were fewer PH households on biennial schedules than planned, reducing the total amount of agency rental revenue from this group.</p> |
| 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 30,000 HCV households eligible for biennial re-exams is expected to be \$15,000.</p> <p><u>PH:</u> The average income from wages for PH households eligible for biennial re-exams will be \$10,000 (5,600 households).</p> | <p><u>HCV:</u> The average income from wages for HCV households eligible for biennial re-exams was \$10,122 (29,521 households).</p> <p><u>PH:</u> The average income from wages for PH households eligible for biennial re-exams was \$17,438 (3,218 households).</p> | <p><u>HCV:</u> CHA did not meet 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><u>HCV:</u> 9,000 work-able HCV heads of household eligible for biennial re-exams are expected to have income from wages.</p> | <p><u>HCV:</u> 10,016 work-able HCV heads of household eligible for biennial re-exams had income from wages.</p> | <p><u>HCV:</u> CHA met the benchmark.</p> |

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| | | <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>50% of work-able HCV heads of household eligible for biennial re-exams are expected to have income from wages.</p> <p><u>PH:</u> 2,075 work-able PH heads of household eligible for biennial re-exams are expected to have income from wages.</p> <p>68% of work-able PH heads of household eligible for biennial re-exams are expected to have income from wages.</p> | <p>49% of work-able HCV heads of household eligible for biennial re-exams had income from wages.</p> <p><u>PH:</u> 1,677 work-able PH heads of household eligible for biennial re-exams had income from wages.</p> <p>78% of work-able PH heads of household eligible for biennial re-exams had income from wages.</p> | <p><u>PH:</u> CHA exceeded the benchmark.</p> |
| SS-4: Households Removed from Temporary Assistance for Needy Families (TANF) | 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 half of the total 28,209 biennial-eligible households).</p> <p><u>PH:</u> In FY2013, 6,319 PH households (out of 12,801) eligible for biennial re-exams were receiving TANF.</p> | <p><u>HCV:</u> The number of HCV households eligible for biennial re-exams who will receive TANF will remain stable at 1,400.</p> <p><u>PH:</u> 1,425 PH households eligible for biennial re-exams will receive TANF.</p> | <p><u>HCV:</u> 955 HCV households eligible for biennial re-exams received TANF.</p> <p><u>PH:</u> 243 PH households eligible for biennial re-exams received TANF.</p> | <p><u>HCV:</u> CHA exceeded the benchmark.</p> <p><u>PH:</u> CHA exceeded the benchmark.</p> |
| SS-8: Households Transitioned | Number of households transitioned | <p><u>HCV:</u> In FY2013, 1,374 HCV</p> | <p><u>HCV:</u> 1,500 HCV households</p> | <p><u>HCV:</u> 2,201 HCV households (out</p> | <p><u>HCV:</u> CHA exceeded the benchmark.</p> |

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| to Self-Sufficiency** | to self-sufficiency (increase) | households (out of 18,034) who had biennial re-exams moved up at least one AMI category. | (out of 30,000 eligible for biennial re-exams) will move up at least one AMI category. <u>PH:</u> 425 PH households (out of 5,600 eligible for biennial re-exams) are expected to move up at least one AMI category. | of 29,521 eligible for biennial re-exams) moved up at least one AMI category. <u>PH:</u> 373 PH households (out of 3,218 eligible for biennial re-exams) moved up at least one AMI category. | <u>PH:</u> CHA did not meet the benchmark. There were fewer PH households on biennial schedules than planned, reducing the number of eligible households for this metric. |
| <p>^CHA has adjusted baselines for these metrics based on implementation plans for biennial and triennial re-exams</p> <p>*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.</p> <p>**For SS-8 tracking, CHA is establishing the movement up to a higher Area Median Income (AMI) category as a definition of self-sufficiency.</p> | | | | | |

MTW Activities Related to Public Housing

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.⁴ 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. If a resident is seeking Safe Harbor for any other reason (e.g. waiting on SSI

⁴ 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).

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 or Resident Service Coordination program (collectively, contracted service providers), depending on the property in which the resident lives. This requirement ensures that contracted 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 FY2019, 1,495 or 22% 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 FY2019.

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | FY2019 Outcome | Benchmark Achieved? |
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| SS-1: Increase in Household Income* | Average earned income of households affected by this policy in dollars (increase). | In FY2013, the average income from wages for households with a work-able adult subject to the work requirement was \$11,365 (5,081 households). | The average income from wages for PH households with a work-able adult subject to the work requirement will be \$10,000 (6,175 households). | The average income from wages for PH households with a work-able adult subject to the work requirement was \$16,348 (6,063 households). | CHA exceeded the benchmark. |
| SS-3: Increase in Positive Outcomes in Employment Status* | Other category: Having earned income | 2,347 work-able PH heads of household subject to the work requirement had income from wages in 2008. 52.7% of work-able PH heads of household subject to the work requirement had income from wages in 2008. | 3,250 work-able PH heads of household subject to the work requirement are expected to have income from wages. 63.1% of work-able PH heads of household subject to the work requirement will have income from wages. | 3,333 work-able PH heads of household subject to the work requirement had income from wages. 65% of work-able PH heads of household subject to the work requirement had income from wages. | CHA met the benchmark. |
| SS-4: Households Removed from TANF | Number of households receiving TANF assistance (decrease). | In FY2013, 2,390 "work-able" PH households with a "work-able" adult subject to the work requirement received TANF. | Work-able households with a work-able adult subject to the work requirement receiving TANF will decrease to 1,500. | 383 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 decrease slightly to 4,000. | 3,729 (out of 6,063) households with a work-able adult subject to the work requirement engaged with service providers through FamilyWorks. | CHA met the benchmark. |

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| 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 is projected to be approximately \$8,279 (based on 14,379 eligible units). | The average subsidy per PH household was \$9,030 (based on 16,692 eligible units). | CHA did not meet the benchmark due to the proration rate, which was project at 89.7% vs. an actual of 97.8%. |
| 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 increase slightly to \$28,000,000 (6,175 households). | Work-able households subject to the work requirement contributed a total of \$32,215,548 (6,063 households). | CHA exceeded 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% (3,195 out of 7,100 households). | 66% of households subject to the work requirement in a work-able household 3,150 out of 4,775 had all adults in compliance. | CHA exceeded the benchmark, achieving 66% household work requirement compliance via compliance and exemption. |
| 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 PH Family Wait List applicants (40,975) will remain stable at approximately 39 months. | The average wait time for PH Family Wait List applicants (58,321) is approximately 26 months. | CHA exceeded the benchmark. |
| <p>*For SS-1 and SS-3 tracking, CHA defines work-able residents as those age 18 to 54 and either earning income from wages or not receiving exempt income such as SSI, SSDI or a pension. CHA defines “employed” based on whether income from wages is recorded in Yardi, CHA’s system of record.</p> <p>**For SS-8, CHA is establishing households in which all adults are compliant with the work requirement as a definition of self-sufficiency.</p> | | | | | |

- Additional Metrics:**

| Additional Metric | Unit of Measurement | Baseline | FY2019 Benchmark | 2019 Outcome | Benchmark Achieved? |
|------------------------------------|--|---------------------------------------|--|---|--|
| Work Requirement Compliance Status | Number/Percent of residents in each work requirement | As of 12/31/12: 49% (4,149) compliant | 51.5% (2,399) compliant; 14.2% (661) exempt; 28.2% | At the close of FY2019: 57% (3,800) of residents were | CHA partially met the benchmark: compliant and exempt statuses |

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|---|--|---|--|---|---|
| | compliance status (Compliant, Safe Harbor, Exempt, Under Legal, Non-compliant) | 27% (2,292) exempt 20% (1,724) Safe Harbor 1% (71) non-compliant 3% (297) under legal. | (1,312) Safe Harbor; 3.6% (170) non-compliant; and 2.5% (116) under legal. | compliant; 15% (1,006) were exempt; 4% (286) were non-compliant; 22% (1,495) were in Safe Harbor; and 2% (103) were under legal review. | surpassed benchmark levels. CHA achieved decreasing the number in Safe Harbor by a significant percentage (6%) while 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 FY2019, CHA rolled out support for community activities that benefited all residents living in mixed-income properties by recognizing community groups who requested assistance. Trusted Space was also introduced at several mixed-income properties. This model allows for residents to come together and bond as a community.

The Ombudsman also continues to advocate and serve as mediator between residents and property managers.

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

- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2019.

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | FY2019 Outcome | Benchmark Achieved? |
|--|--|---|--|---|-----------------------------|
| SS-5: Households Assisted by Services that Increase Self-Sufficiency | Number of households receiving services aimed to increase self-sufficiency (increase). | 0 residents engaged before the Office of the Ombudsman existed. | 600 residents will be engaged through the Office of Ombudsman. | 1,578 residents were engaged through the Office of the Ombudsman. | CHA exceeded the benchmark. |

| Additional Metric | Unit of Measurement | Baseline | FY2019 Benchmark | FY2019 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. | 4 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. In FY2019, CHA amended this activity to include the location of the unit as a factor in determining whether an EPS up to 250% is appropriate. In addition to specific accessibility features, residents also request approval for units with specific location features, such as proximity to a medical facility or accessible public transportation options. This amendment allowed CHA to consider this factor in unit cost when reviewing EPS requests related to reasonable accommodations.

CHA will review all reasonable accommodation requests for the 250% EPS, whether for specific unit accessibility features or specific location features, by completing the following process: (1) Verify through a third-party knowledgeable professional that the participant is disabled and requires the unit features or location features; (2) Confirm that the unit or location has the features needed by the disabled participant; (3) Substantiate that the participant was unable to locate a unit in a location that meets the needs of their disability within CHA's payment standard. To complete the first step of the verification process, CHA utilizes a "certification of need" form that is completed by a knowledgeable professional. Step (2) is accomplished by contacting the property owner or manager and requesting a letter verifying the features of the unit or a layout of the unit that contains the structural features. Step (3) may be completed in various ways, including by reviewing a list of units viewed by the participant or a letter from a case manager attesting to the participant's unit search. All information received from the participant and third parties will be verified by the fair housing department.

EPS for Mobility Areas

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

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

CHA continues to use the Mobility Program to provide counseling to voucher holders to assist and encourage residents to move to Mobility Areas.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: CHA implemented the activity change that allows the location of the unit as a factor in determining whether an EPS up to 250% is appropriate.
- Actual Changes to Metrics/Data Collection: CHA updated the benchmark for FY2019

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | 2019 Outcome | Benchmark Achieved? |
|-------------------------------------|---|--|--|--|-----------------------------|
| HC-5: Increase in Resident Mobility | Number of households able to move to a better | In FY2012, 37 households leased in Opportunity | 2,306 households, including new and existing | 6,145 households, including new and existing | CHA exceeded the benchmark. |

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| | unit and/or neighborhood of opportunity as a result of the activity (increase). | Areas with exception payment standards. | leases, will lease in Mobility Areas with exception payment standards | leases, were leased in Mobility Areas with exception payment standards. | |
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HCV Vacancy Payments (2011-03)

- Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2012
- Description/Impact/Update: As part of CHA's Inspection Excellence Program (formerly OEP and UEP), CHA is authorized to provide a modest vacancy payment to participating owners who re-lease a unit in the IEP program to another HCV participant. CHA will provide vacancy payments to eligible owners upon the execution of a new HAP contract for a re-leased IEP unit. One-hundred percent of the previous family's HAP amount will be paid to participating owners for the vacant period not to exceed 60 days. 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 FY2019, CHA issued 23 vacancy payments at a total cost of \$29,620. The evaluation of this activity is ongoing and CHA will continue to review vacancy payment data to ensure the financial sustainability of this activity.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmark for FY2019.

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | 2019 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. | 26 units will be preserved through a vacancy payment. | 23 units were preserved through vacancy payments. | CHA met the benchmark. |

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 FY2019, CHA spent approximately \$12,000 (276 staff hours) calculating assets, a significant decrease since this activity was reinstated.

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

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: In FY2019, CHA received approval to disregard any assets below \$50,000 at initial eligibility.
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2019.

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | 2019 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 \$60,000 (\$15 x 4,000) on calculating assets. | CHA spent \$12,180 (\$15 x 812 exams) 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 1,370 (.34 x 4,000) staff hours calculating assets. | CHA spent 276 hours (.34 hours x 812 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 FY2019 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 under this activity. 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, 2019, 137 households have been housed and 65% of current heads of household participating in the program 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 180-day increments while engaging in activities to become compliant.

- Actual Non-Significant Changes: As of the end of FY2019, 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 and will end once service commitments are completed.
- Actual Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | FY2019 Outcome | Benchmark Achieved? |
|-------------------------------------|--|--|---|---|---------------------------------|
| SS-1: Increase in Household Income* | Average earned income of households affected by this | In FY2014, the average income from wages for | The average income from wages for working MDP | The average income from wages for working MDP | CHA did not meet the benchmark. |

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| | policy in dollars (increase). | public housing households with a “work-able” adult subject to the work requirement was \$12,085 (5,051 households). | households will remain consistent with the average for all working PH households subject to the work requirement. | households was \$20,620 as compared to \$23,789 for all working PH households subject to the work requirement. | |
| 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. | The percent of work-able program participant heads of household with income from wages will be consistent with that for all work-able PH heads of household subject to the work requirement. | 70 out of 107 work-able MDP heads of household had income from wages. 65% of the work-able MDP heads of household had income from wages as compared to 65% for all work-able PH heads of household subject to the work requirement. | 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. | 59 households were removed from TANF (only 4 MDP 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). | Zero program participants received services prior to implementation of the demonstration program. | 62 households participating in the program will receive services. | 114 of the remaining households (100%) received services. | 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 | 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 \$10,031 (based on | The average subsidy per HCV household was \$10,373 (based on 48,283 HAP vouchers). | CHA met the benchmark. |

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|--|---|--|---|--|-----------------------------|
| | policy in dollars (decrease). | | 48,283 eligible vouchers). | | |
| 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 average total contribution of MDP households will be consistent with CHA's average for all households. | MDP households contributed a total of \$488,928 and averaged \$4,445 per household (110 households) as compared to an average of \$3,893 for all CHA households. | CHA exceeded the benchmark. |
| SS-8: Households Transitioned to Self-Sufficiency** | Number of households transitioned to self-sufficiency (increase). | In FY2014, 47% of public housing households subject to the work requirement (2,357 of 5,051) had all adults in compliance. | The percent of work-able MDP households with all adults in compliance with the work requirement will be consistent with that for all work-able PH households subject to the work requirement. | 57% of work-able MDP households (61 out of 107) had all adults in compliance as compared to 60% for all work-able PH households subject to the work requirement. | CHA met the benchmark. |
| HC-5: Increase in Resident Mobility | Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). | Zero program participants received services prior to implementation of the demonstration program. | 125 households will be housed. | A total of 137 families were housed. | CHA met the benchmark. |
| <p>*For SS-1 and SS-3 tracking, CHA defines work-able residents as those age 18 to 54 and either earning income from wages or not receiving exempt income such as SSI, SSDI or a pension. CHA defines "employed" based on whether income from wages is recorded in Yardi, CHA's system of record.</p> <p>**For SS-8, CHA is establishing households in which all adults are compliant with the work requirement as a definition of self-sufficiency.</p> | | | | | |

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

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

CHA believes this payment incentivizes more landlords in Mobility Areas to participate in the HCV program.

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

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 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 FY2019, CHA spent approximately \$2.78 million on LIPs. Since the LIP program was implemented, 589 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 FY2019.

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | 2019 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. | 1,350 households will move into Mobility Areas and their landlords will receive an incentive payment. | 1,785 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.

Since CHA implemented this activity in April of 2018, 4,320 (2,260 in FY2018 and 2,060 in FY2019) participants have received an increase in their payment standard at their interim; 2,005 (774 in FY2018 and 1,231 in FY2019) participants subsequently had a decrease in the tenant portion of the rent.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2019.

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | 2019 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. | 944 participants will receive an increase in their payment standard at their interim. | 2,060 participants received an increase in payment standard at their interim. | CHA exceeded the benchmark. |

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. In FY2019, CHA received approval to expand this hardship exemption to all working adults in the household who are making required child support payments.

In FY2019, 14 participants received a deduction of their child support payment from their income.

- Planned Non-Significant Changes: N/A
- Planned Significant Changes: In FY2019, CHA expanded this hardship exemption to all working adults in the household who are making required child support payments.

- **Planned Changes to Metrics/Data Collection:** N/A

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | 2019 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. | 25 participants will receive this income deduction. | 14 participants received this income deduction. | CHA did not meet the benchmark. Fewer participants requested this deduction than expected. |

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 FY2019, CHA continued to identify opportunities to increase the number of PBV units in family properties with new contracts and existing contract renewals. CHA invested 163 PBVs in two family properties that exceeded the 25% cap: 15 at Clark Estes Apartments and 148 at Mark Twain Apartments.

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

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

- **Actual Changes to Metrics/Data Collection:** CHA updated the benchmarks for FY2019.

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | FY2019 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. | 163 new PBV units at two properties 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 | 0 housing units for low-income households were preserved | 148 housing units for low-income households will | 0 units were preserved by exceeding 25% in family properties. | CHA did not meet the benchmark. Certain PBV projects did not |

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| | at or below 80% AMI that would otherwise not be available (increase). | by exceeding 25% in family PBV properties prior to FY2008. | be preserved by exceeding 25% in family PBV properties. | | move forward as planned in FY2019. |
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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 FY2019, 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 LPCS Permanent Supportive Housing LLC (20 units); Pierce House (25 units); Leland Apartments (VASH) (5 units); Clark Estes Apartments (15 units); Mark Twain Apartments (148 units) and Focus Apartments (10 units).

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2019.

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | FY2019 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. | 53 PBV units will be made available with 21-30 year initial contracts. | 213 new PBV units were made available with 21-30 year contracts. | CHA exceeded the benchmark. |
| HC-2: Units of Housing Preserved | Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). | 0 PBV units preserved with 16-30 year contracts prior to implementation. | 148 PBV units will be preserved with 21-30 year initial contracts. | 10 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 FY2019. |

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 FY2019, 183 units were delivered using a City of Chicago Certificate of Occupancy rather than an inspection. Through a CHA procurement process, the HQS inspection contract for FY2019 was contracted at \$20 per unit. CHA saved \$3,660 (183 units x \$20 per inspection) and 168.36 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. The following units were delivered using a Certificate of Occupancy: LPCS Permanent Supportive Housing (20 units); Clark Estes Apartments (15 units); and Mark Twain Apartments (148 units).
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2019.

| Standard Metric | Unit of Measurement | Baseline^ | FY2019 Benchmark | FY2019 Outcome | Benchmark Achieved? |
|--|--|---|---|--|-----------------------------|
| CE-1: Agency Cost Savings | Total cost of task in dollars (decrease). | In FY2011, CHA spent \$5,054 for initial PRA inspections (351 units x \$14.40 per year). | CHA will spend \$3,196.15 on initial PRA inspections (97 units x \$32.95 per year). | CHA spent \$440 on inspections (22 units x \$20 per inspection). | CHA exceeded the benchmark. |
| CE-2: Staff Time Savings | Total time to complete the task in staff hours (decrease). | In FY2011, 176 hours of staff time were dedicated to initial PRA inspections for new construction and substantial rehab units (351 units x .5 hours). | 90 hours of staff time will be dedicated to initial PRA inspections for new construction and substantial rehab units (97 units x 0.92 hours). | CHA spent 20.2 hours of staff time for PRA inspections for new construction and substantial rehab units (22 units x 0.92 hours). | CHA exceeded the benchmark. |
| ^Since the baseline was established, CHA has updated the cost of conducting initial PRA inspections: the baseline cost was \$14.40, the anticipated FY2019 cost was \$32.95 and the FY2019 contracted cost was \$20. The estimated time also increased to .92 hours from the baseline of .5. | | | | | |

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

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

CHA is authorized to make payments for a period not to exceed 90 days from the execution of the HAP contract. These vacancy payments are equal to 50% of the contract rent for the initial 60 days of the vacancy. CHA may determine that there is a reasonable opportunity to refer an applicant from its waiting list and may elect to pay an additional vacancy payment of 100% of the contract rent for the additional 30 days. Under no circumstances will the vacancy payments exceed the 90-day period. Payments are contingent on the owner demonstrating compliance with program rules, including taking all feasible actions to fill the vacancies and not rejecting eligible applicants except for good cause acceptable to CHA. Further, CHA does not compensate landlords for units that receive funding from another source. These vacancy payments are equal to 50% of the contract rent for up to the initial 60 days of the contract. In FY2019, no PBV units were made available through this activity.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA updated the benchmark for FY2019.

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | FY2019 Outcome | Benchmark Achieved? |
|--|---|---|--|--|---|
| HC-1: Additional Units of Housing Made Available | Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). | 0 PBV units made available through vacancy payments during initial leasing prior to the implementation of the activity. | 59 PBV units will be made available through vacancy payments during initial leasing periods. | 0 PBV units were made available through vacancy payments during initial leasing. | CHA did not meet the benchmark. PBV units that would have allowed CHA to meet the benchmark did not move forward in FY2019. |

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

- Plan Year Approved/Implemented/Amended: Approved FY2019, Implemented FY2019

Description/Impact/Update: CHA has implemented an activity that allows for a single HAP contract for PBV units under the same ownership entity and located in buildings of 4 or more units that are not contiguous. Prior to the implementation of this activity, HUD regulations required a separate HAP for every "project" with "project" defined as "a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land." This meant that multiple HAPs were required

for projects with the same owner in which the units were spread across separate properties. CHA's PBV portfolio includes seven developments like this. This activity reduces the administrative burden on CHA by allowing for a single HAP rather than multiple HAPs in these situations and enhances CHA's ability to facilitate housing in communities that have traditionally been underserved, many of which are residential communities containing 2 - 4 unit buildings. Each site within the defined project will continue to meet all HUD requirements, including environmental clearance and subsidy layering review.

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

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | FY2019 Outcome | Benchmark Achieved? |
|-----------------|--|--|--|---|------------------------|
| CE-1 | Total cost of task in dollars (decrease). | Prior to the implementation of this activity, it cost CHA \$57,000 to manage 57 HAPs at 7 developments (57 HAPs x \$1,000). | CHA will spend \$7,000 to manage 7 HAPs at 7 developments (7 HAPs x \$1,000). | CHA spent \$7,000 to manage 7 HAPs at 7 developments (7 HAPs x \$1,000). | CHA met the benchmark. |
| CE-2 | Total time to complete the task in staff hours (decrease). | Prior to the implementation of this activity, CHA spent 570 staff hours managing 57 HAPs at 7 developments (57 HAPs x 10 hours). | CHA will spend 70 staff hours to manage 7 HAPs at 7 developments. (7 HAPs X 10 hours). | CHA spent 70 staff hours to manage 7 HAPs at 7 developments. (7 HAPs X 10 hours). | CHA met the benchmark. |

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

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

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | FY2019 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 average income from wages for households in RAD1 PBV sites with a work-able adult is expected to remain stable at approximately \$16,000.** | The average income from wages for the 95 households in RAD1 PBV sites with a work-able adult was \$13,385. | 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. <hr/> 66% of “work-able” heads of household in RAD PBV sites had income from wages in FY2015. | The number of work-able heads of households in RAD1 PBV sites with income from wages will decrease to 40.** 60% of work-able heads of household in RAD1 PBV sites will have income from wages in FY2019. ** | 41 work-able heads of household in RAD1 PBV sites had income from wages. 68% of work-able heads of household in RAD1 PBV sites had income from wages. | CHA met the benchmark. |
| <p>*For SS-1 and SS-3 tracking, CHA defines work-able residents as those age 18 to 54 and either earning income from wages or not receiving exempt income such as SSI, SSDI or a pension. CHA defines “employed” based on whether income from wages is recorded in Yardi, CHA’s system of record.</p> <p>**RAD conversions are primarily taking place at senior properties.</p> | | | | | |

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

- Plan Year Approved, Implemented, Amended: Approved FY2016, Implemented FY2017
- Description: 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 resulted in a net increase in per unit costs for RAD properties in FY2019, fewer units transitioned to RAD1 PBV than originally planned, thus resulting in reduced costs. Overall, the more centralized procurement will result in savings for CHA.

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

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | FY2019 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 \$100,000 on inspections in sites transitioning to RAD1 PBV. | CHA spent approximately \$46,000 on inspections in sites transitioning to RAD1 PBV. | CHA exceeded the benchmark. Fewer properties transitioned to RAD1 PBV than originally planned. |

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 was 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 FY2019.

| Standard Metric | Unit of Measurement | Baseline | FY2019 Benchmark | FY2019 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 allowed the nine properties representing 2,242 units to remain in the RAD1 PBV portfolio, as the contract rent can be sustained at 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. The program matches those on Chicago's Coordinated Entry System for homeless individuals with frequent users of the emergency room for Cook County. 331 individuals were identified through this match in 2019 with 14% having received housing prior to the program and 47% of the match were unable to be

located. The remaining 39% or 97 participants received services with 73 of those being housed in 2019 and the other 24 in processes.

- 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 | FY2019 Benchmark | FY2019 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 available to address homelessness. | CHA contributed \$800,00 and the City leveraged \$1,000,000. | 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 program. | 50 participants will receive services through CHA funding assistance for city programs. | 73 participants received services through CHA funding. | CHA exceeded the benchmark. |
| 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. | 73 participants received housing related services. | CHA exceeded the benchmark. |
| HC-1: Increasing housing choice | Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). | Zero units were made available through CHA funding assistance for city programs. | 30 units of housing will be made available through CHA funding assistance for city programs. | 73 participants were housed in 2019. | CHA exceeded the benchmark. |
| HC-7: Households Assisted by Services that Increase Housing Choice | Number of households receiving services aimed to increase housing choice (increase) | Zero households assisted in the Program Based Assistance program. | 60 participants will receive social services that will increase housing choice. | 97 participants received social services. | CHA exceeded the benchmark. |

| FY2019 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) |

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|-----------------------|---|--|-------------------------------------|--|
| 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 participation and to ensure the long-term viability of newly constructed and substantially rehabilitated properties. | Increase Housing Options | MTW Agreement, Amendment 6 |
| 2016-03 | Expansion of Public Housing Earned Income Disallowance (EID) Policy to CHA PBV Programs within the RAD Program | CHA 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:

- o Health and/or medical issues;
- o Employment/unemployment/or under-employment issues;
- o Past performance of participant and adherence to Demonstration program requirements;
- o Previous participation in CHA-sponsored or referred services and/or programs; and
- o 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.

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 never implemented.

- Update: Due to the administrative challenge of establishing a mechanism to identify units eligible for this activity and ensure compliance with it, CHA placed this activity on hold in the FY2020 MTW Annual Plan and is now proposing to close this activity.

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



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Section V: MTW Sources and Uses of Funds

Section VA: Sources and Uses of MTW Funds

Actual Sources and Uses of MTW Funds

CHA submitted FY2019 unaudited financial information by the due date of February 28, 2020. CHA's FY2019 audited information will be submitted by the due date of September 30, 2020.

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 FY2019, there were 98 moves associated with relocation. In addition, 227 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 FY2019 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 FY2019 Outcomes:

- 30 families will purchase a home through the CHA Choose to Own homeownership program.
- 80% of participants in the Family Self-Sufficiency program will accumulate escrow.

FY2019 Outcomes:

- 42 families purchased a home through the CHA Choose to Own homeownership program.
- 89% 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.

Projected FY2019 Outcomes:

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

FY2019 Outcomes:

- 930 residents were connected with new or better jobs.
- 2,432 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 FY2019 Outcomes:

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

FY2019 Outcomes:

- 405 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 FY2019 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 70,000 Summer Food meals will be served to seniors and youth.
- The percent of families with Right of Return outstanding will decrease to 2.0%.
- Regional senior music fests and the Senior Holiday Luncheon will engage more than 2,000 seniors.

FY2019 Outcomes:

- 7,626 youth engaged in out-of-school-time programming.
- 74 % of lease compliance referrals were resolved.
- 230,170 Golden Diner and 71,810 Summer Food meals were served to seniors and youth.
- The percent of families with Right of Return outstanding dropped to 1.9 %.
- Regional senior music fests and the Senior Holiday Luncheon engaged more than 5,116 seniors.

Section VB: Local Asset Management Plan

| Local Asset Management Plan | |
|---|------------------------------|
| Has the PHA allocated costs within statute during the plan year? | <input type="checkbox"/> No |
| Has the PHA implemented a local asset management plan (LAMP)? | <input type="checkbox"/> Yes |
| <p>If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. It shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.</p> | |
| Has the PHA provided a LAMP in the appendix? | <input type="checkbox"/> Yes |
| <p>CHA implemented a Local Asset Management Plan (LAMP) in FY2008 and, though the basic components of the plan have not changed materially, CHA continually looks to ensure that the activities, accounting, and financial reporting are in keeping with the LAMP. Examples of CHA activities taken to ensure our LAMP is operating as designed include:</p> <ul style="list-style-type: none"> • The CHA property portfolio continues to be managed by professional private management companies with performance metrics and standards identified in their contracts; • Budgeting and accounting activities are managed at the property level with a robust budgeting program in place that requires substantial internal CHA review be performed prior to approval; • Detailed accounting activities and financial analysis efforts are performed monthly to ensure that property expenditures are within budget guidelines and appropriately reported. <p>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.</p> | |

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
FY2019 ANNUAL REPORT-FINAL**

| | <u>FY2019 Actuals</u> |
|--------------------------------------|------------------------------|
| CENTRAL OFFICE | \$ 40,368,144 |
| | |
| <u>HOUSING</u> | |
| Housing Choice Voucher | 526,648,026 |
| Property Office | 160,302,159 |
| Resident Services | <u>39,321,767</u> |
| TOTAL HOUSING | 726,271,953 |
| | |
| <u>CAPITAL</u> | |
| Capital Repairs and Improvements | 12,237,638 |
| Capital Development-Administrative | 2,781,131 |
| Capital Construction- Administrative | <u>5,796,762</u> |
| TOTAL CAPITAL | 20,815,532 |
| | |
| DEBT SERVICE | - |
| | |
| TOTAL USES | <u>\$ 787,455,628</u> |

6

Section Six

ADMINISTRATIVE



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Section VI: Administrative

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

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

This section is not applicable.

Results of PHA-Directed Evaluations of the Demonstration

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

MTW Energy Performance Contract (EPC) Flexibility Data

This section is not applicable.

Certification of Compliance with MTW Statutory Requirements

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FY2019 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.

James L. Bebley

Name of Authorized Official

Acting Chief Executive Officer

Title

DocuSigned by:

James Bebley

Signature

4/22/2020

Date



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A APPENDICES



CHA
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Appendices

Board Resolution



March 30, 2020

Item No. 1

RECOMMENDATION TO APPROVE AND SUBMIT TO HUD THE FY2019 MTW ANNUAL REPORT

Presenter: Jenny Hoyle, Deputy Chief, Strategic Management and Partnerships

Recommendation

The Chief Executive Officer recommends that the Board of Commissioners of the Chicago Housing Authority approve the FY2019 Moving to Work (MTW) Annual Report and authorize CHA to submit the FY2019 MTW Annual Report to HUD.

Background

Submission of the FY2019 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

Deputy Chief, Strategic Management and Partnerships

RESOLUTION NO. 2020-CHA-12

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated March 30, 2020, requesting approval of the FY2019 MTW Annual Report and authorization to submit the FY2019 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 FY2019 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 FY2019 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 FY2019 MTW Annual Report to the U.S. Department of Housing and Urban Development upon Board approval.





James L. Bebley
Acting 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 OMB Circular A-87 regarding cost allocations, OMB Circular A-133 regarding audit requirements, and generally accepted accounting practices (GAAP).

The local asset management program incorporates the following key components:

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

Program Principles

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

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

Cost Allocation Approach

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

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

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

CHA Cost Objectives Under MTW

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

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

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

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

Financial Reporting

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

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



CHICAGO HOUSING
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LORI LIGHTFOOT
MAYOR, CITY OF CHICAGO

JAMES L. BEBLEY
ACTING CEO, CHICAGO HOUSING AUTHORITY

ANGELA HURLOCK
CHAIRPERSON

CRAIG CHICO
VICE-CHAIRMAN

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