



**CHA**

CHICAGO HOUSING  
AUTHORITY™

FY2022  
**MOVING TO WORK**  
ANNUAL REPORT

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# 1

## Section One **INTRODUCTION**



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## **Section I: Introduction**

### **Overview of CHA's MTW Goals and Objectives**

CHA and HUD signed the original Moving To Work (MTW) Agreement on February 6, 2000 which allowed CHA to implement its strategic plan to rehabilitate or redevelop housing units; reintegrate low-income families and housing into the larger physical, social and economic fabric of the city; provide opportunities and services to help residents improve their lives; and spur the revitalization of communities where CHA developments are located. CHA's Amended and Restated MTW Agreement with HUD was fully executed on June 26, 2008. All MTW Agreements were subsequently extended until 2028 pursuant to Congressional action. CHA continues to pursue the three statutory objectives of the MTW Demonstration Program through a variety of innovative programs and initiatives:

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

As part of the MTW Agreement, CHA must submit an annual report to HUD no later than 90 days after the end of the fiscal year. In May 2021, HUD issued a revised Form 50900 (Attachment B to the MTW Agreement) which outlines requirements for the content of MTW annual plans/reports and for tracking the impact of MTW activities. CHA continues to work with HUD for technical guidance and feedback on MTW reporting processes and requirements to ensure compliance.

### **Key CHA Initiatives**

Throughout FY2022, CHA continued to pursue and/or plan for future implementation of the following initiatives.

### **CHA Unit Delivery Strategy**

In FY2022, CHA pursued a variety of unit delivery strategies to bring new units of affordable housing to diverse communities throughout Chicago:

- ***Mixed-Income Development:*** CHA continued to move forward with new on- and off-site phases in mixed-income developments which have replaced many former CHA properties.
- ***Project-Based Voucher (PBV) Program:*** CHA expanded its use of project-based vouchers to create new units through long-term Housing Assistance Payment (HAP) contracts with private owners and developers.
- ***Rental Assistance Demonstration (RAD) PBV Program:*** CHA used the RAD program to invest in new construction affordable housing developments and preserve its existing housing stock.

In FY2022, CHA delivered 249 housing units, including 229 Project-Based Voucher (PBV) units and 20 Public Housing units. In addition to the completed projects, there are many other projects in progress, with units scheduled to be delivered in FY2023 and FY2024. *(Please refer to Section II and IV for more information on completed and in progress developments.)*

<b>FY2022 UNIT DELIVERY</b>			
<b>Type</b>	<b>Development Name</b>	<b>Projected CHA Unit Delivery</b>	<b>Actual CHA Unit Delivery</b>
Public Housing Mixed-Income	508 Pershing	20	20
Project-Based Vouchers	North Park Village Apartments 5801 N Pulaski	71	36
	Paseo Boricua Arts Building 2709-15 W Division	6	0
	The Raven (fka Lawrence and Ravenswood Apartments) 1825 W Lawrence	17	0
	Sheffield Apartments	50	0
	5150 Northwest Apartments 5150 Northwest Highway	0	30
	Humboldt Park Residence 1152 N Christina	0	8
	Schiller Place 1433 N Halsted	0	24
	Casa Durango 1850 S Racine	0	9
RAD Project-Based Vouchers	Lucy Gonzales Parsons Apartments (fka Emmett Street Apartments) 2602-2638 N Emmett	50	50
	Southbridge 1A and 1B	68	56
	Lathrop 1B	0	16
<b>Total</b>		<b>282</b>	<b>249</b>

### **Homeownership**

Through CHA's Choose to Own (CTO) Homeownership Program, 806 participants, including 64 new participants in FY2022, have purchased a new home. Since its inception, 302 participants have left subsidy and assumed their own mortgage. CHA continues to work on plans to implement a down payment assistance option for the CTO Program.

### **Local, Non-Traditional Programs**

CHA has implemented program-based assistance to help individuals access housing and remain stably housed, with social services linked to the housing assistance to ensure that they achieve stability. Through CHA's funding assistance, 175 units of housing were made available to individuals in need through funding provided by CHA to the City of Chicago's flexible housing pool.

### **Support for People Experiencing Homelessness**

In addition to the local, non-traditional program noted above, CHA provides more than 5,300 project- and tenant-based vouchers to people experiencing homelessness or at-risk of becoming homeless, including more than 2,000 supportive housing PBVs, 1,300 Veterans Administration Supportive Housing (VASH) vouchers, 1,165 emergency housing vouchers and 850 Foster Youth to Independence and Family Unification Program vouchers.

### **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 5,100 units converted to RAD PBV as of Q4 2022 and more than 700 RAD1 transfer of assistance units delivered. CHA continues to identify opportunities to use the RAD Program to expand housing opportunities across the city.

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

In FY2022, CHA administered the following 28 approved MTW activities designed to provide expanded housing options for families, assist residents in achieving self-sufficiency, and increase the cost-effectiveness of Public Housing and Housing Choice Voucher program administration.

#### **Housing/Development**

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

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

- *\$75 Minimum Rent for Public Housing and HCV Programs (2009-01)*: CHA increased the minimum rent from \$50 to \$75 for the Public Housing and HCV programs.
- *Choose to Own Homeownership Program for HCV and Public Housing (2011-01)*: CHA has implemented a housing ownership program available to both HCV and Public Housing residents.
- *Modified Family Self-Sufficiency Program for HCV and Public Housing Participants (2014-01)*: CHA's modified program encourages participants to remain engaged, earn escrow and achieve consistent employment so they are better prepared for economic self-sufficiency upon graduation.
- *Triennial Re-examinations for Households with Only Elderly/Disabled Participants for HCV and Public Housing (2014-02)*: CHA has implemented a streamlined triennial re-examination schedule for Public Housing and HCV fixed-income households consisting of only disabled and/or elderly participants.
- *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.
- *Safety Net Program (2022-1)*: CHA is implementing a safety net program to assist families who may no longer need a housing subsidy but fear losing the safety net that assisted housing provides.

- *Increasing Digital Access (2022-2)*: To address the significant digital divide that adversely impacts low-income households and increase access to the internet, CHA will implement a program to help offset the cost of broadband internet access for tenant-based voucher and public housing 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.
- *Work Requirement for Public Housing Properties and Public Housing and Mixed-Income Properties Transitioning to PBVs or Added As PBVs Through the RAD Program (2009-02)*: CHA has implemented a work requirement for Public Housing residents, residents in RAD conversion properties previously subject to the work requirement and new residents of RAD properties for whom the work requirement is applicable. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement.

### **Housing Choice Voucher Program**

- *Exception Payment Standards (2010-02)*: CHA utilizes exception payment standards up to 150% of HUD's published Fair Market Rents for Chicago to increase housing options in Mobility Areas and up to 250% in cases where it is needed as a reasonable accommodation.
- *HCV Vacancy Payments (2011-03)*: As part of the HCV Inspection Excellence Program, CHA can provide a modest vacancy payment to eligible owners who re-lease an eligible unit currently in the HCV program to another HCV participant.
- *Elimination of Assets in Income Calculation after Initial Eligibility for HCV Program (2017- 01)*: The calculation of assets is only be done at intake and is no longer necessary at re-examination. CHA also disregards any assets below \$50,000 at initial eligibility.
- *Incentive Payments for Landlords in CHA Mobility Areas (2017- 02)*: CHA can provide a one-time incentive payment in the amount of the contract rent to 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 can increase payment standards at Interims for elderly/disabled households and others who receive a rent increase.
- *Income Calculation Hardship Exemption (2018-02)*: CHA has implemented a hardship exemption for all working adult household members who are making required child support payments that hinder their ability to pay their monthly rent portion.
- *Using Voucher Size to Determine Payment Standard (2021-1)*: This activity enables CHA to determine payment standard by voucher size irrespective of the size of the unit
- *Conducting HQS Inspections for a Sample of Units in Buildings with Substantial Numbers of HCV Voucher Holders (2021-2)*: This activity allows inspections of sample of units every year in buildings with a large number of HCV voucher holders, rather than having all of them inspected every other year, making CHA's inspection process more efficient and reduce costs.
- *Providing a Flat Medical Deduction for all Elderly/Disabled Households (2021-3)*: CHA is providing a flat medical deduction of \$400 to all elderly/disabled households.

### **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)*: CHA can 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 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 has retained 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 has continued to use 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 are linked to the housing assistance to ensure that individuals achieve stability.

### **Activities on Hold in FY2022**

- *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.

### **Activities Closed in FY2022**

- *Revitalization of 25,000 Housing Units (2000-01)*: This activity was closed in the FY2021 MTW Annual Report when the remaining units to meet the goal were under construction and scheduled for delivery. CHA met the 25,000 unit goal in FY2022 through the delivery of 19,739 rehabbed, new construction and new acquisition public housing units and 5,507 project-based voucher units. A complete list of units counted toward this goal can be found in the Appendix.

In FY2022, CHA continued to utilize the single fund budget provided through MTW participation for expanded and flexible resources for overall administration of housing assistance, capital and redevelopment activities, and services and programs for residents. *(Please refer to Section V for more info.)*

# 2 Section Two GENERAL HOUSING AUTHORITY OPERATING INFORMATION



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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**

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

CHA invests in privately-owned rental housing throughout the City of Chicago to create affordable housing opportunities utilizing Project-Based Vouchers, including Rental Assistance Demonstration (RAD) vouchers. In FY2022, a total of 11,522 PBVs were under a Housing Assistance Payment (HAP) contract or Agreement to enter into a Housing Assistance Payment (AHAP), including 717 new PBVs under HAP or AHAP and 10,805 existing PBVs. The following is an overview of CHA's project-based voucher initiatives by category:

- ***Project-Based Vouchers (4,307 HAP, 170 AHAP, 4,477 TOTAL)***

In FY2022, CHA administered 4,307 vouchers with an additional 170 units under AHAP for individuals, families and seniors, as well as for those in need of comprehensive supportive services.

- **PBV Family & Senior (Non-supportive) Housing:** In FY2022, CHA provided 2,914 high-quality affordable housing units to families, seniors and individuals by providing PBV rental subsidies in family and senior (non-supportive) housing properties. An additional 133 units were placed under AHAP for a total commitment of 3,047 units.
- **PBV Supportive Housing:** In FY2022, CHA provided 1,212 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. An additional 37 units were placed under AHAP for a total commitment of 1,249 units.
- **PBV Regional Housing Initiative (RHI):** In FY2022, a total of 181 CHA PBV units were under HAP contracts in the region through RHI. Formed in 2002, the Regional Housing Initiative (RHI) 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, vouchers are 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.<sup>[1]</sup> 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). CHA continues to participate in the RHI Pilot Program to offer applicants on CHA's wait list broader housing alternatives in areas of opportunity throughout the Chicagoland region.

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<sup>[1]</sup> For more information on RHI, see MPC's website at [www.metroplanning.org](http://www.metroplanning.org).

- RAD1 Project-Based Vouchers (5,824 HAP, 547 AHAP, 6,371 TOTAL)***  
 Component 1 of RAD (RAD1) allows agencies to transition public housing units 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 FY2022, CHA administered 5,824 RAD1 units and an additional 547 units were converted or under construction with unit delivery scheduled in future years, for a total commitment of 6,371 units.
- Rental Assistance Demonstration (RAD2) (256 HAP)***  
 Utilizing the second component of the Rental Assistance Demonstration program (RAD2), 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 256 RAD2 units during FY2022.
- Moderate Rehabilitation (674 TOTAL)***  
 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 PBV selection process. In FY2022, CHA administered 601 Mod Rehab units.
- 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.

***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. Unlike tenant-based vouchers, PBVs are issued directly to property owners and remain with the unit if a tenant moves out. The following table provides an overview of PBVs that were placed under HAP or AHAP in FY2022.

<b>ACTUAL NEW PROJECT-BASED VOUCHERS IN FY2022</b>					
<b>Development</b>	<b>Planned PBVs</b>	<b>Actual PBVs</b>	<b>Status at End of Plan Year</b>	<b>RAD?</b>	<b>Description</b>
<b>PBV</b>					
1203 N California	32	32	Committed	No	Family housing in the North Lawndale community.
BJ Wright 1000-1038 W 14th St	0	82	Committed	No	Family housing in the Near West community. Conversion of Section 8 PBRA with tenant-protection and enhanced vouchers.
Chicago Lighthouse 1800 W Roosevelt	0	19	Committed	No	Family housing in the Near West community.

<b>ACTUAL NEW PROJECT-BASED VOUCHERS IN FY2022</b>					
<b>Development</b>	<b>Planned PBVs</b>	<b>Actual PBVs</b>	<b>Status at End of Plan Year</b>	<b>RAD?</b>	<b>Description</b>
Covent Apartments 2653 N Clark	30	30	Committed	No	Supportive housing for the homeless in the Lincoln Park community.
Englewood Family House 1650 W 63 <sup>rd</sup> St	7	7	Committed	No	Supportive housing for families in the Englewood community.
Teacher's Village 2620 W Hirsch	27	0	Committed	No	Family housing in the Humboldt Park community.
<b>Subtotal</b>	<b>96</b>	<b>170</b>			
<b>RAD PBV</b>					
508 Pershing	20	0	Leased	Yes	Conversion of family public housing in the Douglas community to RAD PBV.
Albany Terrace 3030 W 21st Place	350	0	Committed	Yes	Conversion of senior public housing in the South Lawndale community to RAD PBV.
Edith Spurlock Sampson 2640 N Sheffield	0	394	Leased	Yes	Conversion of senior public housing in the Lincoln Park community to RAD PBV. 11 units will be added through RAD transfer of assistance.
Encuentro Square 3737 W Cortland	0	55	Committed	Yes	Family housing in the Logan Square community. Faircloth to RAD PBV
Grace Manor 3401 W Ogden	19	19	Committed	Yes	RAD PBV for families in the North Lawndale community. Altgeld Gardens transfer of assistance
Irene McCoy Gaines 3700 W Congress	149	0	Committed	Yes	RAD PBV in the East Garfield Park community for seniors 55+
Lake Park Crescent 1061 E 41st Place	60	60	Leased	Yes	Conversion of family public housing in the Oakland community to RAD PBV.
Levy House 1221 W Sherwin	20	0	Committed	Yes	RAD PBV for families in the Rogers Park community.
Northtown Village Halsted & Division	39	0	Leased	Yes	Conversion of family public housing in the Near North community to RAD PBV.
Oakwood Shores 3-1 Cottage Grove & Pershing	0	19	Committed	Yes	Family housing in the Douglas community. Faircloth to RAD.
Renaissance North 551 W North	18	0	Leased	Yes	Conversion of family public housing in the Near North community to RAD PBV.
Roosevelt Square 1B Racine & Roosevelt	127	0	Leased	Yes	Conversion of family public housing in the Near West community to RAD PBV
Westhaven Park Tower 100 N Hermitage	34	0	Leased	Yes	Conversion of family public housing in the Near West community to RAD PBV

**ACTUAL NEW PROJECT-BASED VOUCHERS IN FY2022**

Development	Planned PBVs	Actual PBVs	Status at End of Plan Year	RAD?	Description
Westhaven Park Damen & Madison	87	0	Leased	Yes	Conversion of family public housing in the Near West community to RAD PBV.
<b>Subtotal</b>	<b>923</b>	<b>547</b>			
<b>Total</b>	<b>1,019</b>	<b>717</b>			

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

Certain PBV and RAD projects did not move forward as planned and additional PBV and RAD projects were committed or under AHAP. Additional PBV projects and RAD closings are projected for FY2023.

**ii. Existing Project-Based Vouchers**

The following table lists the project-based vouchers that were committed or leased at the beginning of FY2022.

**EXISTING PROJECT-BASED VOUCHERS IN FY2022**

Development	Planned PBVs	Actual PBVs	Status at End of Plan Year	RAD?	Description
<b>PBV</b>					
3714-16 W. Wrightwood Apartments	5	5	Leased	No	Family housing in the Logan Square community.
5150 Northwest Highway	30	30	Leased	No	Family housing in the Jefferson Park community.
5751 S Michigan Inc (Harriet Tubman Apartments)	11	11	Leased	No	Family housing in the Washington Park community.
5801 S Michigan LLC (Sojourner Truth Apartments)	23	23	Leased	No	Family housing in the Washington Park community.
5840 S Dr Martin Luther King Jr Drive	4	2	Leased	No	Supportive housing for families and individuals experiencing homelessness in the Washington Park community.
600 S Wabash LP	71	71	Leased	No	Supportive housing for individuals experiencing homelessness in the Loop community.
65th Infantry Regiment Veterans Housing 1045 N Sacramento	12	12	Leased	No	Supportive housing for veteran families in the West Town community.
65 <sup>th</sup> Infantry Regiment Veterans Housing 1045 N Sacramento	36	36	Leased	No	Supportive housing for veteran families in the West Town community. (VASH)
9000 S Justine LLC	4	4	Leased	No	Family and individual housing in the Washington Heights community.

**EXISTING PROJECT-BASED VOUCHERS IN FY2022**

<b>Development</b>	<b>Planned PBVs</b>	<b>Actual PBVs</b>	<b>Status at End of Plan Year</b>	<b>RAD?</b>	<b>Description</b>
Access Housing Multiple Addresses	38	38	Leased	No	Supportive housing for disabled families and individuals in the Hermosa, Humboldt Park, Logan Square and West Town communities.
Anchor House 1230 W 76th St	108	108	Leased	No	Family housing in the Auburn Gresham community.
Archer Avenue Senior Residences 2928 W Archer	12	12	Leased	No	Senior housing for seniors 62+ in the Bridgeport community.
Bettendorf Place 8425 S Saginaw	18	18	Leased	No	Supportive housing for individuals experiencing homelessness with HIV/AIDS in the South Chicago community.
Boulevard Apartments Multiple Addresses	12	12	Leased	No	Family housing in the West Town and Logan Square communities
Boxelder Court 6205-6215 S Langley	6	6	Leased	No	Family housing in the Woodlawn community.
Brainerd Park Apartments 8920 S Loomis	9	9	Leased	No	Family housing in the Washington Heights community.
Branch of Hope 5628-30 S Halsted	58	58	Leased	No	Family housing in the Englewood community area
Bryn Mawr 5550 N Kenmore	10	10	Leased	No	Family housing in the Edgewater community.
Buffett Place 3208 N Sheffield	51	51	Leased	No	Supportive housing for disabled individuals in the Lakeview community.
Butler Lindon 6146 S Kenwood	18	7	Leased	No	Supportive housing for homeless individuals in the Woodlawn community.
Carling, LLC 1512 N LaSalle	39	39	Leased	No	Family housing for individuals in the Near North community.
Casa Durango 1850 S Racine	9	9	Committed	No	Family housing in the Near West Side community.
Casa Veracruz 2014 S Racine	0	56	Leased	No	Family housing in the Lower West Side community area.
Clark Estes Apartments 7070 N Clark	15	15	Leased	No	Family housing in the Rogers Park community.
Crestwood Apartments 5225 N Austin Blvd	57	53	Leased	No	Senior housing for seniors 55+ in the Austin community.
Crowder Place Apts 3801 N Pine Grove	16	14	Leased	No	Senior housing for seniors 62+ in the Lakeview community.
Deborah's Place II 1530 N Sedgwick	39	39	Leased	No	Supportive housing for female individuals experiencing homelessness in the Near North community.

**EXISTING PROJECT-BASED VOUCHERS IN FY2022**

<b>Development</b>	<b>Planned PBVs</b>	<b>Actual PBVs</b>	<b>Status at End of Plan Year</b>	<b>RAD?</b>	<b>Description</b>
Devon Place 1950 W Devon	16	16	Leased	No	Family housing in the West Ridge community.
Diversey Manor LLC 3213-3223 W Diversey	50	0	Leased	No	Family housing in the Logan Square community.
Drex 8031 LLC 8031-35 S Drexel	12	11	Leased	No	Supportive housing for veteran families and individuals in the Chatham community.
East Park Apartments 3300 W Maypole	150	150	Leased	No	Family housing for individuals in the East Garfield Park community.
Englewood Permanent Supportive Housing 901 W 63rd St	50	50	Leased	No	Supportive housing for individuals experiencing homelessness in the Englewood community.
Evergreen Towers II 1343 N Cleveland	10	8	Leased	No	Senior housing for seniors 62+ in the Near North community
Focus Apartments 165 N Central	10	10	Leased	No	Supportive housing for ex-offenders in the Austin community.
G & A Senior Residence at Eastgate Village 300 E 26th St	35	35	Leased	No	Senior housing for seniors 62+ in the Near South community.
G & A Senior Residences at Ravenswood 1818 W Peterson	37	37	Leased	No	Senior housing for seniors 62+ in the Ravenswood community.
G & A Senior Residences of West Ridge 6142 N California	19	19	Leased	No	Senior housing for seniors 62+ in the West Ridge community.
Garden View, LLC. 1235 S Sawyer	16	16	Leased	No	Supportive housing for families and individuals with HIV/AIDS in the North Lawndale community.
Greenwood Courts 4433-37 S Greenwood	9	4	Leased	No	Family housing in the Kenwood community.
Hancock House Limited Partnership 12045 S Emerald	18	15	Leased	No	Senior housing for seniors 62+ in the West Pullman community.
Harvest Commons Apartments 1519 W Warren	89	89	Leased	No	Supportive housing for individuals experiencing homelessness in the Near West community.
Hilliard Homes I 2111 S Clark	81	81	Leased	No	Senior housing for seniors 62+ in the Near South Side community
Hilliard Homes II 30 W Cermak	81	73	Leased	No	Senior housing for seniors 62+ in the Near South Side community
Hollywood House 5700 N Sheridan	51	51	Leased	No	Senior housing for seniors 62+ in the Edgewater community.



**EXISTING PROJECT-BASED VOUCHERS IN FY2022**

<b>Development</b>	<b>Planned PBVs</b>	<b>Actual PBVs</b>	<b>Status at End of Plan Year</b>	<b>RAD?</b>	<b>Description</b>
HOME (Nathalie Salmon/ Blackhawk Manor) Multiple Addresses	8	8	Leased	No	Senior housing for seniors 62+ in the Belmont Cragin and Rogers Park communities.
Hope Manor Apartments I 3053 W Franklin	29	29	Leased	No	Supportive housing for veteran, male individuals in the Humboldt Park community.
Hope Manor Apartments II 815-823 W 60th St/6000-6030 S Green/6002 S Halsted	72	72	Leased	No	Supportive housing for veteran families & individuals in the Englewood community.
Howard Apartments Limited Partnership 1567-1569 N Hoyne	12	12	Leased	No	Family housing for individuals in the West Town community.
Humboldt House 1819 N Humboldt	31	31	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Logan Square community.
Humboldt Park Residence 1152 N Christiana	20	29	Leased	No	Family housing for individuals in the Humboldt Park community.
Illinois Accessible Housing Initiative Multiple Addresses	46	46	Leased	No	Supportive housing for disabled families and individuals in the Lakeview, Bridgeport, Edgewater, Hyde Park, Lakeview, Near South Side and New City communities.
Independence Apartments 924 S Lawndale/ 925-935 S Independence	9	9	Leased	No	Family housing in the North Lawndale community.
Ironwood Courts 6019-6029 S Indiana Ave	14	14	Leased	No	Family housing in the Washington Park community.
Ivy Park Homes Dan Ryan Expy & W 91st St	2	1	Leased	No	Family housing in the Roseland community.
Jade Garden Limited Partnership 330-338 W Cermak Rd/ 2156-2162 S Tan Ct	31	28	Leased	No	Family housing in the Armour Square community.
Jarvis Apartments 2049-2051 W Jarvis	2	2	Leased	No	Family housing in the Rogers Park community.
Karibuni Place 8200 S Ellis Ave	11	11	Leased	No	Supportive housing for individuals experiencing homelessness in the Chatham community.
Kenmore Plaza 5225 N Kenmore	105	105	Leased	No	Senior housing for seniors 62+ in the Edgewater community.
King Legacy LP 3800-3814 W 16th St/ 1550-1556 S Hamlin/ 1549-1555 S Avers	10	10	Leased	No	Family housing in the Lawndale community.

**EXISTING PROJECT-BASED VOUCHERS IN FY2022**

<b>Development</b>	<b>Planned PBVs</b>	<b>Actual PBVs</b>	<b>Status at End of Plan Year</b>	<b>RAD?</b>	<b>Description</b>
Lake Street Studios 727 W Lake	61	61	Leased	No	Family housing for individuals in the Near West community.
Lake Village East Apartments 4700 S Lake Park Ave/ 1350-1360 E 47th Pl	65	65	Leased	No	Family housing in the Kenwood community.
The Raven (fka Lawrence and Ravenswood Apartments) 1825 W Lawrence	17	17	Committed	No	Family housing in the Uptown community.
Lawson House 30 W Chicago	100	100	Committed	No	Supportive housing for individuals experiencing homelessness in the Near North community.
Leigh Johnson Courts 1034-1112 E 73rd St/ 7227-7239 S Dobson Ave	18	13	Leased	No	Family housing in the Greater Grand Crossing community.
Leland Apartments (VASH) 1207 W Leland	14	11	Leased	No	Supportive housing for veteran families and individuals in the Uptown community.
Levy House 1221 W Sherwin	16	31	Leased	No	Senior housing in Rogers Park for seniors 62+.
Leontyne Apartments E 43rd St & S Vincennes Ave	14	14	Leased	No	Family housing in the Grand Boulevard community.
Liberty Square Apartments S Central Park Blvd & W Harrison	16	16	Leased	No	Family housing in the East Garfield Park community.
Los Vecinos Apartments 4250 W North	11	11	Leased	No	Supportive housing for individuals experiencing homelessness in the Humboldt Park community.
LPCS Permanent Supportive Housing 1521 N Sedgwick	20	20	Leased	No	Supportive housing for individuals experiencing homelessness in the Near North community.
Luxe Properties Multiple Addresses	6	6	Leased	No	Family housing in the East Garfield Park, Hermosa, Logan Square, South Lawndale and West Town communities.
Lyndale Apartments 2569-2575 W Lyndale St/ 2207-2221 N Rockwell St	36	46	Leased	No	Family housing in the Logan Square community.
Major Jenkins 5016 N Winthrop	64	78	Leased	No	Individual housing in the Uptown community.
Maple Pointe Apartments 150 W Maple	114	114	Leased	No	Family and individual housing in the Near North community.
Mark Twain Apartments 111 W Division	148	148	Leased	No	Individual housing in the Near North community.

**EXISTING PROJECT-BASED VOUCHERS IN FY2022**

<b>Development</b>	<b>Planned PBVs</b>	<b>Actual PBVs</b>	<b>Status at End of Plan Year</b>	<b>RAD?</b>	<b>Description</b>
Marshall 1232 LLC 1216 N LaSalle	90	90	Leased	No	Individual housing in the Near North community.
Midwest Apartments 6 N Hamlin	32	35	Leased	No	Individual housing in the West Garfield Park community.
Milwaukee Apartments 3064 N Milwaukee	11	11	Leased	No	Supportive housing for disabled families in the Avondale community.
Montclare Senior Residences of Avalon Park 1210 E 78th St	38	38	Leased	No	Senior housing for seniors 55+ in the Avalon Park community.
Montclare Senior Residences of Calumet Heights 9401 S Stony Island	34	34	Leased	No	Senior housing for seniors 62+ in the Calumet Heights community.
Mulvey Place 416 W Barry	13	11	Leased	No	Senior housing for seniors 62+ in the Lakeview community.
Near North Limited Partnership (aka Schiff Residence) 1244 N Clybourn	46	46	Leased	No	Family housing for individuals in the Near North community.
New Mom's Transformation Project 5317 W Chicago	40	40	Leased	No	Supportive housing for single mothers age 18-24 with children in the Austin community.
North & Talman III Limited Partnership 1605-1619 N Washtenaw	8	8	Leased	No	Family housing in the West Town community.
North Park Village 5801 N Pulaski	31	39	Leased	No	Senior housing for seniors 62+ in the North Park community.
Park Apartments 202-224 E Garfield Blvd/ 5447 S Indiana/5446-50 S Prairie/5732 S Calumet	30	30	Leased	No	Family housing in the Washington Park community.
Paseo Boricua Arts Building 2709-15 W Division	6	6	Committed	No	Family housing in the Humboldt Park community.
Phoenix House 1251 S Sawyer	32	32	Leased	No	Supportive housing for individuals with HIV/AIDS in the North Lawndale community.
Pierce House 3527 W North	25	25	Leased	No	Supportive housing for homeless aged 18-24 in the Logan Square community.
Pullman Artspace 11137 S Langley	6	6	Leased	No	Family housing in the Pullman community.
Reba Place Fellowship 1528/1545 W Pratt	7	7	Leased	No	Family housing in the Rogers Park community.
Renaissance West Apartments 2517 W Fullerton	86	88	Leased	No	Family housing for individuals in the Logan Square community.

**EXISTING PROJECT-BASED VOUCHERS IN FY2022**

<b>Development</b>	<b>Planned PBVs</b>	<b>Actual PBVs</b>	<b>Status at End of Plan Year</b>	<b>RAD?</b>	<b>Description</b>
Roosevelt Road Veterans (VASH) 2908 W Roosevelt	75	75	Leased	No	Supportive housing for veterans in the North Lawndale community.
Roosevelt Towers 3440 W Roosevelt	126	126	Leased	No	Senior housing for seniors 62+ in the North Lawndale community.
Rosa Parks LP N Central Park Ave & W Chicago	26	26	Leased	No	Family housing in the Humboldt Park community.
Rosenwald Courts 4642 S Michigan	60	60	Leased	No	Senior housing for seniors 62+ in the Grand Boulevard community.
San Miguel 907 W Argyle	11	11	Leased	No	Family housing in the Uptown community.
Sankofa House 4041 W Roosevelt	26	25	Leased	No	Family housing in the North Lawndale community.
Sarah's on Sheridan 1005 W Leland	27	27	Leased	No	Supportive housing for homeless women in the Uptown community.
Schiller Place 1433 N Halsted	24	24	Leased	No	Family housing in the Near North community.
Senior Suites Chicago, Auburn Gresham, LLC 1050 W 79th St	17	17	Leased	No	Senior housing for seniors 62+ in the Auburn Gresham community.
Sheffield Apartments 2700 N Sheffield	50	50	Committed	No	Family housing in the Lincoln Park community.
South Park Plaza LP S Dr Martin Luther King Jr Dr & E 26th	34	34	Leased	No	Family housing in the Douglas community.
Spaulding & Trumbull Limited Partnership (Trumbull Apts) 1310-1314 S Spaulding/ 1428 S Trumbull Ave	13	13	Leased	No	Supportive housing for homeless families in the North Lawndale community.
St. Andrews Court 50 N Hoyne	30	30	Leased	No	Supportive housing for ex-offender graduates of St. Leonard's in the Near West community.
St. Edmund's Court 5921-5937 S Wabash Ave	10	10	Leased	No	Family housing in the Washington Park community.
St. Leo Residence 7750 S Emerald	50	50	Leased	No	Supportive housing for homeless and disabled veteran individuals in the Auburn Gresham community.
St. Leo Residence (VASH) 7750 S Emerald	40	40	Leased	No	Supportive housing for homeless and disabled veteran individuals in the Auburn Gresham community.

**EXISTING PROJECT-BASED VOUCHERS IN FY2022**

<b>Development</b>	<b>Planned PBVs</b>	<b>Actual PBVs</b>	<b>Status at End of Plan Year</b>	<b>RAD?</b>	<b>Description</b>
Sunnyside Kenmore Apartments 4130 N Kenmore Ave/ 847-849 W Sunnyside Ave	10	10	Leased	No	Family housing in the Uptown community.
The Douglass (aka Eastwood Garden) 6531 S Lowe	34	2	Leased	No	Family housing the Englewood community. Participants moved to HCV program due to opt out.
The Resurrection Home 1910 S Albany & 2124 W 19th St	5	5	Leased	No	Family housing in the Lower West Side and North Lawndale communities.
The Suites of Autumn Green at Wright Campus 4255 N Oak Park	8	8	Leased	No	Senior housing for seniors 55+ in the Dunning community.
Thresholds at Casa de Troy 6355-6357 S Troy St/3116-3120 W 64th St	16	16	Leased	No	Supportive housing for families & individuals with a diagnosed mental illness in the Chicago Lawn community.
Thresholds at Edgewater Shores 5326 N Winthrop	8	8	Leased	No	Supportive housing for individuals with a diagnosed mental illness in the Edgewater community.
Thresholds RAD LLC (Austin Apartments) 334 N Menard	5	5	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in Austin.
Thresholds RAD LLC (Graiss Apartments) 6808 N Wayne	4	4	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Rogers Park community.
Thresholds RAD LLC (Rowan Trees Apartments) 500 W Englewood	5	5	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Englewood community.
Tierra Linda Apartments Multiple Addresses	14	14	Leased	No	Family and individual housing in the Humboldt Park and Logan Square communities.
Town Hall Apartments 3600 N Halsted	79	79	Leased	No	Senior housing for seniors 55+ and LGBT-friendly in the Lakeview community.
Veterans New Beginnings Limited Partnership 8140 S Racine	48	46	Leased	No	Supportive housing for veteran individuals in the Auburn Gresham community.
Victory Centre of South Chicago SA 9233 S Burley Ave	18	18	Leased	No	Senior housing for seniors 62+ in the South Chicago community.

**EXISTING PROJECT-BASED VOUCHERS IN FY2022**

<b>Development</b>	<b>Planned PBVs</b>	<b>Actual PBVs</b>	<b>Status at End of Plan Year</b>	<b>RAD?</b>	<b>Description</b>
Wabash Apartments 23-31 E 61st St/6100-6108 S Wabash Ave	24	24	Leased	No	Family housing in the Washington Park community.
Warren Apartments 3-11 N Halsted	25	25	Leased	No	Family housing in the Near West community.
Washington Park Apartments 5000 S Indiana	32	32	Leased	No	Individual housing in the Grand Boulevard community.
West Humboldt Place 3543 W Chicago	4	4	Leased	No	Supportive housing for families with a child with HIV/AIDS in the Humboldt Park community.
Wilson Yards 1026 W Montrose	16	16	Leased	No	Family and individual housing in the Uptown community.
Wilson Yards Senior Apartments 1032 W Montrose	20	20	Leased	No	Senior housing for seniors 62+ in the Uptown community.
Winterberry Place 321-325 E 48th St/ 4802-4806 S Calumet Ave	6	6	Leased	No	Family and individual housing in the Grand Boulevard community.
Wrightwood Apartments 3821 W Wrightwood	3	2	Leased	No	Family housing in the Logan Square community.
Wrightwood Senior Apartments 2815 W 79th St	17	16	Leased	No	Senior housing for seniors 62+ in the Ashburn community.
Xavier Apartments 625 W Division	24	24	Leased	No	Family and individual housing in the Near North community.
Zapata Apartments 3734 W Cortland/3503 W Armitage/ 1955 N St Louis/ 3230 W Armitage	18	18	Leased	No	Family housing in the Logan Square community.
<b>Subtotal</b>	<b>4,164</b>	<b>4,126</b>			
<b>RAD PBV</b>					
Aurea Martinez Apartments 3213-33 W Diversey	45	45	Leased	Yes	Family housing in the Belmont Cragin community. Lathrop Homes transfer of assistance.
Butler Lindon Apartments 6146 S Kenwood	5	5	Leased	Yes	Supportive housing for individuals experiencing homelessness in the Woodlawn community. RAD2
Caroline Hedger Apartments 6400 S Sheridan	450	450	Leased	Yes	Senior housing for seniors 62+ in the Rogers Park community. Former public housing units.
Concord at Sheridan 6438 S Sheridan	65	65	Leased	Yes	Family housing in the Rogers Park community. Lathrop Homes transfer of assistance.

**EXISTING PROJECT-BASED VOUCHERS IN FY2022**

<b>Development</b>	<b>Planned PBVs</b>	<b>Actual PBVs</b>	<b>Status at End of Plan Year</b>	<b>RAD?</b>	<b>Description</b>
Daniel Hudson Burnham Apartments 1930 W Loyola	178	178	Leased	Yes	Senior housing for seniors 62+ in the West Ridge community. Former public housing units.
Deborah's Place III 2822 W Jackson	90	90	Leased	Yes	Supportive housing for female individuals experiencing homelessness in the East Garfield Park community. RAD2
Butler Apartments (formerly Eddie Mae & Alex Johnson Apts) 6230 S Dorchester	29	29	Leased	Yes	Supportive housing for individuals experiencing homelessness in the Woodlawn community. RAD2
Elizabeth Davis Apartments 440 N Drake	148	148	Leased	Yes	Senior housing for seniors 62+ in the Humboldt Park community. Former public housing units.
Lucy Gonzalez Parsons (fka Emmett Street Apartments) 2602-38 N Emmett	50	50	Leased	Yes	Family housing in the Logan Square community. Lathrop transfer of assistance.
Fannie Emanuel Apartments 3916 W Washington	180	180	Leased	Yes	Senior housing for seniors 62+ in the West Garfield Park community. Former public housing units.
Hattie Callner Apartments 855 W Aldine	146	146	Leased	Yes	Senior housing for seniors 62+ in Lakeview community. Former public housing units.
Southbridge Phase 1A 23 <sup>rd</sup> & State	34	34	Leased	Yes	Family housing in the Near South community. Lathrop transfer of assistance.
Southbridge Phase 1B 23 <sup>rd</sup> & State	34	34	Leased	Yes	Family housing in the Near South community. Lathrop transfer of assistance.
Independence Apartments 4022 N Elston	30	30	Leased	Yes	Senior housing for seniors 62+ in the Irving Park community. Lathrop Homes transfer of assistance.
John Pennycuff Memorial Apartments 2031 N Milwaukee	47	47	Leased	Yes	Family housing in the Logan Square community. Lathrop Homes transfer of assistance.
Judge Fisher Apartments 5821 N Broadway	199	199	Leased	Yes	Senior housing for seniors 62+ in the Edgewater community. Former public housing units.
Judge Green Apartments 4030 S Lake Park	153	153	Leased	Yes	Senior housing for seniors 62+ in the Oakland community. Former public housing units.
Judge Slater Apartments 4218 S Cottage Grove 740 E 43rd	402	402	Leased	Yes	Senior housing for seniors 55+ in the Grand Boulevard community. Former public housing units.

**EXISTING PROJECT-BASED VOUCHERS IN FY2022**

<b>Development</b>	<b>Planned PBVs</b>	<b>Actual PBVs</b>	<b>Status at End of Plan Year</b>	<b>RAD?</b>	<b>Description</b>
Dr Mildred Harris Apartments 6360 S Minerva	165	165	Leased	Yes	Senior housing for seniors 62+ in the Woodlawn community. Former public housing units.
Las Americas Apartments 1611 S Racine	211	211	Leased	Yes	Senior housing for seniors 62+ in the Lower West Side community. Former public housing units.
Lathrop 1A N Clybourn Ave & W Diversey Pkwy	151	151	Leased	Yes	Family housing in the Lincoln Park and North Center communities.
Lathrop 1B N Clybourn Ave & W Diversey Pkwy	28	28	Committed	Yes	Family housing in the Lincoln Park and North Center communities.
Lincoln Perry Apartments and Annex 243 E 32nd St/3245 S Prairie	442	442	Leased	Yes	Senior housing for seniors 62+ in the Douglas community. Former public housing units.
Long Life Apartments 344 W 28th Pl	114	114	Leased	Yes	Senior housing for seniors 62+ in the Armour Square community. Former public housing units.
Lorraine Hansberry 5670 W Lake	168	168	Leased	Yes	Senior housing for seniors 62+ in the Austin community. Former public housing units.
Major Robert Lawrence Apartments 655 W 65th St	191	191	Leased	Yes	Senior housing for seniors 55+ in the Englewood community. Former public housing units.
Minnie Riperton 4250 S Princeton	335	335	Leased	Yes	Senior housing for seniors 55+ in the Fuller Park community. Former public housing units.
Northtown Apartments 2410 W Pratt	30	30	Leased	Yes	Senior housing for seniors 62+ in the West Ridge community. Lathrop Homes transfer of assistance.
Ogden Commons 2600 W Ogden	44	44	Leased	Yes	Family housing in the North Lawndale community. Altgeld Gardens transfer of assistance.
Oso Apartments 3435 W Montrose	32	32	Leased	Yes	Family and individual housing in the Irving Park community. Lathrop Homes transfer of assistance.
Park Boulevard 37th and State	36	36	Committed	Yes	Family housing in the Douglas community.
Parkside 4 Phase 2	54	54	Committed	Yes	Family housing in the Near North community. Lathrop Homes transfer of assistance
Patrick Sullivan Apartments 1633 W Madison	480	480	Leased	Yes	Senior housing for seniors 55+ in the Near West community. Former public housing units.



<b>EXISTING PROJECT-BASED VOUCHERS IN FY2022</b>					
<b>Development</b>	<b>Planned PBVs</b>	<b>Actual PBVs</b>	<b>Status at End of Plan Year</b>	<b>RAD?</b>	<b>Description</b>
Ravenswood Senior Living 4501 N Winchester	74	74	Leased	Yes	Senior housing for seniors 62+ in the Lincoln Square community. Lathrop Homes transfer of assistance
Roosevelt Square 1 Roosevelt and Racine	125	125	Committed	Yes	Family housing in the Near West Side community.
Schneider Apartments 1750 W Peterson	174	174	Leased	Yes	Senior housing for seniors 62+ in the Edgewater community. Former public housing units.
Thresholds RAD LLC (Austin Apartments) 334 N Menard	52	52	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Austin community. RAD2
Thresholds RAD LLC (Graiss Apartments) 6808 N Wayne	41	41	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Rogers Park community. RAD2
Thresholds RAD LLC (Rowan Trees Apartments) 500 W Englewood	39	39	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Englewood community. RAD2
Villages of Westhaven N Damen Ave & W Madison St	95	95	Leased	Yes	Family housing in the Near West community. Former public housing units.
Vivian Carter Apartments 6401 S Yale	221	221	Leased	Yes	Senior housing for seniors 55+ in the Englewood community. Former public housing units.
Vivian Gordon Harsh Apartments 4227 S Oakenwald	123	123	Leased	Yes	Senior housing for seniors 62+ in the Oakland community. Former public housing units.
William Jones Apartments 1447 S Ashland	114	114	Leased	Yes	Senior housing for seniors 62+ in the Near West community. Former public housing units.
<b>Subtotal</b>	<b>5,824</b>	<b>5,824</b>			
<b>Mod-Rehab</b>					
16 N Lorel	23	23	Leased	No	Family housing in the Austin community.
4240-4248 S Michigan	42	42	Leased	No	Family housing in the Grand Boulevard community.
4441-47 S Greenwood LP	32	32	Leased	No	Family housing in the Kenwood community.
Austin Village 431-439 N Central Ave	29	29	Leased	No	Family housing in the Austin community.

**EXISTING PROJECT-BASED VOUCHERS IN FY2022**

<b>Development</b>	<b>Planned PBVs</b>	<b>Actual PBVs</b>	<b>Status at End of Plan Year</b>	<b>RAD?</b>	<b>Description</b>
Belray Apartments 3150 N Racine Ave	70	70	Leased	No	Supportive housing for individuals experiencing homelessness in the Lakeview community.
Carlton/Magnolia Apartments 4626 N Magnolia	70	70	Leased	No	Supportive housing for individuals experiencing homelessness in the Uptown community.
Dickens Apartments 3621-29 W Dickens	34	0	Leased	No	Family and individual housing in the Logan Square community.
Holland House 240 W 107th Pl	70	70	Leased	No	Supportive housing for individuals experiencing homelessness in the Roseland community.
Karibuni Place 8200 S Ellis Ave	60	60	Leased	No	Supportive housing for individuals experiencing homelessness in the Chatham community.
Los Vecinos Apartments 4250 W North	50	50	Leased	No	Family housing for individuals experiencing homelessness in the Humboldt Park community.
Mae Suites 148 N Mayfield	39	39	Leased	No	Family housing for individuals in the Austin community for individuals experiencing homelessness.
Major Jenkins 5021 N Winthrop	1	1	Leased	No	Family housing in the Uptown community for individuals experiencing homelessness.
Pine Central 743-55 N Central	35	35	Leased	No	Family housing in the Austin community.
Rebecca Walker 126 S Central	22	22	Leased	No	Supportive housing for individuals experiencing homelessness in the Austin community.
Renaissance Partners 3757 S Wabash	100	100	Leased	No	Supportive housing for individuals experiencing homelessness in the Douglas community.
Washington Park Apartments 5000 S Indiana	31	31	Leased	No	Supportive housing for individuals experiencing homelessness in the Grand Boulevard community area
<b>Subtotal</b>	<b>708</b>	<b>674</b>			
<b>Regional Housing Initiative</b>					
Casa Maravilla LP 2021 S Morgan	15	15	Leased	No	Senior housing for seniors 62+ in the Lower West Side community.
Casa Morelos LP 2015 S Morgan	9	8	Leased	No	Family housing in the Lower West Side community.

**EXISTING PROJECT-BASED VOUCHERS IN FY2022**

<b>Development</b>	<b>Planned PBVs</b>	<b>Actual PBVs</b>	<b>Status at End of Plan Year</b>	<b>RAD?</b>	<b>Description</b>
Colonial Park Apartments Multiple Addresses Park City, IL	60	0	Leased	No	Family housing in Park City.
Congress Parkway Apartments 385-416 Ambassador Dr Crystal Lake, IL	6	6	Leased	No	Family and individual housing in Crystal Lake.
G & A Residence at Spaulding 1750 N Spaulding	9	9	Leased	No	Family housing in the Humboldt Park community.
Hope Manor Joliet Apartments 1331-1361 Eagle St Joliet, IL	42	42	Leased	No	Supportive housing for veteran families and individuals in Joliet.
HOW Evanston 2215 Dempster, Evanston, IL	12	12	Leased	No	Supportive housing for disabled, homeless, HIV/AIDS positive, or mentally ill families & individuals in Evanston.
Leland Apartments 1207 W Leland	14	14	Leased	No	Family housing in Uptown.
New Mom's Oak Park 206-212 Chicago Ave Oak Park, IL	14	14	Leased	No	Supportive housing for homeless mothers (age 18-24) with children in Oak Park.
North Avenue Apartments 2654 W North	16	16	Leased	No	Family and individual housing in the West Town community.
Nuestro Hogar Multiple Addresses	12	10	Leased	No	Family housing in the Humboldt Park community.
Pearl Street Commons 3512 Pearl St McHenry, IL	12	12	Leased	No	Supportive housing for disabled or veteran families & individuals in McHenry, IL.
Wentworth Commons 11045 S Wentworth	10	10	Leased	No	Family housing in the Roseland community.
Woodstock Commons 1400-75 Commons Dr Woodstock, IL	17	13	Leased	No	Family and individual housing in Woodstock.
<b>Subtotal</b>	<b>248</b>	<b>181</b>			
<b>Total</b>	<b>10,944</b>	<b>10,805</b>			

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

CHA gained PBV units at locations such as BJ Wright and maintained fewer PBV units at certain locations than expected, including Regional Housing Initiative properties outside Chicago and four Mod Rehab properties that converted to HUD-administered PBRA. CHA did not proceed with certain RAD conversions as originally planned for 2022.

### iii. **Other Changes to the Housing Stock that Occurred During FY2022**

The following section describes changes to CHA's housing stock during FY2022 by category, including Public Housing Units Added, Demolition Activity, Disposition Activity, Offline Units, Additional Capital Maintenance Activity and Additional Redevelopment Activity.

<b>ACTUAL OTHER CHANGES TO MTW HOUSING STOCK IN FY2022</b>
<b>Public Housing Units Added</b> CHA added 20 public housing units at 508 Pershing.
<b>Demolition Activity</b> CHA did not demolish any units.
<b>Disposition Activity</b> CHA disposed of land at the former Madden Park Wells site through a ground lease for the development of Oakwood Shores 3-1, which is currently under construction. CHA also received authority to dispose of land at ABLA for the development of Roosevelt Square 3B and Horner for the development of Westhaven IID.
<b>Offline Units</b> Consistent with PIH Notice 2021-35, CHA designated 1,220 units as offline based on the following categories: pending redevelopment/planning; undergoing capital maintenance; and used for non-dwelling purposes. Additional detail is provided below.
<b>Capital Maintenance Activity</b> CHA engaged in capital maintenance activity at a variety of sites, including Elizabeth Wood, Elizabeth Davis, small and medium apartments, Trumbull Homes and Dearborn Homes. Additional detail is provided below.
<b>Development Activity</b> In FY2022, CHA engaged in development activity at a variety of sites, including but not limited to Ickes, Lathrop, Madden Wells and Edith Spurlock Sampson. Additional detail is provided below.

#### **Offline Units Status**

As of Q4 2022, CHA had 1,220 public housing units 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. The following is a description of CHA's offline units by category.

- Units Pending Redevelopment/Planning:** As of Q4 2022, CHA had 1,080 public housing units offline due to pending redevelopment or capital maintenance, 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.

**Lathrop Homes – 326 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 and a total of 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. Construction is underway at Phase 1B with unit delivery expected in FY2023. LCP is pursuing both public and private funding sources for the next redevelopment phase at Lathrop (Phase 1C). CHA is also working to create off-site units in accordance with the Lathrop Homes Agreed Court Order.

- **Units Pending Demolition/Disposition:** Units in this category are pending demolition or disposition and will not come back online. As of Q4 2022, there are 0 units offline pending demolition or disposition.
- **Units Used for Non-Dwelling Purposes:** As of Q4 2022, there were 140 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.

### **Development Activity**

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

<b>FY2022 Development Activity</b>		
<b>Site</b>	<b>Phase/Project Name</b>	<b>FY2022 Activity</b>
Harold Ickes	Southbridge 1A & 1B	Construction completion and lease-up.
N/A	Lucy Gonzalez Parsons 2602 N Emmett	Construction completion and lease-up.
Madden Wells	508 E. Pershing	Construction completion and lease-up.
Edith Spurlock Sampson	Sheffield Residences and Edith Spurlock Sampson 2640/2720 N Sheffield	Rehabilitation of two senior buildings and construction of a new mixed-income building.
Lathrop	Phase 1B Clybourn & Diversey	Substantial rehab of two buildings through year. First units completed and leasing.
Lake Park	Lake Park Crescent Apts 1061 E 41 <sup>st</sup> St	Convert to RAD PBV – recapitalization.
Stateway Gardens	Park Boulevard Phase 3B State & 35 <sup>th</sup> St	Closed financing and started construction on two new mixed-income buildings.
Madden Wells	Oakwood Shores 3-1 Cottage Grove & Pershing	Closed financing and started construction on two new mixed-income buildings.
Albany Terrace	Albany Terrace 3030 W 21 <sup>st</sup> Pl	Converted to RAD PBV and closed financing for substantial rehabilitation
ABLA	Roosevelt Square 3B Racine & Roosevelt	Disposition approved.
Horner	Westhaven Park IID Damen & Madison	Disposition approved.

### **Capital Maintenance**

As part of CHA's strategy to modernize, maintain and preserve its existing housing stock and ensure compliance with all regulatory and safety requirements, CHA continues to make strategic capital investments in its properties. These capital investments may require that some units in occupied buildings be vacated for construction to occur; however, CHA has committed to holding the minimum number of units offline for the duration of construction projects and resume leasing as soon as feasible when units are completed.

<b>FY2022 Capital Maintenance</b>	
<b>Property</b>	<b>Project Description</b>
Elizabeth Wood 1845 N Larrabee	Exterior masonry restoration
Trumbull Homes S Torrence & E 107 <sup>th</sup> St	Exterior masonry and roof restoration, in-unit exhaust fan replacement
Dearborn Homes 900 N Kingsbury	Heat and hot water plant replacement at 8 buildings
26 small & medium family buildings	Remove existing exterior porches and install new
Elizabeth Davis 440 N Drake	Building renovation project includes roof replacement and masonry repairs as well as plumbing riser replacement

### **v. General Description of Actual Capital Expenditures in FY2022**

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

CHA's total FY2022 capital expenditures were \$83.7M:

\$3.4M for upgrades and repairs at Public Housing family properties including the following: \$1.3M at Trumbull; \$1.1M at Dearborn Homes; \$0.6M at Lawndale Gardens; \$0.3M at ABLA; and the remaining \$0.1M at various other Family properties.

\$15.6M for elevator modernization and renovations at Public Housing senior and family properties including the following: \$2.3M at Flannery; \$1.4M at Horner; \$1.4M at Lake Parc Place; \$1.4M at Mary Hartwell Catherwood; \$1.2M at Armour Square; \$1.1M Wicker Park; \$1.0M at Mary Jane Richardson; \$2.5M at Maria Diaz, Margaret Day Blake & Elizabeth Woods; \$0.7M at Alfreda Barnett Duster; \$0.6M Albany Terrace; \$0.6M Scattered Sites North East; \$0.5M Lidia Pucinska; \$0.3M Irene McCoy Gaines; and the remaining \$0.6M at various other senior properties.

\$8.0M for major unit turns at Public Housing properties.

\$3.1M for Scattered Sites (SS) renovations including the following: \$1.2M for SS and Multi-Family Porches; \$0.8M for SS and Multi-Family Renovations; \$0.7M for Multi-Family Malden; and the remaining \$0.4M for various other SS properties.

\$39.2M for new construction and development costs including the following: \$15.5M at Park Blvd; \$10.8M at Altgeld; \$5.9M at Lathrop; \$2.4M at LeClaire Courts; \$1.6M at CHA HQ; \$1.0M at Albany Terrace; \$0.7M at Roosevelt Square; \$0.5M at Oak & Larrabee; and the remaining \$0.8M at various other developments for costs that include due diligence, remediation, and other capital-related activities.

- \$14.4M for elevator modernization and RCC work at RAD properties including the following: \$3.5M at Patrick Sullivan; \$1.6M at Harry Schneider; \$1.5M at Las Americas; \$1.1M at Dr. Mildred Harris; \$1.1M at Judge Green; \$0.9M at William Jones; \$0.9M at Elizabeth Davis; \$0.8M at Hattie Callner; \$0.8M Lincoln Perry Annex; \$0.7M at Long Life; \$0.5M Major Robert Lawrence; \$0.4M Vivian Gordon Harsh; and the remaining \$0.6M at various other RAD properties.

## Section IIB: Leasing Information

### i. Actual Number of Households Served

NUMBER OF HOUSEHOLDS SERVED BY SOURCE/NAME:	NUMBER OF UNIT MONTHS OCCUPIED/LEASED*		NUMBER OF HOUSEHOLDS SERVED**	
	Planned^^	Actual	Planned	Actual
MTW PUBLIC HOUSING UNITS LEASED	134,676	185,208	11,223	12,938
MTW HOUSING CHOICE VOUCHERS (HCV) UTILIZED	536,784	528,348	44,732	44,029
LOCAL, NON-TRADITIONAL: TENANT-BASED	2,400	2,100	200	175
LOCAL, NON-TRADITIONAL: PROPERTY-BASED	0	0	0	0
LOCAL, NON-TRADITIONAL: HOMEOWNERSHIP	0	0	0	0
<b>Planned/Actual Totals</b>	<b>673,860</b>		<b>56,155</b>	

\*\*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 FY2022 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	Funding for City of Chicago Housing Assistance Programs (2017-04)	2,400	2,100	200	175
Property-Based	N/A	0	0	0	0
Homeownership	N/A	0	0	0	0
<b>Planned/Actual Totals</b>		<b>2,400</b>	<b>2,100</b>	<b>200</b>	<b>175</b>

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

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

In FY2022, CHA served a total of 7,617 households through non-MTW voucher programs, including Veterans Affairs Supportive Housing (VASH), Moderate Rehab, Mainstream 5-Year and RAD programs.

<b>Non-MTW Households to be Served Through:</b>	<b>Number of Unit Months Occupied/Leased</b>	<b>Number of Households Served</b>
VASH	12,974	1,081
Mod Rehab	6,513	543
Mainstream 5-Year	2,624	219
RAD	61,900	5158
Emergency Housing Vouchers	7,391	616
<b>Total Non-MTW Households</b>	<b>91,402</b>	<b>7,617</b>

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

<b>HOUSING PROGRAM</b>	<b>DESCRIPTION OF ACTUAL LEASING ISSUES AND SOLUTIONS</b>
<b>MTW Public Housing</b>	CHA continues to identify strategic ways to reduce unit turnaround time and subsequent leasing time.
<b>MTW Housing Choice Voucher</b>	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.
<b>Local, Non-Traditional</b>	N/A

## **Section IIC: Wait List Information**

### **i. Actual Wait List Information**

<b>WAIT LIST NAME</b>	<b>DESCRIPTION</b>	<b>NUMBER OF HOUSEHOLDS ON WAIT LIST</b>	<b>WAIT LIST OPEN, PARTIALLY OPEN OR CLOSED?</b>	<b>WAS THE WAIT LIST OPENED DURING THE PLAN YEAR</b>
Public Housing Family-- Traditional and Mixed-Income	26 Site-Based Wait Lists	50,054	Open	Yes
Public Housing Family— Scattered Sites	65 Community Area Wait Lists	49,923	Open	Yes
Public Housing Senior	25 Site-Based Wait Lists	7,351	Open	Yes
Project-Based Voucher Program Senior	Site-Based	5,834	Open	Yes
Project-Based Voucher Program Family & Supportive	Site-Based	91,435	Open	Yes
Housing Choice Voucher Program Tenant-Based	Communitywide	24,516	Partially Open	Yes
<b>Total</b>		<b>229,113</b>		



**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. As of Q4 2022, there were 72,728 applicants on more than one wait list.

**Description of Partially Opened Wait Lists****HCV Wait List**

In FY2022, 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 FY2022**

Wait List Name	Description of Actual Changes to Wait List
Public Housing Units--Family	N/A
Public Housing Units--Senior	N/A
Project-Based Voucher Program--Senior	N/A
Project Based Voucher Program—Family and Senior	N/A
Housing Choice Voucher Program—Tenant-Based	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 administers 26 site-based wait lists for its family housing portfolio, including traditional family and mixed-income properties. CHA transitioned over two, staggered phases from a Community-Wide Wait List to Site-Based Wait Lists in FY2018. In FY2022, all Family Housing Site-Based Wait Lists remained open.
- **Scattered Site (Community Area) Wait Lists:** CHA's administers 65 Scattered Site Community Area Wait Lists for applicants who are interested in housing opportunities in CHA's portfolio of small and medium apartment buildings. In FY2022, all Scattered Site Community Area Wait Lists remained open.
- **Senior Site-Based Wait Lists:** CHA administers 26 senior site-based wait lists 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 FY2022, 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 Lists**

In FY2014, CHA established a separate wait list for the 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, PBV and Mod Rehab properties. All applicants, including the original 16,000 applicants, were provided an opportunity to update their wait list contact and family information as well as select a PBV family or senior site-based wait list. In FY2022, 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 PBV 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 PBV senior properties. All applicants, including the original 16,000 applicants, were provided an opportunity to update their wait list contact and family information as well as select a PBV senior or family site-based wait list. In FY2022, PBV Senior Wait Lists remained open.

## **Section IID: Information on Statutory Objectives and Requirements**

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

CHA currently serves 175 families through local, non-traditional programs, specifically through the Funding for City of Chicago Housing Assistance Programs activity.

<b>INCOME LEVEL</b>	<b>NUMBER OF LOCAL, NON-TRADITIONAL HOUSEHOLDS ADMITTED IN FY2022</b>
<b>80-51% Area Median Income</b>	0
<b>49-31% Area Median Income</b>	0
<b>Below 30% Area Median Income</b>	175
<b>Total Local, Non-Traditional Households Admitted</b>	175

*ii. Maintain Comparable Mix*

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

\*\*"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

<b>MIX OF FAMILY SIZES SERVED IN FY2022</b>				
<b>FAMILY SIZE</b>	<b>BASELINE MIX PERCENTAGE**</b>	<b>NUMBER OF HOUSEHOLDS SERVED IN PLAN YEAR</b>	<b>PERCENTAGE OF HOUSEHOLDS SERVED IN PLAN YEAR^</b>	<b>PERCENTAGE CHANGE FROM BASELINE YEAR TO CURRENT PLAN YEAR</b>
<b>1 person</b>	36.8%	33,105	52%	15%
<b>2 person</b>	19.0%	12,806	20%	1%
<b>3 person</b>	17.2%	7,446	12%	-6%
<b>4 person</b>	12.9%	5,760	9%	-4%
<b>5 person</b>	7.3%	2,605	4%	-3%
<b>6+ person</b>	6.9%	2,175	3%	-3%
<b>TOTAL</b>	<b>100%</b>	<b>63,897</b>		

\*\*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 twenty years, the size of CHA's households has decreased. CHA's current household distribution is consistent with 2020 Census data for the Chicago area, which shows higher percentages of one-, two- and three-person households. The majority of CHA's wait list applicants need a one- or two-bedroom unit, in addition to an aging population seeking smaller unit sizes at senior properties. The combination of these factors over more than a decade has shifted the distribution by household size.

*iii. Households Transitioned to Self-Sufficiency in FY2022*

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 FY2022, a total of **5,095** CHA households have increased self-sufficiency based on the below definitions.

<b>MTW ACTIVITY NAME/NUMBER</b>	<b>NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF-SUFFICIENCY*</b>	<b>MTW PHA LOCAL DEFINITION OF SELF-SUFFICIENCY</b>
Biennial Re-Exams for HCV 2006-01	2,139	Households who move up to a higher AMI category compared to the previous year.
Choose to Own Program 2011-01	64	Households who purchase a home through CTO
Family Self-Sufficiency Program 2014-01	132	Participants who graduate from FSS
Public Housing Work Requirement 2009-02	2,681	Heads of households subject to the work requirement in compliance with the work requirement.
Positive exits from CHA subsidy (not associated with an MTW activity)	143 (119 HCV, 24 PH)	Public Housing households at or above 51% AMI who moved out and HCV participants who terminated their subsidy after six months of zero HAP.
	64	Households Duplicated Across Activities
	<b>5,095</b>	<b>Total Households Transitioned to Self-Sufficiency</b>

# 3

## Section Three **PROPOSED MTW ACTIVITIES**



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

This section is not applicable. All approved activities are reported on in Section IV.

# 4

## Section Four **APPROVED MTW ACTIVITIES**



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## **Section IV: Approved MTW Activities: HUD Approval Previously Granted**

### **Implemented Activities**

#### ***MTW Activities Related to Housing/Development***

#### **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 enable CHA 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.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: CHA has discontinued the use of metric HC-4 for this activity as it duplicates information tracked in HC-1 and HC-2.

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
HC-1: Additional Units of Housing Made Available	0 additional PH units made available through use of the alternate TDC formula.	4 housing units will be delivered through the use of the alternate TDC formula.	4 housing units at 508 W Pershing were delivered as a result of this activity	Yes
HC-2: Units of Housing Preserved	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 using this method.	Yes
CE-1: Agency Cost Savings	CHA spent zero dollars through use of the alternate TDC formula prior to implementation.	CHA will use the alternate TDC formula to deliver 4 additional units at a cost of \$1,292,000 and start 1 additional unit under construction at a cost of \$286,316.	4 additional housing units were delivered at 508 W Pershing as a result of this activity.	Yes

- Challenges in Meeting Benchmarks and Possible Strategies: N/A



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

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
HC-1: Additional Units of Housing Made Available	0 additional PH units were made available prior to FY2015.	0 additional PH units will be made available as a result of this activity.	CHA did not acquire units in 2022.	Yes
HC-5: Increase in Resident Mobility	0 households were able to move to a better unit and/or neighborhood of opportunity prior to FY2015.	0 households will be able to move to a better unit and/or neighborhood as a result of this activity.	CHA did not acquire units in 2022.	Yes

- Challenges in Meeting Benchmarks and Possible Strategies: N/A

## 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: The minimum rent population (those paying \$75 per month) includes 8,563 households, approximately 20% of the total HCV population. There are 2,139 additional HCV households (5% of the total HCV population) with a hardship and paying less than \$75 per month, in comparison with 3,779 residents (8% of the total HCV population) in 2020.
  - Public Housing: The minimum rent population includes 1,658 (PH and RAD1 PBV) households. An additional 421 (PH and RAD1 PBV) households have a hardship and are paying less than \$75 per month.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE-5: Increase in Agency Rental Revenue	<u>HCV:</u> In FY2008, 5,010 residents were expected to pay \$50 minimum rent for a total annual contribution of \$3,006,000.	<u>HCV:</u> 8,950 residents will pay \$75 minimum rent for a total annual contribution of \$8,055,000.	<u>HCV:</u> 8,563 households pay \$75 minimum rent for a total annual contribution of \$7,706,700.	<u>HCV:</u> No
	<u>PH:</u> In FY2008, 1,524 residents were expected to pay \$50 minimum rent for a total annual contribution of \$914,400.	<u>PH and RAD1 PBV:</u> 1,250 households will pay \$75 minimum rent for a total annual contribution of \$1,125,000.	<u>PH and RAD1 PBV:</u> 1,658 households pay \$75 minimum rent for a total annual contribution of \$1,492,200.	<u>PH and RAD1 PBV:</u> Yes

- Challenges in Meeting Benchmarks and Possible Strategies: N/A

### ***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. The following changes have been made to this activity since it was first approved:
  - 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 did not apply to elderly or disabled participants.
  - In FY2020, CHA changed the way adjustments were calculated for credits for home repair/maintenance. Homeowners now receive 1% of their purchase price divided by 12 as a credit on their 50058 or \$75 whichever is higher.
  - In FY2022, CHA received approval to implement a down payment assistance option through a forgivable second mortgage for a limited number of eligible participants. This option was not implemented in 2022 as we were finalizing program design.

Through the program, now in its 20<sup>th</sup> year, 806 participants have purchased a new home and 302 have assumed their own mortgage.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
SS-5: Households Assisted by Services that Increase Self-Sufficiency	0 families enrolled under new income requirements.	50 families will enroll under new income requirements	64 families will enroll under new income requirements	Yes
SS-8: Households Transitioned to Self-Sufficiency*	26 families (23 HCV and 3 PH) purchased a home in FY2012.	50 families (45 HCV and 5 PH) will purchase homes.	64 families (58 HCV and 6 PH) purchased homes.	Yes
HC-6: Increase in Homeownership Opportunities	26 families (23 HCV and 3 PH) purchased a home in FY2012.	50 families (33 HCV and 3 PH) will purchase homes.	64 families (58 CHV and 6 PH) purchased homes.	Yes
CE-4: Amount of funds leveraged in dollars	\$0 was leveraged prior to the implementation of this activity.	\$150,000 will be leveraged in funding soft second mortgages	N/A - \$0	No

- Challenges in Meeting Benchmarks and Possible Strategies: CHA exceeded the benchmark for SS-5, SS-8 and HC-6. CHA did not meet the benchmark for CE-4 as this metric is applicable to the down payment assistance option, which was not implemented in FY2022.

### **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):
  - FY2014: 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 were added to the program.
  - 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.
  - 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.
  - FY2019, CHA received authorization to allow household members other than the head of household to enroll in the program and to remove interest earned from participant escrow to create a grant fund.
  - FY2022, CHA began allowing FSS participants to participate in both Choose to Own and FSS at the same time.
  - FY2022: CHA transitioned FSS program administration from a third-party contractor to internal CHA staff who serve as FSS coaches.

The goal of these revisions was to maximize engagement in the program and remedy several issues, including disincentives to participation due to not earning escrow while enrolled in EID; underutilization of the program by participants who were not fully interested in engaging; the lack of financial self-sufficiency of current graduates; and confusing calculations and rules that resulted in participants being unable to reconcile their goal attainment with an escrow payout. The most recent changes to the program have had a significant impact on enrollment and success. For example, the average wage has increased from \$22,670 in 2018 to \$26,414 in 2022.

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

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
SS-1: Increase in Household Income	In FY2013, the average income from wages among FSS participants was \$8,855 (742 participants).	The average income from wages among FSS participants will remain stable at \$19,000.	The average income from wages for FSS households was \$26,414.	Yes
SS-2: Increase in Household Savings	In FY2013, FSS participants had an average escrow of \$2,819 (742 participants).	The average escrow per FSS participant will remain stable at \$5,000.	The average escrow at the end of FY2022 for FSS graduates was \$6,308	Yes
SS-3: Increase in Positive Outcomes in	In FY2013, 344 FSS participants had income from wages.	525 FSS participants will have income from wages.	505 work able FSS households had income from wages	Yes

Employment Status*	In FY2013, 46% of FSS participants had income from wages.	The percent of FSS participants with income from wages will remain stable at 50%.	54% of the FSS work able households had income from wages in FY2022.	Yes
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Approximately 1,000 FSS participants as of 12/31/12.	1,000 total FSS participants (including 200 new FSS participants) will be enrolled.	1,161 participants in the FSS program on 12/31/2022, including 86 new participants.	Yes
SS-8: Households Transitioned to Self-Sufficiency	In FY2012, 109 participants graduated from the FSS program.	242 participants will graduate from the program.	132 FSS participants graduated from the program.	No

- **Challenges in Meeting Benchmarks and Possible Strategies:** Although CHA had fewer new FSS enrollments than anticipated, CHA continues to meet the benchmarks for all other metrics.

***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.
  - HCV: In FY2022, 1,519 fixed-income households had re-examinations
  - PH: In FY2022, 1,857 fixed-income households had re-examinations.
- **Actual Non-Significant Changes:** N/A
- **Actual Significant Changes:** N/A
- **Actual Changes to Metrics/Data Collection:** N/A

Standard Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE-1: Agency Cost Savings	<p><b>HCV:</b> In FY2013, CHA spent \$269,325 on re-exams for eligible fixed-income elderly/disabled households (3,591 x \$75).</p> <p><b>PH:</b> In FY2013, CHA spent \$367,800 on annual re-exams for fixed-income elderly/disabled households (4,904 re-exams x \$75).</p>	<p><b>HCV:</b> CHA will spend \$870,000 (6,000 reexams x \$145) to administer triennial reexams.</p> <p><b>PH:</b> CHA will spend \$79,750 (550 exams x \$145) to administer triennial reexams.</p>	<p><b>HCV:</b> CHA spent \$202,255 (1,519 X \$145) to administer triennial reexams.</p> <p><b>PH:</b> CHA spent \$269,265 (1,857 exams x \$145) to administer triennial exams.</p>	<p><b>HCV:</b> Yes</p> <p><b>PH:</b> No</p>

CE-2: Staff Time Savings	<u>HCV:</u> In FY2013,CHA spent 12,569 staff hours on re-exams for eligible fixed-income elderly/ disabled households (3,591 x 3.5 hours).	<u>HCV:</u> CHA will spend 39,000 CHA staff hours (6,000 reexams x 6.5 hours) to administer triennial reexams.	<u>HCV:</u> CHA spent 9,874 staff hours (1,519 X 6.5 hours) to administer triennial reexams.	<u>HCV:</u> Yes
	<u>PH:</u> In FY2013, CHA spent 17,164 staff hours on annual re-exams for PH fixed-income disabled/elderly households (4,904 re-exams x 3.5 hours).	<u>PH:</u> CHA will spend 3,575 staff hours (550 reexams x 6.5 hours) to administer triennial reexams.	<u>PH:</u> CHA spent 12,071 staff hours (1,857 reexams x 6.5) to administer triennial reexams.	<u>PH:</u> No

- Challenges in Meeting Benchmarks and Possible Strategies: CHA did not meet the benchmark for public housing due to an increased number of re-exams conducted due to income and other household changes during the pandemic.

#### ***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...<sup>1</sup> The outcomes were as follows:
    - HCV: In FY2022, 6,127 households had a biennial reexamination.
    - PH: In FY2022, 4,028 households were on a biennial re-examination schedule and 1,781 had a re-examination conducted, saving CHA \$325,815.
- 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 FY2022, 2,608 families had an interim re-examination due to a decrease in income, an increase over last year due financial hardships caused by the pandemic.
  - 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 FY2022, 1,259 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: N/A

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
CE-1: Agency Cost Savings	<u>HCV:</u> In FY2013, CHA spent \$1,057,875 to administer biennial re-exams (14,105 re-exams x \$75).  <u>PH:</u> In FY2013, CHA spent \$960,075 to administer re-exams (12,801 re-exams x \$75).	<u>HCV:</u> CHA will spend \$2,175,000 (15,000 reexams x \$145) to administer biennial reexams.  <u>PH:</u> CHA will spend \$240,700 (1,660 reexams x \$145) to administer biennial reexams.	<u>HCV:</u> CHA spent \$ 888,415 (6,127 reexams x \$145) to administer biennial reexams.  <u>PH:</u> CHA spent \$258,245 (1,781 reexams x \$145) to administer biennial reexams.	<u>HCV:</u> Yes  <u>PH:</u> Yes
CE-2: Staff Time Savings	<u>HCV:</u> In FY2013, CHA spent 49,368 staff hours (14,105 re-exams x 3.5 hours) on re-exams.  <u>PH:</u> In FY2013, CHA spent 44,804 staff hours on re-exams (12,801 x 3.5 hours).	<u>HCV:</u> CHA will spend 97,500 staff hours (15,000 reexams x 6.5 hours) to administer biennial reexams.  <u>PH:</u> CHA will spend 10,790 staff hours (1,660 reexams x 6.5 hours) to administer biennial reexams.	<u>HCV:</u> CHA spent 39,825 staff hours (6,127 reexams x 6.5 hours) to administer biennial reexams.  <u>PH:</u> CHA spent 11,577 staff hours (1,781 reexams x 6.5) to administer biennial reexams.	<u>HCV:</u> Yes  <u>PH:</u> Yes
SS-8: Households Transitioned to Self-Sufficiency*	<u>HCV:</u> In FY2013, 1,374 HCV households (out of 18,034) who had biennial re-exams moved up at least one AMI category.	<u>HCV:</u> 1,680 HCV households (of 30,808 households eligible for biennial reexams) will move up at least one AMI category.  <u>PH:</u> 400 PH households (out of 3,700 eligible for biennial reexams) will move up at least one AMI category.	<u>HCV:</u> 2,139 HCV households (out of 32,178 eligible for biennial re-exams) moved up at least one AMI category.  <u>PH:</u> 421 PH households (4,028 eligible for biennial reexams) moved up at least one AMI category.	<u>HCV:</u> Yes  <u>PH:</u> Yes

- Challenges in Meeting Benchmarks and Possible Strategies: N/A

## **MTW Activities Related to Public Housing**

### **Work Requirement for Public Housing Properties and Public Housing and Mixed-Income Properties Transitioning to PBVs or Added As PBVs Through the RAD Program (2009-02)**

- Plan Year Approved, Implemented, Amended: Approved FY2009, Implemented FY2009, Amended FY2016
- Description/Impact/Update: As outlined below, this activity is applicable to both Public Housing (PH) residents and residents of PH and Mixed-Income properties transitioning to PBVs through the RAD Program or added as PBVs through transfer of assistance under the RAD Program:
  - *Public Housing*  
FY2009: CHA implemented a work requirement as a condition of occupancy across its PH portfolio that required applicable adult members of PH households be engaged in employment or employment-related activities for at least 20 hours per week unless the resident is eligible for an exemption or granted Safe Harbor. The work requirement policy for PH residents is outlined in detail in the Public Housing Admissions and Continued Occupancy Policy (ACOP). With Board approval of the FY2011 ACOP, CHA changed the age range of the work requirement to apply to adult members of PH households age 18 to age 54, or age 17 and not attending school full time.<sup>2</sup>
  - *RAD1 PBVs*  
FY2016: CHA updated this activity to reflect that existing work requirements in PH and Mixed-Income properties (as described above) transitioning to PBVs through the RAD Program or added as PBVs through transfer of assistance under the RAD program, as outlined in CHA's ACOP and Tenant Selection Plans, will apply to any individual previously subject to a work requirement as well as new residents after RAD PBV conversions. The work requirement policy for RAD PBV sites is also outlined in Chapter 18 of the HCV Administrative Plan.

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

Since it was first approved, CHA has implemented the following updates to the PH work requirement:

- CHA increased the time for each Safe Harbor period from 90 days to 180 days. CHA determined that 90 days was an insufficient amount of time for residents to establish an action plan to meet the requirement, which has often resulted in multiple Safe Harbor requests. Increasing the time period to 180 days enables residents to work with a service provider to create and implement an action and engagement plan.
- CHA requires participation in services for all residents who receive Safe Harbor and for those who are non-compliant with the work requirement. Mandatory services are provided by CHA's FamilyWorks program. This requirement ensures that FamilyWorks service providers intervene in a timely manner to assist residents and provide them with the necessary support to become compliant with the work requirement. CHA implemented the following procedures to enforce this requirement:
  - The resident and service provider develop and sign a resident-driven action plan upon the initial and any subsequent requests for Safe Harbor, which outlines what is needed to become compliant with the work requirement.

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<sup>2</sup> The original work requirement applied to every adult member of a PH household, age 18 to age 61 (or age 17 and not attending school full time).



- At the end of the 180-day Safe Harbor period (or upon the resident obtaining employment), the FamilyWorks service provider will confirm that the resident is engaged with the work requirement, as defined in the agreed-upon individual action plan.
- Residents who are engaged, as defined by the action plan, but who need additional time will be approved to receive Safe Harbor or additional Safe Harbors, per provider-engagement process.
- Residents who are not engaged, as defined by the action plan, and are not meeting the work requirement will not be approved to receive additional Safe Harbors.
- Non-compliant residents are subject to lease termination.

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

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

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
SS-1: Increase in Household Income*	In FY2013, the average income from wages for households with a work-able adult subject to the work requirement was \$11,365 (5,081 households).	The average income from wages for households with a work-able adult subject to the work requirement will be \$16,400 (6,250 households).	The average income from wages for work-able heads of household was \$14,799 (4,965 households).  The average income from wages for work-able heads of household who earned wages was \$26,738 (2,748 households).  The average income from wages for all work-able household members was \$10,874 (8,387 household members).	No
SS-3: Increase in Positive Outcomes in Employment Status*	2,347 work-able PH heads of household subject to the work requirement had income from wages in 2008.	3,400 work-able adult PH heads of household subject to the work requirement are expected to have income from wages.	2,748 (out of 4,965) work-able adult PH heads of household subject to the work requirement had income from wages.	No

	52.7% of work-able PH heads of household subject to the work requirement had income from wages in 2008.	65% of work-able PH heads of household subject to the work requirement are expected to have income from wages.	55.4% of work-able PH heads of household subject to the work requirement had income from wages.	
SS-5: Households Assisted by Services that Increase Self Sufficiency	In FY2013, 4,527 PH households with a "work-able" adult subject to the work requirement were engaged with service providers through Family Works.	3,800 PH households with a work-able adult subject to the work requirement are expected to engage with service providers through FamilyWorks.	1,520 PH households with a work-able adult subject to the work requirement engaged with FamilyWorks.	No
SS-8: Households Transitioned to Self-Sufficiency**	In FY2012, 52% of households subject to the work requirement (2,246 of 4,350 households) had all adults in compliance.	57% (3,536 of 6,250) of households subject to the work requirement in a work-able household will have all adults in compliance. Compliance is achieved by either meeting the work requirement or obtaining an exemption from the work requirement.	The percent and number of households subject to the work requirement that have all adults in compliance in 2022 was 43.5% (2,829 out of 6,501) of households.	No

Additional Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
Work Requirement Compliance Status	As of 12/31/12: 49% (4,149) compliant 27% (2,292) exempt 20% (1,724) Safe Harbor 1% (71) non-compliant 3% (297) under legal.	The percentages of residents in each work requirement compliance status will increase by 1%; Safe Harbor and Under Legal will decrease by 1%:	Compliant: 50.1% (4,891) Exempt: 16.3% (1,591) Non-compliant: 20.8% (2,028) Safe Harbor: 12.3% (1,197) Under legal: 0.6% (58)	CHA met the benchmark.

- Challenges in Meeting Benchmarks and Possible Strategies: N/A

### **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. 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. In 2022, the Office of the Ombudsman resumed in-person meets to increase engagement and participation. The Ombudsman also hosted several partnership events each month at various mixed-income communities.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
SS-5: Households Assisted by Services that Increase Self-Sufficiency	0 residents engaged before the Office of the Ombudsman existed.	700 residents will engage through the Office of the Ombudsman.	1,398 residents engaged through the office of Ombudsman.	Yes

<b>Additional Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Regional meetings to engage residents	0 meetings held before the creation of the Office of the Ombudsman.	A minimum of 2 virtual meetings will be held.	2 meetings for mixed-income residents were held.	Yes

- Challenges in Meeting Benchmarks and Possible Strategies: N/A

## **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 reviews 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: N/A
- Actual Changes to Metrics/Data Collection: N/A

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
HC-5: Increase in Resident Mobility	In FY2012, 37 households leased in Opportunity Areas with exception payment standards.	6,145 households will lease in Mobility Areas with an exception payment, including new and existing leases.	7,910 households leased in Mobility Areas or with a Reasonable Accommodation with an exception payment standard.	Yes

- Challenges in Meeting Benchmarks and Possible Strategies: N/A

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

- Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2012
- Description/Impact/Update: CHA is authorized to provide a modest vacancy payment to participating owners who re-lease a unit to another HCV participant. Units are only eligible for this payment if they pass two consecutive inspections on the first attempt. CHA will provide vacancy payments to eligible owners upon the execution of a new HAP contract for a released 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. In FY2022, CHA issued 26 vacancy payments at a total cost of \$51,418. 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: N/A

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
HC-2: Units of Housing Preserved	9 units preserved through vacancy payments in FY2012.	6 units will be preserved through a vacancy payment.	26 units were preserved through vacancy payments	Yes

- Challenges in Meeting Benchmarks and Possible Strategies: N/A

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

- Plan Year Approved, Implemented, Amended: Approved FY2017, Implemented FY2017, Amended FY2019
- Description/Impact/Update: In FY2017, CHA 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, as well as reducing staff resources and costs. Currently, calculation of assets is done only at intake and is no longer necessary at re-examination. CHA reinstated this activity after determining asset calculations have minimal impact on overall rent calculation and tenant portion. 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 has had 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). 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, through an amendment to the activity, CHA began disregarding assets below \$50,000 at initial eligibility, only including those that exceed this amount. Moreover, when calculating income from assets, CHA uses the actual income received using the current interest rate. Prior to proposing this change, CHA determined (as of April 2018) that there were 1,567 (37.5% of total participants whose most recent 50058 is a new admission) who had assets that ranged between \$1 and \$49,999. Of these, only 147 had income from assets, with an aggregate yearly total of approximately \$9,300. However, the amount saved in time and dollars from not reviewing assets under \$50,000 would be 534 hours (.34 hours x 1,567) and \$23,505 (\$15 x 1,567). In FY2022, CHA spent \$2,880 and 58 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: N/A
- Actual Changes to Metrics/Data Collection: N/A

<b>Standard Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
CE-1 Agency Cost Savings	In FY2015, asset calculations for all examination types for HCV cost \$181,785 (\$15 x 12,119).	CHA will spend \$12,180 on calculating assets (812 exams x \$15).	CHA spent \$2,880 (192 exams x \$15) calculating assets	Yes
CE-2: Staff Time Savings	In FY2015, CHA spent 4,120 staff hours on asset calculations for	CHA will spend 276 staff hours on asset calculations for	CHA spent 58 hours (.34 X 192 exams) calculating assets	Yes

	all examination types for HCV (.34 hours x 12,119 asset calculations).	all re-examination types (812 exams x .34 hours).		
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- Challenges in Meeting Benchmarks and Possible Strategies: N/A

### ***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 for a property owner that is new to the HCV program. 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. 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. 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.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC-5: Increase in Resident Mobility	In FY2015, CHA had a total of 586 households move into Opportunity Areas.	CHA anticipates that 269 households will move into Mobility Areas as a result of this activity.	175 households moved into a Mobility Area where the property owner received an incentive payment.	No

- Challenges in Meeting Benchmarks and Possible Strategies:

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

- Plan Year Approved, Implemented, Amended: Approved FY2018, Implemented FY2018
- Description/Impact/Update: CHA has implemented an activity 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. Since CHA implemented this activity in April of 2018, a total of 7,295 participants have received an increase in their payment standard that resulted in a decrease in their tenant portion.

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

Standard Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
SS-2 Increase in Household Savings	In FY2016, 0 participants received an increase in payment standard at their interim.	CHA anticipates that 1,324 participants will receive an increase in their payment standard at their interim.	2,146 participants received an increase in payment standard at their interim	Yes

- Challenges in Meeting Benchmarks and Possible Strategies: N/A

### ***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, allowing them to receive a 100% deduction of their total child support payments. 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. In FY2019, CHA expanded this hardship exemption to all working adults in the household who are making required child support payments. As of FY2022, 15 participants are receiving a deduction of their child support payment from their income.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A
- Planned Changes to Metrics/Data Collection: N/A

Standard Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC-4: Displacement Prevention	In FY2016, 3 participants would have met the criteria to receive this income deduction.	CHA anticipates that 12 participants will receive this income deduction.	In FY2022, 15 participants received this income deduction.	Yes

- Challenges in Meeting Benchmarks and Possible Strategies: N/A

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

- Plan Year Approved, Implemented, Amended: Approved FY2021, Implemented FY2021
- Description/Update/Impact: CHA received approval for an activity that determines payment standard by voucher size irrespective of the size of the unit. For example, a one-bedroom voucher holder who moves into a studio would receive a one-bedroom payment standard as opposed to a studio. This policy benefits families who move into units smaller than their voucher size "Shopping Down." The previous policy penalized voucher holders who decided to move into a unit smaller than their voucher and results in additional rent burden. This policy mitigates the increased costs for these families and provides a subsidy solely based on their family composition. Implementation for this activity began in August of this year. Voucher holders currently living in a unit smaller than their voucher size will have their payment



standard updated at their next reexamination or any non-correction interim, whichever comes first.

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

Standard Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
SS-2 Increase in Household Savings	In FY2019, 0 participants received an increase in payment standard that lowered their rent portion.	274 residents will receive an increase in payment standard that results in a lower tenant portion.	329 residents received an increase in payment standard that resulted in a lower tenant portion.	Yes

- Challenges in Meeting Benchmarks and Possible Strategies: N/A

#### ***Providing a Flat Medical Deduction for all Elderly/Disabled Households***

- Plan Year Approved, Implemented, Amended: Approved FY2021, Implemented FY2021
- Description: This activity provides a flat medical deduction of \$400 to all elderly/disabled households. Prior to the implementation of this activity, many families had medical expenses, but do not receive the deduction because they did not submit the proper documentation. This removes the burden on participants to obtain and provide the documentation, as well as for staff to calculate the correct amount. Participants who have a medical deduction of more than \$400 will continue to receive their full amount and this activity will have no impact on them. Implementation of this activity began in August of this year. Existing participants who qualify for this deduction will receive it at their next regular re-examination.
- Hardship Policy: Participants who have a medical deduction of more than \$400 will continue to receive their full amount and this activity will have no impact on them.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Baseline	Benchmark	Outcome	Benchmark Achieved
SS-2 Increase in Household Savings	In 2019, 1,900 participants will receive a medical deduction.	12,600 HCV residents will receive a medical deduction from this activity.	4,066 HCV residents received a deduction from this activity that impacted their rent portion.	No

- Challenges in Meeting Benchmarks and Possible Strategies: The benchmark referenced all residents eligible for the deduction rather than residents who will have their rent portion impacted. In the future, the benchmark will reference residents who will have their rent portion impacted by the deduction, which is a more accurate gauge of the impact of this activity.

### **MTW Activities Related to 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 to create innovative funding structures for PBV developments. 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. CHA continued to identify opportunities to increase the number of PBV units in family properties with new contracts and existing contract renewals throughout FY2022. CHA invested 24 PBVs in one family property, Schiller Place, that exceeded the 25% cap. Humboldt Park Residences added 8 PBV units for families in rehabilitated studio apartments. An additional 82 units were under AHAP as of the end of FY2022 with an anticipated delivery date in FY2023/FY2024.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
HC-1: Additional Units of Housing Made Available	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.	24 additional units were made available.	Yes
HC-2: Units of Housing Preserved	0 housing units for low-income households were preserved by exceeding 25% in family PBV properties prior to FY2008.	15 housing units for low-income households will be preserved by exceeding 25% in family PBV properties.	8 housing units were preserved.	Yes.

- Challenges in Meeting Benchmarks and Possible Strategies: N/A

#### **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/Impact/Update: 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. CHA continued to identify opportunities to increase the initial term of PBV HAP contracts to 21-30 years throughout FY2022. CHA delivered 63 PBVs in developments with 30-year HAPs: 5150 Northwest Apartments (30 units), Schiller Place (24 units) and Casa Durango (9 units).

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

Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	0 PBV units made available with 16-30 year contracts prior to implementation.	23 PBV units will be made available with 21-30 year contracts	63 PBV units were made available with 21-30 year HAP contracts.	Yes
HC-2: Units of Housing Preserved	0 PBV units preserved with 16-30 year contracts prior to implementation.	0 PBV units will be made available with 21-30 year contracts	0 PBV units were preserved with 21-30 year HAP contracts.	Yes

- Challenges in Meeting Benchmarks and Possible Strategies: N/A

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

- Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2011  
Description/Impact/Update: For the PBV 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 HAP contracts. This activity reduces 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 FY2022, 108 PBV units were delivered using a City of Chicago Certificate of Occupancy rather than an initial inspection. HQS inspection services for FY2022 were selected through a procurement process and contracted at \$32.95 per unit. CHA saved \$3,558 by using the Certificates of Occupancy as evidence of HQS compliance. The following units were delivered using a Certificate of Occupancy: 5150 Northwest Hwy (30 units), North Park Village Apartments (45 units), Schiller Place Apartments (24 units), Casa Durango 9 units).
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Baseline*	Benchmark	Outcome	Benchmark Achieved?
CE-1: Agency Cost Savings	In FY2011, CHA spent \$5,054 for initial PRA PBV inspections (351 units x \$14.40 per year).	CHA will save \$1,344 on initial PBV inspections (48 x \$28 per inspection) on initial PBV inspections.	CHA saved \$3,558.60 on PBV initial inspections by using the Certificate of Occupancy as the initial inspection (108 units x \$32.95)	Yes

CE-2: Staff Time Savings	In FY2011, 176 hours of staff time were dedicated to initial PRA PBV inspections for new construction and substantial rehab units (351 units x .5 hours).	CHA will save 44 hours of staff time on initial PBV inspections (48 units x .92 hours).	CHA saved 99.36 hours of staff time on PBV inspections by using the Certificate of Occupancy as the Initial Inspection (108 x .92 hours)	Yes
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- Challenges in Meeting Benchmarks and Possible Strategies: N/A

***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 FY2022, 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: N/A

Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	0 PBV units made available through vacancy payments during initial leasing prior to the implementation of the activity.	14 PBV units will be made available through vacancy payments during initial leasing periods.	0 PBV units were made available through vacancy payments during the initial lease period.	No

- Challenges in Meeting Benchmarks and Possible Strategies: N/A

**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	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE-1	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 \$10,000 to manage 10 HAPs with non-contiguous PBV properties under a single owner (10 HAPs x \$1,000)	CHA spent \$10,000 to manage 10 HAPs with non-contiguous PBV properties under a single owner (\$1000 x 10 HAPs).	Yes
CE-2	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 100 staff hours to manage 10 HAPs (10 HAPs X 10 hours).	CHA spent 100 staff hours to manage 10 HAPs with non-contiguous PBV properties under a single owner (10 hours x 10 HAPs).	Yes

- Challenges in Meeting Benchmarks and Possible Strategies: N/A

**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: N/A

Standard Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
SS-1: Increase in Household Income*	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 households at former PH sites converted to RAD PBV properties with a work-able adult was \$18,816 (140 households).	Yes
SS-3: Increase in Positive Outcomes in Employment Status*	154 “work-able” heads of household in RAD PBV sites had income from wages in FY2015. 66% of “work-able” heads of household in RAD PBV sites had income from wages in FY2015.	The number of work-able heads of households in 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.	73 work-able heads of household at former PH sites converted to RAD PBV properties had income from wages.  52% (73 of 140) of work-able heads of household at former PH sites converted to RAD PBV properties will have income from wages.	No

- Challenges in Meeting Benchmarks and Possible Strategies: The RAD1 conversion sites are primarily senior properties so this activity is only applicable to a small number of residents.

***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/Impact/Update: 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 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 has resulted in a net increase in per unit

costs for RAD properties, overall, the more centralized procurement has resulted in savings for CHA. Actual Non-Significant Changes: N/A

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

Standard Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE-1: Agency Cost Savings	In FY2015, CHA spent \$113,067 on inspections in sites transitioning to RAD PBV.	CHA will spend \$200,000 on inspections in sites transitioning to RAD1 PBV.	CHA spent approximately \$8,800 on inspections in sites transitioning to RAD1 PBV.	Yes

- Challenges in Meeting Benchmarks and Possible Strategies: N/A

### ***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/Impact Update: 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.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC-2: Units of Housing Preserved	In FY2015, 2,242 dwelling units were available in 9 properties transitioning to RAD PBV that may require an increased FMR.	All 4,252 dwelling units at 15 impacted properties transitioning to RAD required an increased FMR threshold to maintain current standards for property operations.	The application of the increased FMR threshold has allowed 15 AMPs (19 properties) representing 4,252 units to remain in the RAD PBV portfolio.	Yes

- Challenges in Meeting Benchmarks and Possible Strategies: N/A

## 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/Impact/Update: 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 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 contributed 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, that otherwise do not do well with traditional services. Examples of target populations include persons who are frequent users of emergency rooms and lack connection to conventional supportive services. Funds have been used for bridge rental assistance, rent arrearages with a current landlord, move-in fees and deposits, and subsidized housing. Over three years, CHA supported this effort with \$2,4 Million. Over the last year, the Flexible Housing Pool has not exhausted the contribution with approximately \$256,000 escrowed with the City. Since 2019, 998 participants in 619 households have been housed through the Flexible Housing Pool.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE-4: Increase in Resources Leveraged	Funds leveraged as part of City's homelessness plan equals zero	\$1 million in funds will be leveraged by DFSS and DPD.	\$11 million from the City in 2022; overall \$13,850,000 from all partners	Yes
SS-5: Households Assisted by Services that Increase Self Sufficiency	Zero program participants received services prior to implementation of the program.	200 households will receive services.	610 households received services	Yes
SS-8: Households Transitioned to Self Sufficiency	Zero program participants transitioned to self-sufficiency.	125 participants will transition to self-sufficiency by becoming housed.	175 participants were housed or remained housed.	Yes

- Challenges in Meeting Benchmarks and Possible Strategies: N/A



## Not Yet Implemented Activities

CHA continues to development implementation policies and procedures for the activities listed below:

### ***Conducting HQS Inspections for a Sample of Units in Buildings with Substantial Numbers of HCV Voucher Holders (2021-2)***

- Plan Year Approved, Implemented, Amended: Approved FY2021
- Description/Update/Impact: CHA has implemented an activity that requires inspections of a sample of units every year in buildings with a large number of HCV voucher holders, rather than having all of them inspected every other year. In determining which owners/buildings would qualify, CHA requires that they have a history of positive inspection results. This policy does not the requirement to conduct initial inspections prior to a voucher holder moving into the unit, or the ability of a tenant to request a complaint inspection. CHA has yet to implement this activity and is currently developing procedures to best achieve its goal.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE-1 Agency Cost Savings	CHA spent \$1,950,581 on inspections.	CHA will decrease inspections costs by \$70,000 (730 inspections x \$96).	N/A	N/A
CE-2: Staff Time Savings	In FY2019, CHA spent 22,000 staff hours on inspections.	CHA will save 672 staff hours on inspections (730 inspections x .92 hours).	N/A	N/A

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

- Plan Year Approved, Implemented, Amended: Approved FY2022
- Description/Impact/Update: Regulations governing the Section 8 and Section 9 programs require that subsidy cease when households reach a certain income threshold. At that time, Section 8 participants may remain in their unit in the private market without subsidy, Section 9 residents may remain in project-based units without subsidy or they may elect to move into the private market. Residents who are meeting self-sufficiency goals and are at the point where they can exit from assisted housing are often reluctant to do so for fear of losing the safety net provided by subsidized housing and will take steps to maintain their subsidy, including reducing their work hours or moving to mobility areas where higher rents may increase their subsidies. To better assist families who are ready to leave assisted housing but fear losing a safety net, CHA will implement a local, non-traditional supportive services program that will:
  - Graduate participants and residents assuming full rent in the private market into a two-year Safety Net program.
  - Allow for up to two draws each equaling one month's rent from a Safety Net fund should they experience hardship causing rent arrearage.
  - Graduates can receive this funding until the fund amount is exhausted.
  - Graduates requesting rent payment will additionally be provided services to triage the hardship to ensure on-going stability.

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

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

Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
SS-5: Number of households receiving self-sufficiency services	Graduates involved in RS (hardship services) in the last two years.	10 graduates will receive self-sufficiency services	N/A	N/A
HC-5: Number of households able to move to a better unit and/or neighborhood of opportunity (increase)	Graduates requesting Safety Net funds	10 graduates will request Safety Net funds	N/A	N/A
HC-7: Number of households receiving hardship services	Households receiving hardship services	10 households will receive hardship services	N/A	N/A
		100% households requesting funds will receive hardship services		

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

- Plan Year Approved, Implemented, Amended: Approved FY2022
- Description and Impact: There is a documented, well researched, significant gap or digital divide between low-income households and access to technology and broadband internet. This digital divide disproportionately affects low-income households by creating barriers to employment and education among other important opportunities. To increase access to technology, CHA proposes to use its single fund flexibility to implement a local, non-traditional supportive services program to offset the cost of broadband internet access for tenant-based voucher participants and public housing residents. CHA continues to explore options for the implementation of this assistance.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A
- Actual Changes to Metrics/Data Collection: N/A

Standard Metric	Baseline	2022 Benchmark	Outcome	Benchmark Achieved?
SS-2: Increase in household savings	\$0 were saved by participants prior to the implementation of this activity.	\$13 million will be saved by CHA residents since implementation of this program.	N/A	N/A

<b>FY2022 Approved MTW Activities</b>				
<b>Housing and Development</b>				
<b>MTW Activity Number</b>	<b>Ongoing MTW Activity</b>	<b>Description</b>	<b>Statutory Objective</b>	<b>Authorization</b>
2010-01	Alternative Reasonable Cost Formula for Redevelopment and Rehabilitation	CHA uses an alternate 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 expedite the acquisition of units and/or buildings as public housing units.	Increase Housing Options	Attachment C, Section C(13); Attachment C, Section B2
<b>Public Housing and HCV</b>				
2009-01	\$75 Minimum Rent for Public Housing and HCV Programs	CHA increased the minimum rent from \$50 to \$75 for Public Housing and HCV.	Reduce Costs/ Increase 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 has implemented a housing ownership program for both HCV and Public Housing 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	CHA's modified program encourages participants to remain engaged, earn escrow and achieve consistent employment so they are better prepared for economic self-sufficiency upon graduation.	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 has implemented a streamlined triennial re-examination schedule for PH and HCV fixed income households consisting of only elderly and/or disabled participants.	Reduce Costs/ Increase Cost Effectiveness	Attachment C, Section C (4); Attachment C, Section D (1)(c)
2006-01, 2014-03	Biennial Re-examinations for Public Housing and HCV	CHA has implemented biennial re-examinations for HCV and PH residents.	Reduce Costs/ Increase Cost Effectiveness	Attachment C, Section D (1) (c), and Section C (4)
2022-1	Safety Net Program	This program will help families who no longer need a housing subsidy remain self-sufficient.	Self-Sufficiency	

2022-2	Increasing Digital Access	This program will help offset the cost of broadband internet access for tenant-based voucher and public housing households.	Self-Sufficiency	
<b>Public Housing</b>				
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	Work Requirement for Public Housing Properties and Public Housing and Mixed-Income Properties Transitioning to PBVs or Added as PBVs through the RAD Program.	CHA implemented a work requirement for PH residents, residents in RAD conversion properties previously subject to the work requirement and new residents of RAD properties for whom the work requirement is applicable.	Self-Sufficiency	Attachment D, Paragraph 21
<b>HCV</b>				
2010-02	Exception Payment Standards	CHA uses 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 and up to 250% where it is needed as a reasonable accommodation.	Increase Housing Options	Attachment C, Section D(2)
2011-03	HCV Vacancy Payments	CHA can provide a 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. CHA also disregards any assets below \$50,000 at initial eligibility.	Reduce Costs/ Increase Cost Effectiveness	Attachment C, Section D(1)(c) and Attachment C, Section D (3)(b)
2017-02	Incentive Payments for Landlords	CHA can 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 adult household members who request this hardship exemption	Self-Sufficiency	Attachment C, Section D (2)(a)

		can receive a 100% deduction of their total child support payments.		
2021-01	Using Voucher Size to Determine Payment Standard	CHA can determine payment standard by voucher size irrespective of the size of the unit.	Increase Housing Options	Attachment C, Section D (2)(a)
2021-02	Conducting HQS Inspections for a Sample of Units in Buildings with Substantial Numbers of HCV Voucher Holders	This activity allows inspections of sample of units every year in buildings with a large number of HCV voucher holders, rather than having all of them inspected every other year, making CHA's inspection process more efficient and reduce costs.	Reduce Costs/ Increase Cost Effectiveness	Attachment C, Section D(7)(d)
2021-03	Providing a Flat Medical Deduction for all Elderly/ Disabled Households	CHA is providing a flat medical deduction of \$400 to all elderly/disabled households, ensuring that a greater number of eligible households benefit from the deduction by removing the burden on participants to obtain and provide the appropriate documentation, as well as for staff to calculate the correct amount.	Self-Sufficiency	Attachment C, Section D (2)(a)
<b>PBV</b>				
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	CHA can enter into HAP contracts for initial terms between 21 and 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 a City of Chicago Certificate of Occupancy 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, during the initial operating lease-up period 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 has retained 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 continues to use 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)
<b>Local Programs</b>				
2017-04	Funding for City of Chicago Housing Assistance Programs	CHA is using 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.

### Activities on Hold

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

### Closed Activities

CHA is not proposing to close any additional activities in the FY2022 MTW Annual Report.

#### Activities Closed in Previous Years:

- *Revitalization of 25,000 Units (2000-01)*: CHA closed this activity in the FY2021 MTW Annual Report. Additional information about the outcome of this activity is included in the Appendix.
- *Time Limit Demonstration Program for Housing Choice Voucher Participants (2017- 03)*: CHA placed this activity on hold in the FY2018 MTW Annual Plan and closed it in the FY2018 MTW Annual Report.
- *Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval within 90 Days of Passed Date (2011-02)*: CHA placed this activity on hold in the FY2020 MTW Annual Plan and closed this activity in the FY2020 MTW Annual Report.
- *Mobility Counseling Demonstration Program Work Requirement (2016-02)*: CHA closed this activity in the FY2020 MTW Annual Report.

# 5

## Section Five MTW SOURCES AND USES OF FUNDS



**CHA**  
CHICAGO HOUSING  
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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 FY2022 unaudited financial information by February 28, 2023. CHA will submit FY2022 audited financial information by the due date of September 29, 2023.

In FY2018, CHA issued general obligation bonds in the amount of \$325 million. Of the \$325 million, \$35 million was set aside for 1<sup>st</sup> year debt service and cost of issuance, leaving a balance of \$290 million. To date, CHA has spent \$164.0 million of the bond proceeds to fund Public Housing modernization and new construction mixed-income/mixed-finance projects, including RAD1 transfer of assistance projects.

The remaining balance of \$126.0 million is secured through a Bond Indenture with Trustee. Further, all funds are held in government securities which are authorized through HUD Cash Management guidelines.

In FY2022, CHA used \$8.4 million of Series A tax-exempt bonds as follows:

• Small Multi-Family	\$2.2	• Maria Diaz Martinez	\$0.3
• Trumbull	\$1.2	• Mary Hartwell Catherwood	\$0.3
• Other	\$1.0	• Elizabeth Woods	\$0.3
• Scattered Sites	\$1.0	• Lidia Pucinska	\$0.3
• Mary Jane Richardson	\$0.7	• Dearborn Homes	\$0.3
• Flannery	\$0.6	• Lawndale Gardens	\$0.2

In FY2022, CHA used \$8.1 million of Series B taxable bonds as follows:

• Lathrop	\$5.9	• Other	\$0.4
• Elizabeth Davis	\$1.0	• 4400 Grove	\$0.3
• Oak & Larrabee	\$0.5		



## ***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.

### Projected FY2022 Outcome:

- CHA will continue to provide relocation assistance to all residents requesting it under the RRC.

### Actual FY2022 Outcome:

- CHA provided relocation assistance to all residents requesting it under the RRC.

### Support Services for Families

CHA currently offers Public Housing families living in CHA properties or utilizing a Housing Choice Voucher a variety of family coaching and workforce development services. 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 FY2022 is below.

### **Increasing Economic Independence:**

- *Transition counseling:* Assistance for families to overcome social and emotional barriers to leaving subsidized housing.
- *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 FY2022 Outcomes:

- 40 families will purchase a home through the CHA CTO Homeownership Program.
- 80% of participants in the Family Self-Sufficiency program will accumulate escrow.

### Actual FY2022 Outcomes:

- 64 families purchased a home through the CHA Choose to Own homeownership program.
- 78% of participants in the Family Self-Sufficiency program accumulated escrow
- 369 families who participated in mobility counseling moved to Opportunity Areas

### **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 FY2022 Outcomes:

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

Actual FY2022 Outcomes:

- 315 residents were connected to new or better jobs, including transitional jobs.
- 2,095 youth 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 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 FY2022 Outcomes:

- More than 500 residents will attend the City Colleges of Chicago.
- At least 250 youth and adults will receive CHA college scholarships.

Actual FY2022 Outcomes:

- 383 residents enrolled in City Colleges of Chicago through the Partners in Education program.
- 157 residents were awarded \$2,000 scholarships (there was a decision to increase the award, which decreased the number of recipients).

**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 FY2022 Outcomes:

- 7,000 youth will be engaged in out-of-school-time programming.

- 90% of lease compliance referrals will be resolved.
- 175,000 Golden Diner and 65,000 Summer Food meals will be served to seniors and youth.
- 65% of CHA families awaiting a Right of Return who engage in FamilyWorks services
- 50% of seniors 85+ will receive an assessment from a resident services coordinator

Actual FY2022 Outcomes:

- 3,811 youth were engaged in out-of-school time programming
- 92% of households remained on a lease at the end of 2022 (compared to 2021), excluding those who were evicted and those who are currently in evict status.
- 183,942 meals served to seniors through the Golden Diners program through to-go boxes provided throughout the year. There were 50,869 meals provided to youth as part of the Summer Food program. Additionally, 5,044 commodity boxes were distributed to residents in partnership with the Greater Chicago Food Depository.
- 39% of seniors in senior properties where CHA offers Resident Service Coordination (RSC) received an assessment from an RSC. 11% of these seniors were referred to services through DFSS.

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

	<u>FY2022 Single Fund</u>
<b>CENTRAL OFFICE</b>	<b>\$ 76,665,007</b>
 <b><u>HOUSING</u></b>	
Housing Choice Voucher	\$ 575,359,469
Property and Asset Management	\$ 159,286,083
Resident Services	\$ 22,745,585
<b>TOTAL HOUSING</b>	<b>\$ 757,391,137</b>
 <b><u>CAPITAL</u></b>	
Capital Repairs and Improvements	\$ 53,572,264
<b>TOTAL CAPITAL</b>	<b>\$ 53,572,264</b>
<b>DEBT SERVICE</b>	<b>\$ 28,609,281</b>
<b>TOTAL USES</b>	<b>\$ 916,237,689</b>

## Section VB: Local Asset Management Plan

### Local Asset Management Plan

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

No

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

Yes

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

Has the PHA provided a LAMP in the appendix?

Yes

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

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

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

Further, CHA makes certain that Generally Accepted Accounting Principles are followed by having external firms perform the required annual financial and 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.

# 6

## Section Six **ADMINISTRATIVE**



**CHA**  
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**Section VI: Administrative**

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

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

This section is not applicable.

**Results of PHA-Directed Evaluations of the Demonstration**

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

**MTW Energy Performance Contract (EPC) Flexibility Data**

This section is not applicable.

## Certification of Compliance with MTW Statutory Requirements

FY2022 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.

Tracey Scott

Name of Authorized Official

  
Signature

Chief Executive Officer

Title

March 30, 2023

Date



# A APPENDICES



## Appendix 1-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 Office
- Legal Services
- Office of the Inspector General
- Finance
- Human Resources
- Information Technology
- Property and Asset Management
- 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:

<b>Program Direct Costs</b>	
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

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

### **Financial Reporting**

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

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

## Appendix 2 -- Board Resolution



Chicago Housing Authority

60 E Van Buren St  
Chicago, IL 60605

### Board Letter

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**Agenda Date:** March 21, 2023

**Agenda #:** 1

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Request for Approval of the FY2022 MTW Annual Report and Authorization to Submit the Report to HUD.

Presenter: Jennifer A. Hoyle, Deputy Chief Of Staff

**Recommendation**

The Chief Executive Officer recommends that the Board of Commissioners of the Chicago Housing Authority approve the FY2022 MTW Annual Report and authorize CHA to submit the FY2022 MTW Annual Report to the Department of Housing and Urban Development.

The requested action in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) procurement laws. Staff have completed all necessary due diligence to support the submission of this initiative.

**Funding**

N/A

**Background:**

As part of its MTW Agreement, CHA is required to submit an Annual Report to HUD, due no later than 90 days after the close of the CHA's fiscal year. The MTW Annual Report provides year-end information regarding CHA's operations, finances and MTW activities, as well as information necessary for HUD to assess CHA's compliance with the MTW Program.

In 2021, HUD issued a revised Form 509900 (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. This submission complies with all of the requirements of the Amended and Restated MTW Agreement, including the revised Form 50900 and applicable HUD regulations for the submission of annual reports.

Respectfully Submitted:

A handwritten signature in blue ink, appearing to read "Tracey Scott", is written over a horizontal line.

**Tracey Scott**  
Chief Executive Officer



March 21, 2023

Agenda No: 1

**RESOLUTION NO. 2023-CHA-1**

**WHEREAS,** The Board of Commissioners has reviewed the Board Letter dated March 21, 2023 requesting approval of the FY2022 MTW Annual Report and authorization to submit the FY2022 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 FY2022 Moving to Work Annual Report and grants authorization to the Chief Executive Officer or a designee to make any final updates as deemed necessary;

**THAT,** This approval of the FY2022 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 FY2022 MTW Annual Report to the U.S. Department of Housing and Urban Development upon Board approval. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.



A handwritten signature in black ink, appearing to read "Angela Hurlock", written over a horizontal line.

Angela Hurlock  
Chairperson  
Chicago Housing Authority

### Appendix 3 – Revitalization of 25,000 Units (2000-01)

- Plan Year Approved, Implemented, Amended: Approved FY2000, Implemented FY2004
- Description/Impact/Update: CHA has used this activity to preserve and expand housing options for low-income residents in Chicago through investment in new housing construction, rehabilitation of CHA's existing housing stock and the use of project-based vouchers to subsidize units in privately-owned properties.
- Update: CHA closed this activity in FY2021 MTW Annual Report. This activity was initially created to further the goals of the Plan for Transformation in 2000 when CHA was designated an MTW agency. CHA has achieved the goal of this activity through the rehabilitation, construction or acquisition of 19,739 public housing units and the development of 5,507 project-based voucher units.

CHA UNIT DELIVERY COUNT--PUBLIC HOUSING				
Development	Subsidy	Portfolio	Target Population	Units
4400 Grove	Public Housing	Mixed Income	Family	21
508 Pershing	Public Housing	Mixed Income	Family	20
Ada S. Dennison McKinley Apartments	Public Housing	Senior	Senior	123
Albany Terrace Apartments	Public Housing	Senior	Senior	345
Alfreda Barnett Duster Apartments	Public Housing	Senior	Senior	126
Altgeld Murray Homes	Public Housing	Traditional Family	Family	1,540
Armour Square Apartments & Annex	Public Housing	Senior	Senior	378
Bridgeport Elderly	Public Housing	Senior	Senior	14
Bridgeport Homes	Public Housing	Family	Family	107
Britton Budd Apartments	Public Housing	Senior	Senior	173
Brooks Homes	Public Housing	Traditional Family	Family	330
Cabrini Rowhouses	Public Housing	Traditional Family	Family	141
Caroline Hedger Apartments	Public Housing	Senior	Senior	450
Casa Queretaro	Public Housing	Mixed Income	Family	15
Castleman Apartments	Public Housing	Senior	Senior	200
City Gardens	Public Housing	Mixed Income	Family	25
Clybourn 1200	Public Housing	Mixed Income	Family	26
Coleman Place	Public Housing	Mixed Income	Family	52
Crowder Place Apartments	Public Housing	Senior	Senior	30
Daniel Hudson Burnham Apartments	Public Housing	Senior	Senior	178
Dearborn Homes	Public Housing	Traditional Family	Family	666
Devon Place	Public Housing	Traditional Family	Family	17
Domain Lofts	Public Housing	Mixed Income	Family	16
Edith Spurlock Sampson Apartments	Public Housing	Senior	Senior	394
Elizabeth Davis Apartments	Public Housing	Senior	Senior	148
Elizabeth Wood Apartments	Public Housing	Senior	Senior	83
Ella Flagg Young Apartments	Public Housing	Senior	Senior	235
Fannie Emanuel Apartments	Public Housing	Senior	Senior	181

CHA UNIT DELIVERY COUNT--PUBLIC HOUSING				
Development	Subsidy	Portfolio	Target Population	Units
Flannery Apartments	Public Housing	Senior	Senior	251
Fountain View	Public Housing	Mixed Income	Family	14
Gwendolyn Place	Public Housing	Mixed Income	Family	30
Hansberry Square	Public Housing	Mixed Income	Family	83
Hattie Callner Apartments	Public Housing	Senior	Senior	146
Hilliard Family Phase 1	Public Housing	Mixed Income	Family	59
Hilliard Family Phase 2	Public Housing	Mixed Income	Family	58
Hilliard Senior Phase 1	Public Housing	Mixed Income	Senior	94
Hilliard Senior Phase 2	Public Housing	Mixed Income	Senior	94
Horner-Westhaven	Public Housing	Traditional Family	Family	353
Ida Platt Senior Apartments	Public Housing	Senior	Senior	28
Irene McCoy Gaines Apartments	Public Housing	Senior	Senior	149
Jackson Square at West End	Public Housing	Mixed Income	Family	57
Jazz on the Boulevard	Public Housing	Mixed Income	Family	30
Judge Fisher Apartments	Public Housing	Senior	Senior	197
Judge Green Apartments	Public Housing	Senior	Senior	153
Judge Slater Apartments & Annex	Public Housing	Senior	Senior	402
Dr. Mildred Harris Apartments	Public Housing	Senior	Senior	165
Keystone Place	Public Housing	Mixed Income	Family	38
Lake Parc Place	Public Housing	Traditional Family	Family	280
Lake Park Crescent Phase 1	Public Housing	Mixed Income	Family	60
Lake Park Crescent Phase 1A For Sale	Public Housing	Mixed Income	Family	26
Langston	Public Housing	Mixed Income	Family	29
Las Americas Apartments	Public Housing	Senior	Senior	211
Lawndale Gardens	Public Housing	Traditional Family	Family	120
Lidia Pucinska Apartments	Public Housing	Senior	Senior	377
Lincoln Perry Apartments and Annex	Public Housing	Senior	Senior	442
Long Life Apartments	Public Housing	Senior	Senior	113
Lorraine Hansberry Apartments	Public Housing	Senior	Senior	166
Lowden Homes	Public Housing	Traditional Family	Family	127
Mahalia Jackson Apartments	Public Housing	Senior	Senior	280
Mahalia Place	Public Housing	Mixed Income	Family	54
Major Robert Lawrence Apartments	Public Housing	Senior	Senior	191
Margaret Day Blake Apartments	Public Housing	Senior	Senior	98
Maria Diaz Martinez Apartments	Public Housing	Senior	Senior	132
Mary Hartwell Catherwood Apartments	Public Housing	Senior	Senior	356
Mary Jane Richardson-Jones Apartments	Public Housing	Senior	Senior	175
Maudelle Brown Bousfield Apartments	Public Housing	Senior	Senior	92
Minnie Riperton Apartments	Public Housing	Senior	Senior	335

<b>CHA UNIT DELIVERY COUNT--PUBLIC HOUSING</b>				
<b>Development</b>	<b>Subsidy</b>	<b>Portfolio</b>	<b>Target Population</b>	<b>Units</b>
Mohawk North	Public Housing	Mixed Income	Family	16
Mulvey Place	Public Housing	Senior	Senior	24
North Town Village Phase 1	Public Housing	Mixed Income	Family	39
North Town Village Phase 2	Public Housing	Mixed Income	Family	40
Oakwood Shores Phase 1A	Public Housing	Mixed Income	Family	63
Oakwood Shores Phase 1B	Public Housing	Mixed Income	Family	63
Oakwood Shores Phase 2A	Public Housing	Mixed Income	Family	81
Oakwood Shores Phase 2B	Public Housing	Mixed Income	Family	29
Oakwood Shores Phase 2C Mercy	Public Housing	Mixed Income	Family	19
Oakwood Shores Terrace Phase 2D	Public Housing	Mixed Income	Family	22
Old Town Square	Public Housing	Mixed Income	Family	16
Old Town Village West	Public Housing	Mixed Income	Family	66
Orchard Park	Public Housing	Mixed Income	Family	81
Park Boulevard Phase 1B	Public Housing	Mixed Income	Family	54
Park Boulevard Phase 2A	Public Housing	Mixed Income	Family	46
Park Boulevard Phase 2B	Public Housing	Mixed Income	Family	37
Park Douglas	Public Housing	Mixed Income	Family	60
Parkside Condo	Public Housing	Mixed Income	Family	72
Parkside Condo Phase 1B	Public Housing	Mixed Income	Family	35
Parkside of Old Town Phase 2A	Public Housing	Mixed Income	Family	39
Parkside of Old Town Phase 2B	Public Housing	Mixed Income	Family	36
Patrick Sullivan Apartments	Public Housing	Senior	Senior	479
Quincy	Public Housing	Mixed Income	Family	27
Renaissance North	Public Housing	Mixed Income	Family	18
Roosevelt Square Phase 1	Public Housing	Mixed Income	Family	125
Roosevelt Square Phase 2	Public Housing	Mixed Income	Family	120
Rosenwald Courts Apartments	Public Housing	Mixed Income	Senior	60
Savoy Square	Public Housing	Mixed Income	Family	60
Schneider Apartments	Public Housing	Senior	Senior	175
Shops and Lofts at 47th	Public Housing	Mixed Income	Family	28
SS Region 1	Public Housing	Scattered Sites	Family	1,420
SS Region 2	Public Housing	Scattered Sites	Family	607
SS Region 3	Public Housing	Scattered Sites	Family	358
SS Region 4	Public Housing	Scattered Sites	Family	424
St. Edmunds Meadows	Public Housing	Mixed Income	Family	14
St. Edmunds Oasis	Public Housing	Mixed Income	Family	19
Sterling Park Apartments	Public Housing	Mixed Income	Family	66
Sullivan Station	Public Housing	Mixed Income	Family	47
Taylor Street Library and Apartments	Public Housing	Mixed Income	Family	37

<b>CHA UNIT DELIVERY COUNT--PUBLIC HOUSING</b>				
<b>Development</b>	<b>Subsidy</b>	<b>Portfolio</b>	<b>Target Population</b>	<b>Units</b>
The Dorchester	Public Housing	Mixed Income	Family	12
The Kenmore	Public Housing	Mixed Income	Senior	100
The Pershing	Public Housing	Mixed Income	Family	27
The Pomeroy	Public Housing	Mixed Income	Family	105
Trumbull Park Homes	Public Housing	Traditional Family	Family	429
Villages of Westhaven	Public Housing	Traditional Family	Family	94
Vivian Carter Apartments	Public Housing	Senior	Senior	221
Vivian Gordon Harsh Apartments	Public Housing	Senior	Senior	123
Washington Park Elderly	Public Housing	Senior	Senior	22
Washington Park Low Rises	Public Housing	Traditional Family	Family	226
Wentworth Gardens	Public Housing	Traditional Family	Family	341
West End Phase 1	Public Housing	Mixed Income	Family	14
West End Phase 2	Public Housing	Mixed Income	Family	65
Westhaven Park Phase 1	Public Housing	Mixed Income	Family	87
Westhaven Park Phase 2B	Public Housing	Mixed Income	Family	70
Westhaven Park Phase 2C	Public Housing	Mixed Income	Family	46
Westhaven Park Tower	Public Housing	Mixed Income	Family	34
Wicker Park Apartments & Annex	Public Housing	Senior	Senior	223
William Jones Apartments	Public Housing	Senior	Senior	114
Zelda Ormes Apartments	Public Housing	Senior	Senior	265
<b>TOTAL</b>				<b>19,739</b>



<b>CHA UNIT DELIVERY COUNT--PROJECT-BASED VOUCHERS</b>				
<b>Development</b>	<b>Subsidy</b>	<b>Portfolio</b>	<b>Target Population</b>	<b>Units</b>
3714-16 W. Wrightwood Apartments (Data Properties Inc.)	PBV	PBV	Family	5
5150 Northwest Highway	PBV	PBV	Family	20
5150 Northwest Highway (VASH)	PBV	PBV	Family	10
5751 S Michigan Inc (Harriet Tubman Apartments)	PBV	PBV	Family	11
5801 S Michigan LLC (Sojourner Truth Apartments)	PBV	PBV	Family	23
600 S Wabash LP	PBV	PBV	Supportive	71
65th Infantry Regiment Veterans Housing	PBV	PBV	Supportive	11
65th Infantry Regiment Veterans Housing (VASH)	PBV	PBV	Supportive	37
9000 S Justine LLC (formerly aka 90th Street Development -Tremarq Partners Inc.)	PBV	PBV	Family	4
Access Housing	PBV	PBV	Supportive	38
Anchor House	PBV	PBV	Family	108
Archer Avenue Senior Residences (Community Housing Partners VII, LP)	PBV	PBV	Senior	12
Aurea E Martinez Apartments	PBV	RAD1 TOA	Family	45
Bettendorf Place	PBV	PBV	Supportive	18
Boulevard Apartments	PBV	PBV	Family	12
Boxelder Court	PBV	PBV	Family	6
Brainerd Park Apartments (Brainerd Park Apartments Limited Partnership)	PBV	PBV	Family	9
Branch of Hope	PBV	PBV	Family	59
Bryn Mawr (Belle Shore Limited Partnership)	PBV	PBV	Family	8
Buffett Place	PBV	PBV	Supportive	51
Butler Lindon Apartments	PBV	RAD2	Supportive	5
Butler Lindon Apartments	PBV	PBV	Supportive	7
Carling, LLC	PBV	PBV	Family	39
Casa Durango	PBV	PBV	Supportive	9
Casa Maravilla LP	PBV	PBV	Senior	15
Casa Morelos LP	PBV	PBV	Family	8
Casa Veracruz Apartments	PBV	PBV	Family	58
Clark Estes Apartments	PBV	PBV	Family	15
Colonial Park Apartments	PBV	PBV	Family	60
Concord at Sheridan	PBV	RAD1 TOA	Family	65
Crestwood Apartments (MICH Chicago LLC)	PBV	PBV	Senior	57
Crowder Place Apartments	PBV	PBV	Senior	16

<b>CHA UNIT DELIVERY COUNT--PROJECT-BASED VOUCHERS</b>				
<b>Development</b>	<b>Subsidy</b>	<b>Portfolio</b>	<b>Target Population</b>	<b>Units</b>
Deborah's Place II (Deborah's Place I, Limited Partnership)	PBV	PBV	Supportive	39
Deborah's Place III, Limited Partnership	PBV	RAD2	Supportive	90
Devon Place	PBV	PBV	Family	16
Diversey Manor LLC	PBV	PBV	Family	1
Drex 8031 LLC	PBV	PBV	Supportive	11
East Park Apartments	PBV	PBV	Family	150
Eddie Mae & Alex Johnson Apartments (POAH JBL 1, LLC)	PBV	RAD2	Supportive	29
Lucy Gonzalez Parsons	PBV	RAD1 TOA	Family	50
Englewood Permanent Supportive Housing	PBV	PBV	Supportive	49
Evergreen Towers II LLC	PBV	PBV	Senior	10
Focus Apartments	PBV	PBV	Supportive	10
G & A Residence at Spaulding (Spaulding Partners LP)	PBV	PBV	Family	9
G & A Senior Residence at Eastgate Village (East Gate Village Partners LP)	PBV	PBV	Senior	35
G & A Senior Residences at Ravenswood (Ravenwood Partners of Illinois Limited Partnership)	PBV	PBV	Senior	37
G & A Senior Residences of West Ridge (West Ridge Senior Partners Limited Partnership)	PBV	PBV	Senior	19
Garden View Apartments (Heartland Garden View LLC)	PBV	PBV	Supportive	16
Greenwood Courts (TWG Greenwood LLC)	PBV	PBV	Family	7
Hancock House Limited Partnership	PBV	PBV	Senior	18
Harrison Courts			Family	122
Harvest Commons Apartments	PBV	PBV	Supportive	89
Hilliard Homes I	PBV	PBV	Senior	68
Hilliard Homes II	PBV	PBV	Senior	73
Hollywood House	PBV	PBV	Senior	51
HOME (Nathalie Salmon/ Blackhawk Manor)	PBV	PBV	Senior	8
Hope Manor Apartments I	PBV	PBV	Supportive	29
Hope Manor Apartments II	PBV	PBV	Supportive	72
Hope Manor Joliet Apartments	PBV	PBV	Supportive	42
HOW Evanston (2215 Dempster LLC)	PBV	PBV	Supportive	12
Howard Apartments Limited Partnership	PBV	PBV	Family	12
Humboldt House	PBV	PBV	Supportive	31
Humboldt Park Residence (HPR Preservation Limited Partnership)	PBV	PBV	Family	28
IAHI - Park Place Towers	PBV	PBV	Supportive	5

<b>CHA UNIT DELIVERY COUNT--PROJECT-BASED VOUCHERS</b>				
<b>Development</b>	<b>Subsidy</b>	<b>Portfolio</b>	<b>Target Population</b>	<b>Units</b>
Illinois Accessible Housing Initiative	PBV	PBV	Supportive	41
Independence Apartments	PBV	RAD1 TOA	Senior	30
Independence Apartments (Westside Village Phase V Limited Partnership)	PBV	PBV	Family	9
Ironwood Courts	PBV	PBV	Family	14
Ivy Park Homes	PBV	PBV	Family	1
Jade Garden Limited Partnership	PBV	PBV	Family	28
Jarvis Apartments	PBV	PBV	Family	2
John Pennycuff Memorial Apts	PBV	RAD1 TOA	Family	47
Karibuni Place (Ellis Neighborhood Development Corp)	PBV	PBV	Supportive	11
Kenmore Plaza	PBV	PBV	Senior	100
King Legacy LP	PBV	PBV	Family	10
Lake Street Studios	PBV	PBV	Family	61
Lake Village East Apartments	PBV	PBV	Family	65
Lathrop Elderly			Senior	91
Lathrop Phase 1A	PBV	RAD	Family	151
Lathrop 1B	PBV	RAD	Family	16
Leigh Johnson Courts	PBV	PBV	Family	18
Leland Apartments	PBV	PBV	Family	14
Leland Apartments (VASH)	PBV	PBV	Supportive	12
Leontyne Apartments	PBV	PBV	Family	14
Levy House	PBV	PBV	Senior	29
Liberty Square Apartments	PBV	PBV	Family	16
Loomis Courts			Family	124
Los Vecinos Apartments	PBV	PBV	Supportive	11
LPCS Permanent Supportive Housing	PBV	PBV	Supportive	20
Luxe Properties (Verity Investments LLC)	PBV	PBV	Family	6
Lyndale Apartments (THC Lyndale Place Limited Partnership)	PBV	PBV	Family	47
Major Jenkins (Red Door Limited Partnership)	PBV	PBV	Supportive	76
Maple Pointe Apartments (Standard Maple Owner LLC)	PBV	PBV	Family	115
Mark Twain Apartments	PBV	PBV	Family	148
Marshall 1232 LLC	PBV	PBV	Family	90
Midwest Apartments	PBV	PBV	Family	35
Milwaukee Avenue Apartments	PBV	PBV	Supportive	11
Montclare Senior Residences of Avalon Park Phase II, LLC	PBV	PBV	Senior	38
Montclare Senior Residences of Calumet Heights	PBV	PBV	Senior	34
Mulvey Place	PBV	PBV	Senior	13
Near North Limited Partnership (aka Schiff Residence)	PBV	PBV	Family	46

<b>CHA UNIT DELIVERY COUNT--PROJECT-BASED VOUCHERS</b>				
<b>Development</b>	<b>Subsidy</b>	<b>Portfolio</b>	<b>Target Population</b>	<b>Units</b>
New Mom's Oak Park	PBV	PBV	Supportive	14
New Mom's Transformation Project (New Mom's Housing Development LLC)	PBV	PBV	Supportive	40
North & Talman III Limited Partnership	PBV	PBV	Family	8
North Avenue Apartments (North & Talman Family LP)	PBV	PBV	Family	16
North Park Village Apartments	PBV	PBV	Seniors	81
Northtown Apartments	PBV	RAD1 TOA	Senior	30
Nuestro Hogar	PBV	PBV	Family	13
Oso Apartments	PBV	RAD1 TOA	Family	32
Park Apartments (Park R, LLC)	PBV	PBV	Family	30
Parkside Four Phase II	PBV	RAD1 TOA	Family	35
Paseo Boricua Arts Building	PBV	PBV	Family	6
Pearl Street Commons, LLC	PBV	PBV	Supportive	12
Phoenix House	PBV	PBV	Supportive	32
Pierce House (La Casa Norte)	PBV	PBV	Supportive	25
Pullman Artspace	PBV	PBV	Family	6
Ravenswood Senior Living	PBV	RAD1 TOA	Senior	74
Reba Place Fellowship	PBV	PBV	Family	7
Renaissance West Apartments	PBV	PBV	Family	88
Roosevelt Road Veterans Housing	PBV	PBV	Supportive	75
Roosevelt Towers LLC	PBV	PBV	Senior	126
Rosa Parks Limited Partnership	PBV	PBV	Family	26
Rosenwald Courts	PBV	PBV	Senior	60
San Miguel (Argyle Neighborhood Development Corporation)	PBV	PBV	Family	11
Sankofa House	PBV	PBV	Family	25
Sarah's on Sheridan	PBV	PBV	Supportive	27
Schiller Place LP 1433 N Halsted	PBV	PBV	Family	24
Senior Suites Chicago, Auburn Gresham, LLC	PBV	PBV	Senior	17
Southbridge 1A & 1B	PBV	RAD1 TOA	Family	68
South Park Plaza LP	PBV	PBV	Family	31
Spaulding & Trumbull Limited Partnership (aka Trumbull Apts)	PBV	PBV	Supportive	13
St. Andrews Court, LP	PBV	PBV	Supportive	30
St. Edmund's Court, LLC	PBV	PBV	Family	10
St. Leo Residence	PBV	PBV	Supportive	51
St. Leo Residence (VASH)	PBV	PBV	Supportive	39
Sunnyside Kenmore Apartments (Community Housing Partners XII, LP)	PBV	PBV	Family	10
The Douglass (aka Eastwood Garden)	PBV	PBV	Family	2
The Resurrection Home	PBV	PBV	Family	5
The Suites of Autumn Green at Wright Campus	PBV	PBV	Senior	8

<b>CHA UNIT DELIVERY COUNT--PROJECT-BASED VOUCHERS</b>				
<b>Development</b>	<b>Subsidy</b>	<b>Portfolio</b>	<b>Target Population</b>	<b>Units</b>
Thresholds at Casa de Troy	PBV	PBV	Supportive	16
Thresholds at Edgewater Shores	PBV	PBV	Supportive	8
Thresholds RAD LLC (Austin Apartments)	PBV	RAD2	Supportive	52
Thresholds RAD LLC (Graiss Apartments)	PBV	RAD2	Supportive	40
Thresholds RAD LLC (Rowan Trees Apartments)	PBV	RAD2	Supportive	39
Thresholds RAD LLC (Austin Apartments)	PBV	PBV	Supportive	5
Thresholds RAD LLC (Graiss Apartments)	PBV	PBV	Supportive	4
Thresholds RAD LLC (Rowan Trees Apartments)	PBV	PBV	Supportive	6
Tierra Linda Apartments (Tierra Linda Limited Partnership)	PBV	PBV	Family	14
Tierra Linda Apartments (Tierra Linda Limited Partnership)	PBV	PBV	Family	14
Town Hall Apartments (Halsted Limited Partnership)	PBV	PBV	Senior	79
Veterans New Beginnings Limited Partnership	PBV	PBV	Supportive	46
Victory Centre of South Chicago SA (South Chicago SA Associates, LP)	PBV	PBV	Senior	18
Wabash Apartments	PBV	PBV	Supportive	24
Warren Apartments	PBV	PBV	Family	25
Washington Park Apartments (AHPF 51st Street Y, LLC)	PBV	PBV	Family	32
Wentworth Commons	PBV	PBV	Family	10
West Humboldt Place (Children's Place Community Living LLC)	PBV	PBV	Supportive	4
Wilson Yards Partners Limited Partnership	PBV	PBV	Family	16
Wilson Yards Senior Apartments	PBV	PBV	Senior	20
Winterberry Place, Inc.	PBV	PBV	Family	6
Woodstock Commons (111th and Wentworth LP)	PBV	PBV	Family	17
Wrightwood Apartments (Wright Avers LLC)	PBV	PBV	Family	2
Wrightwood Senior Apartments	PBV	PBV	Senior	17
Xavier Apartments (625 W Division LLC)	PBV	PBV	Family	24
Zapata Apartments Limited Partnership	PBV	PBV	Family	18
<b>TOTAL PBV UNITS</b>				<b>5,507</b>

TRACEY SCOTT  
CHIEF EXECUTIVE OFFICER

BOARD OF COMMISSIONERS

ANGELA HURLOCK  
CHAIRPERSON

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