



# **CHA FY2023 MTW Annual Report**

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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 FY2023, CHA continued to pursue and/or plan for future implementation of the following initiatives.

### **CHA Unit Delivery**

In FY2023, CHA pursued a variety of unit delivery strategies to support the development of affordable housing in 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 continues to use all options available under the RAD program to invest in new construction affordable housing developments and preserve its existing housing stock including RAD1, RAD2 and RAD Transfer of Assistance. In FY2023, CHA also began construction on Faircloth to RAD developments that will deliver units in FY2024 and FY2025.

In FY2023, CHA supported the development of 1,009 housing units, including 365 CHA-supported units, 470 affordable units and 181 market rate units:

CHA FY2023 UNIT DELIVERY						
Subsidy	Target Population	Development	Total Units	CHA Units	Affordable Units	Market Rate Units
PBV	Family	BJ Wright*	19	19	N/A	N/A
	Supportive	Covent Apartments	30	30	0	0
	Supportive	Hope Manor	40	8	32	0
	Supportive	Lawson House	409	130	279	0
	Senior	North Park Village**	144	45	99	0
	Family	Paseo Boricua	24	6	18	0
	Family	Sheffield Residences	80	50	10	20
	Family	The Raven	166	17	0	149
RAD	Family	Park Boulevard 3B	80	36	32	12
	Family	Lathrop 1B**	12	12	N/A	N/A
	Family	Southbridge 1A**	12	12	N/A	N/A
<b>TOTAL</b>			<b>1,016</b>	<b>365</b>	<b>470</b>	<b>181</b>

\*BJ Wright has an additional 253 units scheduled for delivery in FY2024, including 63 CHA supported units.

\*\*North Park Village delivered 36 CHA supported units in FY2022 and Lathrop 1B and Southbridge 1A delivered most of their units in FY2022, including 16 CHA supported units at Lathrop 1B and 22 units at Southbridge 1A.

### CHA Development Pipeline

In FY2023, an additional 13 projects with 1,106 units were under construction with unit delivery scheduled for FY2024 and beyond:

CHA FY2023 CONSTRUCTION PIPELINE						
Subsidy	Target Population	Development	Total Units	CHA Units	Affordable Units	Market Rate Units
PBV	Family	4715 N Western	63	16	47	0
	Family	BJ Wright*	253	63	169	21
	Supportive	Chicago Lighthouse	76	19	57	0
	Supportive	Englewood Family Homes	13	7	6	0
	Family	National Public Housing Museum	15	5	10	0
	Family	Pedro Albizu Campos Apartments	63	31	32	0
	Supportive	Sarah's Lakeside	24	24	0	0
RAD PBV	Family	Encuentro Square	89	55	34	0
	Family	Grace Manor	64	19	45	0
	Family	Oakwood Shores 3-1	51	19	15	17
	Family	Ogden Commons A1	92	37	46	9
	Family	Roosevelt Square 3B	207	75	40	92
	Family	Westhaven IID	96	38	25	33
<b>TOTAL</b>			<b>1,106</b>	<b>408</b>	<b>526</b>	<b>172</b>

## **Homeownership**

Through CHA's newly-branded Home Ownership Made Easy (HOME) program, which includes the Choose to Own (CTO) Homeownership and Down Payment Assistance programs, 862 participants, including 58 families in FY2023, have purchased a new home. Since its inception, 323 participants have left subsidy and assumed their own mortgage.

## **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, 135 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 Affairs Supportive Housing (VASH) vouchers, 1,165 emergency housing vouchers and 905 Foster Youth to Independence and Family Unification Program (FUP) vouchers, including 55 additional FUP vouchers that CHA received in FY2023.

## **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 approved by CHA's Board in January 2015. As reflected in these policies, CHA has adhered to the requirements of the RAD program and PBV regulations and has incorporated 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 7,100 units converted to RAD PBV as of Q4 2023 through RAD1 conversions, RAD1 transfer of assistance units and RAD2 conversions of Mod Rehab units to long-term HAP contracts. In addition, CHA is using the new Faircloth to RAD innovation to expand its portfolio, starting construction on five Faircloth to RAD transactions in FY2023 that will be completed in 2024/2025. CHA continues to identify opportunities to use the RAD Program to expand housing opportunities across the city.

## **Approved MTW Activities in FY2023**

In FY2023, CHA administered the following 30 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.

### **Activities Designed to Increase Housing Options**

- Alternative Reasonable Cost Formula for Redevelopment and Rehabilitation (2010-01)
- Expedited Public Housing Acquisition Process (2015-01)
- Exception Payment Standards (2010-02)
- HCV Vacancy Payments (2011-03)

- Incentive Payments for Landlords in CHA Mobility Areas (2017-02)
- Increased Payment Standards at Interims (2018-01)
- Income Calculation Hardship Exemption (2018-02)
- Using Voucher Size to Determine Payment Standard (2021-01)
- Providing a Flat Medical Deduction for all Elderly/Disabled Households (2021-3)
- Providing Payments to Participants for Moving Costs (2022-01)
- Exceed the Limit of 25% PBV Assistance in Family Properties (2008-02)
- PBV Contract Commitments with 21-30 Year initial Terms (2011-05)
- Payments during PBV Initial Occupancy/Leasing--New Construction and Substantially Rehabilitated Properties (2011-08)
- Uniform Physical Conditions Standards (UPCS) Inspection Standards for PBV Properties within the RAD Program (2016-04)
- Adjusting Fair Market Rent (FMR) Thresholds to Retain Existing Subsidy Levels for RAD PBV Properties (2016-05)
- Funding for City of Chicago Housing Assistance Programs (2017- 04)

#### Activities Designed to Promote Self-Sufficiency

- Choose to Own Homeownership Program for HCV and Public Housing (2011-01)
- LevelUp (formerly Modified Family Self-Sufficiency Program) for HCV and Public Housing Participants (2014-01)
- Office of the Ombudsman (2008-01)
- 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)
- Safety Net Program (2022-01)
- Expansion of Public Housing Earned Income Disallowance Policy to CHA PBV Properties within the RAD Program (2016-03)
- Increasing Digital Access (2022-02)

#### Activities Designed to Increase Efficiency and Cost Savings

- \$75 Minimum Rent
- Triennial Re-examinations for Households for Fixed-Income Households (2014-02)
- Biennial Re-examinations for Public Housing (2014-03) and HCV and (2006-01)
- Elimination of Assets in Income Calculation for HCV Program (2017- 01)
- Conducting HQS Inspections for a Sample of Units in Buildings with Substantial Numbers of HCV Voucher Holders (2021-2)
- Acceptance of City Certificates of Occupancy for Initial PBV Inspections (2011-06)
- Single HAP for Non-Contiguous PBV Properties (2019-01)

#### **Closed/ On Hold MTW Activities**

##### Activities on Hold

- CHA Re-entry Pilot Program (2014-04)

##### Closed Activities

- Time Limit Demonstration Program for Housing Choice Voucher Participants (2017- 03)
- Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval (RTA) within 90 Days of Passed Date (2011-02)
- Revitalization of 25,000 Housing Units (2000-01)
- Mobility Counseling Demonstration Program Work Requirement (2016-01)

**Resident Services Programs**

CHA currently offers PH families and HCV participants a variety of support services, including family coaching, workforce development, youth and education, mobility counseling, asset building, homeownership, and resident service coordination. These services focus on four main goals of supporting academic achievement, increasing earning power, fostering economic independence and enhancing stability and quality of life. Programs have measurable outcomes designed to demonstrate impact for CHA residents. Additional information about these programs and their FY2023 outcomes can be found in Section V of the MTW Annual Plan.

**Use of MTW Single Fund Flexibility**

In FY2023, CHA continued to utilize the single fund budget provided through MTW participation for expanded and flexible resources for overall administration of housing assistance, capital and redevelopment activities, and services and programs for residents. *(Please refer to Section V for more info.)*



## **Section 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 FY2023**

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 FY2023, a total of 11,969 PBVs were under a Housing Assistance Payment (HAP) contract or Agreement to enter into a Housing Assistance Payment (AHAP), including 877 new PBVs under HAP or AHAP and 11,092 existing PBVs. The following is an overview of CHA's project-based voucher initiatives by category:

- ***Project-Based Vouchers***

In FY2023, CHA administered 4,221 vouchers for individuals, families, seniors, those in need of comprehensive supportive services with an additional 190 units under AHAP or HAP for the first time in FY2023:

- **PBV Family Housing**: In FY2023, CHA supported 1,888 high-quality affordable housing units for families and individuals by providing PBV rental subsidies in family (non-supportive) housing properties. An additional 129 units were placed under AHAP or HAP in FY2023, for a total commitment of 2,017 units.
- **PBV Senior Housing**: In FY2023, CHA supported 967 units of housing for seniors at PBV senior properties throughout Chicago.
- **PBV Supportive Housing**: In FY2023, CHA provided 1,242 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 61 units were placed under AHAP or HAP in FY2023 for a total commitment of 1,303 units.
- **PBV Regional Housing Initiative (RHI)**: As of Q4 2023, CHA continues to administer 124 RHI PBVs. Formed in 2002, the Regional Housing Initiative (RHI) is a consortium of regional housing authorities organized to administer a pool of vouchers used to increase the supply of affordable rental housing and expand affordable housing options near employment centers and/or public transportation in the northern Illinois region. In FY2023 CHA began transitioning the administration of RHI projects outside of Chicago to their home Public Housing Authority to provide clarity in administration for the participants and development partners.

- ***Rental Assistance Demonstration (RAD) Project-Based Vouchers***

In FY2023, CHA administered 6,264 vouchers under AHAP or HAP using various components of the RAD program:

- **RAD1 (Component 1 of RAD):** RAD1 allows agencies to transition public housing units to project-based voucher units, enabling them to leverage public and private debt and equity to preserve existing affordable housing and build new affordable housing. CHA has used RAD1 to transition public housing units to PBV units and build new housing, including on CHA-owned land. In FY2023, CHA administered 5,909 RAD1 units. An additional 518 units converted from PH to RAD in FY2023, for a total of 6,427 RAD1 units.
  - **Faircloth to RAD:** Through Faircloth to RAD, PHAs develop Public Housing units using HUD's Public Housing mixed-finance program with pre-approval to convert the property to a long-term project-based voucher contract via RAD following acquisition or rehabilitation/construction. An additional 169 units CHA-supported units are committed and under construction through Faircloth to RAD. HAPs for those units will be executed in 2024 and 2025.
  - **RAD2 (Component 2 of RAD):** Through RAD2, CHA assists privately-owned properties receiving assistance under the Mod Rehab program to convert to long-term Housing Assistance Payments (HAP) contracts to support the preservation of existing affordable housing. CHA administered 355 RAD2 units in FY2023.
- ***Moderate Rehabilitation***  
Mod Rehab provides property-based rental assistance to low-income households through a legacy HUD program and 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 RAD2 conversions or the standard PBV selection process. In FY2023, CHA administered 601 Mod Rehab units.
  - ***Project-Based Rental Assistance***  
CHA continues to administer 337 project-based units at under HAP contracts with HUD at Harrison Courts (family), Loomis Courts (family), and Lathrop Elderly (senior).

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

Since 2001, CHA has expanded 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 FY2023.

PROPERTY NAME	PLANNED NEW PBVs	ACTUAL NEW PBVs	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
<b>PBV</b>					
1203 N California Apts	32	31	Committed	No	Family housing in the West Town community.
1237 N California Apts	18	0	Committed	No	Family housing in the West Town community.
4715 N Western Apts	0	16	Committed	No	Family housing in the Lincoln Square community
BJ Wright Preservation	82	19 63	Leased Committed	No	Family housing on the Near West Side.

PROPERTY NAME	PLANNED NEW PBVs	ACTUAL NEW PBVs	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Covent Apartments	30	30	Leased	No	Supportive housing for the homeless in the Lincoln Park community.
<b>PBV</b>					
Englewood Phase I 6114 S Halsted	14	0	Committed	No	Family housing in the Englewood community.
Englewood Family Homes 1650 W 63rd	7	7	Committed	No	Supportive housing in the West Englewood community.
OTR-Lakeview Lutheran 835 W Addison	37	0	Committed	No	Supportive housing in the Lakeview community.
Sarah's Lakeside 4747 N Sheridan	24	24	Committed	No	Supportive housing in the Uptown community.
Teacher's Village	27	0	Committed	No	Family housing in the Humboldt Park community.
<b>Subtotal</b>	<b>271</b>	<b>190</b>			
<b>RAD PBV</b>					
Albany Terrace 3030 W 21st Place	350	350	Leased	Yes	Conversion of senior public housing in the South Lawndale community to RAD PBV.
Grace Manor	19	19	Committed	Yes	Family housing in the North Lawndale community.
Hilliard Homes 1	153	0	Leased	Yes	Conversion of family and senior public housing properties to RAD PBV.
Irene McCoy Gaines 3700 W Congress	149	149	Leased	Yes	Conversion of senior public housing for seniors 55+ in the East Garfield Park to RAD PBV.
Northtown Village	39	0	Leased	Yes	Conversion of family public housing in the Near North community to RAD PBV.
Oakwood Shores 3-1	19	19	Committed	Yes	Family housing in the Oakland community. Faircloth to RAD
Ogden Commons A1	37	37	Committed	Yes	Family housing in the North Lawndale community. Faircloth to RAD

PROPERTY NAME	PLANNED NEW PBVs	ACTUAL NEW PBVs	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Renaissance North 551 W North	18	0	Leased	Yes	Conversion of family public housing in the Near North community to RAD PBV.
Roosevelt Square 3B	75	75	Leased	Yes	Family housing in the Near West Side community. Faircloth to RAD
Westhaven IID	38	38	Committed	Yes	Family housing in the Near West Side community. Faircloth to RAD
Westhaven Park Tower	34	0	Leased	Yes	Conversion of family public housing in the Near West Side community to RAD PBV.
Westhaven Park	87	0	Leased	Yes	Conversion of family public housing in the Near West Side community to RAD PBV.
<b>Subtotal</b>	<b>1,018</b>	<b>687</b>			
<b>TOTAL NEW PBVs</b>	<b>1,289</b>	<b>877</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. Additional PBV projects and RAD closings are projected for FY2024.

**ii. Existing Project-Based Vouchers**

The following table lists the project-based vouchers that were committed or leased at the beginning of FY2023:

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
<b>PBV</b>					
3714-16 W. Wrightwood Apts	5	5	Leased	No	Family and individual housing in the Logan Square community.
5150 Northwest Highway	30	30	Leased	No	Family and individual housing in the Jefferson Park community.
5751 S Michigan Inc (Harriet Tubman Apts)	11	11	Leased	No	Family housing in the Washington Park community.
5801 S Michigan LLC (Sojourner Truth Apts)	23	23	Leased	No	Family housing in the Washington Park community.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
5840 S Dr Martin Luther King Jr Drive	4	4	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	12	12	Leased	No	Supportive housing for veteran families in the West Town community.
65 <sup>th</sup> Infantry Regiment Veterans Housing	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.
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 and individual housing in the Auburn Gresham community.
Archer Avenue Senior Residences 2928 S Archer Ave	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 Apts Multiple Addresses	12	10	Leased	No	Family and individual 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 Apts 8920 S Loomis	9	9	Leased	No	Family and individual housing in the Washington Heights community.
Branch of Hope 5628-5630 S Halsted	58	57	Leased	No	Family and individual housing in the Englewood community area for families & individuals.
Bryn Mawr 5550 N Kenmore	10	10	Leased	No	Family and individual housing in the Edgewater community.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
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	Individual housing in the Near North community.
Casa Durango 1850 S Racine	9	9	Leased	No	Family housing in the Near West Side community.
Casa Veracruz 2014 S Racine	47	47	Leased	No	Family housing in the Lower West Side community.
Chicago Lighthouse 1800 W Roosevelt	19	19	Committed	No	Family and individual housing in the Near West Side community.
Clark Estes Apts 7070 N Clark	15	15	Leased	No	Family and individual housing in the Rogers Park community.
Crestwood Apts 5225 N Austin	57	57	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.
Devon Place 1950 W Devon	16	16	Leased	No	Family and individual housing in the West Ridge community.
Diversey Manor LLC 3213-3223 W Diversey	50	0	Leased	No	Family and individual housing in the Logan Square community.
Drex 8031 LLC 8031-8035 S Drexel	12	10	Leased	No	Supportive housing for veteran families and individuals in the Chatham community.
East Park Apts 3300 W Maypole	150	150	Leased	No	Individual housing 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	10	Leased	No	Senior housing for seniors 62+ in the Near North community.
Focus Apts 165 N Central	10	10	Leased	No	Supportive housing for ex-offenders in the Austin community.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
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 4433-4437 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 Apts 1519 W Warren	89	85	Leased	No	Supportive housing for individuals experiencing homelessness in the Near West community.
Hilliard Homes II	73	73	Leased	No	Senior housing in the Near South community.
Hollywood House 5700 N Sheridan	51	51	Leased	No	Senior housing for seniors 62+ in the Edgewater community.
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 Apts I 3053 W Franklin	29	29	Leased	No	Supportive housing for veteran, male individuals in the Humboldt Park community.
Hope Manor Apts 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 Apts Limited Partnership 1567-69 N Hoyne	12	12	Leased	No	Individual housing 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.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Humboldt Park Residence 1152 N Christiana	20	32	Leased	No	Individual housing 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 Apts 924 S Lawndale/ 925-935 S Independence	9	9	Leased	No	Family and individual housing in the North Lawndale community.
Ironwood Courts 6019-6029 S Indiana	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 and individual housing in the Roseland community.
Jade Garden Limited Partnership 330-338 W Cermak/ 2156-2162 S Tan Ct	31	25	Leased	No	Family housing in the Armour Square community.
Jarvis Apts 2049-51 W Jarvis	2	2	Leased	No	Family housing in the Rogers Park community.
Karibuni Place 8200 S Ellis	11	10	Leased	No	Supportive housing for individuals experiencing homelessness in the Chatham community.
Kenmore Plaza 5225 N Kenmore	105	100	Leased	No	Senior housing for seniors 62+ in the Edgewater community.
King Legacy LP 3800-3814 W 16th St/1550-1556 S Hamlin Ave/1549-1555 S Avers	10	10	Leased	No	Family housing in the Lawndale community.
Lake Street Studios 727 W Lake St	61	61	Leased	No	Individual housing in the Near West community.
Lake Village East Apts 4700 S Lake Park/ 1350-1360 E 47th Pl	65	66	Leased	No	Family and individual housing in the Kenwood community.
Lawson House 30 W Chicago	100	130	Leased	No	Supportive housing for individuals experiencing homelessness in the Near North community.
Leigh Johnson Courts 034-1112 E 73rd St/7227-7239 S Dobson	18	7	Leased	No	Family housing in the Greater Grand Crossing community.



PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Leland Apts (VASH) 1207 W Leland	14	14	Leased	No	Supportive housing for veteran families and individuals in the Uptown community.
Levy House 1221 W Sherwin	16	32	Leased	No	Senior housing in Rogers Park for seniors 62+.
Leontyne Apts E 43rd St & S Vincennes	14	13	Leased	No	Family and individual housing in the Grand Boulevard community.
Liberty Square Apts S Central Park Blvd & W Harrison St	16	7	Leased	No	Family and individual housing in the East Garfield Park community.
Los Vecinos Apts 4250 W North	0	8	Leased	No	Supportive housing 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 and individual housing in the East Garfield Park, Hermosa, Logan Square, South Lawndale and West Town communities.
Lyndale Apts 2569-2575 W Lyndale St/ 2207-2221 N Rockwell St	36	36	Leased	No	Family and individual housing in the Logan Square community.
Major Jenkins 5016 N Winthrop	64	76	Leased	No	Individual housing in the Uptown community.
Maple Pointe Apts 150 W Maple	114	114	Leased	No	Family and individual housing in the Near North community.
Mark Twain Apts 111 W Division	148	148	Leased	No	Individual housing in the Near North community.
Marshall 1232 LLC 1216 N LaSalle	90	90	Leased	No	Individual housing in the Near North community.
Midwest Apts 6 N Hamlin	32	32	Leased	No	Individual housing in the West Garfield Park community.
Milwaukee Avenue Apts 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.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
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	9	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	Individual housing 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 and individual housing in the West Town community.
North Park Village 5801 N Pulaski	31	82	Leased	No	Senior housing for seniors 62+ in the North Park community.
Park Apts 202-224 E Garfield Blvd/ 5447 S Indiana/5446-50 S Prairie/5732 S Calumet Ave	30	30	Leased	No	Family and individual housing in the Washington Park community.
Paseo Boricua Arts Building 2709-15 W Division	6	6	Leased	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 Ave	25	26	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 W Pratt/ 1545 W Pratt	7	6	Leased	No	Family and individual housing in the Rogers Park community.
Renaissance West 2517 W Fullerton	86	86	Leased	No	Individual housing in the Logan Square community.
Roosevelt Road Veterans (VASH)	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.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Rosa Parks Limited Partnership N Central Park Ave & W Chicago Ave	26	23	Leased	No	Family housing in the Humboldt Park community.
Rosenwald Courts 4642 W 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 and individual housing in the Uptown community.
Sankofa House 4041 W Roosevelt	26	25	Leased	No	Family and individual 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	25	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 Apts 2700 N Sheffield	50	50	Leased	No	Family housing in the Lincoln Park community.
South Park Plaza LP S Dr Martin Luther King Jr Dr & E 26th	34	30	Leased	No	Family and individual housing in the Douglas community.
Spaulding & Trumbull Limited Partnership (Trumbull Apts) 1310-1314 S Spaulding Ave/1428 S Trumbull	13	14	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.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Sunnyside Kenmore 4130 N Kenmore Ave/847-849 W Sunnyside Ave	10	9	Leased	No	Family housing in the Uptown community.
The Douglass (aka Eastwood Garden) 6531 S Lowe	34	1	Leased	No	Family and individual housing the Englewood community.
The Raven 1825 W Lawrence	17	17	Leased	No	Family housing in the Lincoln Square community.
The Resurrection Home 1910 S Albany Ave & 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 4225 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 Apts) 334 N Menard	5	5	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in Austin.
Thresholds RAD LLC (Grais Apts) 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 Apts) 500 W Englewood	5	7	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Englewood community.
Tierra Linda Apts Multiple Addresses	14	14	Leased	No	Family and individual housing in the Humboldt Park and Logan Square communities.
Town Hall Apts 3600 N Halsted	79	79	Leased	No	Senior housing for seniors 55+ and LGBT-friendly in the Lakeview community.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
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	15	Leased	No	Senior housing for seniors 62+ in the South Chicago community.
Wabash Apts 23-31 E 61st St/6100-6108 S Wabash Ave	24	24	Leased	No	Family housing in the Washington Park community.
Warren Apts 3-11 N Ashland	21	25	Leased	No	Family housing in the Near West community.
Washington Park Apts 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 Apts 1032 W Montrose	20	19	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 Apts 3821 W Wrightwood	3	2	Leased	No	Family housing in the Logan Square community.
Wrightwood Senior Apts 2815 W 79th St	17	17	Leased	No	Senior housing for seniors 62+ in the Ashburn community.
Xavier Apts 625 W Division	24	24	Leased	No	Family and individual housing in the Near North community.
Zapata Apts 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>4,126</b>	<b>4,097</b>			
<b>RAD PBV</b>					
Aurea Martinez Apts 3213-3223 W Diversey	45	45	Leased	Yes	Family and individual housing in the Belmont Cragin community. Lathrop Homes transfer of assistance.
Butler Lindon Apts 6146 S Kenwood	5	5	Leased	Yes	Supportive housing for individuals experiencing

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
					homelessness in the Woodlawn community.
Caroline Hedger Apts 6400 N Sheridan	450	450	Leased	Yes	Senior housing for seniors 62+ in the Rogers Park community. Former public housing units.
Concord at Sheridan 6438 N Sheridan	65	65	Leased	Yes	Family and individual housing in the Rogers Park community. Lathrop Homes transfer of assistance.
Daniel Hudson Burnham 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, Limited Partnership 2822 W Jackson	90	90	Leased	Yes	Supportive housing for female individuals experiencing homelessness in the East Garfield Park community.
Eddie Mae & Alex Johnson Apts 6230 S Dorchester	29	29	Leased	Yes	Supportive housing for individuals experiencing homelessness in the Woodlawn community.
Edith Spurlock Sampson 2640/2720 N Sheffield	405	405	Leased	Yes	Senior housing in the Lincoln Park community.
Elizabeth Davis Apts 440 N Drake	148	148	Leased	Yes	Senior housing for seniors 62+ in the Humboldt Park community. Former public housing units.
Lucy Gonzales Parsons 2602-2638 N Emmett	50	50	Leased	Yes	Family housing in the Logan Square community. Lathrop transfer of assistance.
Fannie Emanuel Apts 3916 W Washington	180	180	Leased	Yes	Senior housing for seniors 62+ in the West Garfield Park community. Former public housing units.
Hattie Callner Apts 855 W Aldine	146	146	Leased	Yes	Senior housing for seniors 62+ in Lakeview community. Former public housing units.
Southbridge Phase 1A	34	34	Leased	Yes	Family housing in the Near South community. Lathrop transfer of assistance.
Southbridge Phase 1B	34	34	Leased	Yes	Family housing in the Near South community. Lathrop transfer of assistance.
Independence Apts 4022 N Elston	30	30	Leased	Yes	Senior housing for seniors 62+ in the Irving Park community. Lathrop

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
					Homes transfer of assistance.
John Pennycuff Memorial Apts 2031 N Milwaukee	47	47	Leased	Yes	Family and individual housing in the Logan Square community. Lathrop Homes transfer of assistance.
Judge Fisher Apts 5821 N Broadway	199	199	Leased	Yes	Senior housing for seniors 62+ in the Edgewater community. Former public housing units.
Judge Green Apts 4030 S Lake Park	153	153	Leased	Yes	Senior housing for seniors 62+ in the Oakland community. Former public housing units.
Judge Slater Apts 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.
Dr. Mildred C. Harris Apts 6360 S Minerva	165	165	Leased	Yes	Senior housing for seniors 62+ in the Woodlawn community. Former public housing units.
Las Americas Apts 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 and individual housing in the Lincoln Park and North Center community areas.
Lathrop 1B N Clybourn Ave & W Diversey Pkwy	28	28	Committed	Yes	Family and individual housing in the Lincoln Park and North Center community areas.
Lincoln Perry Apts 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 Apts 344 W 28th Place	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 Lawrence 655 W 65th St	191	191	Leased	Yes	Senior housing for seniors 55+ in the Englewood community. Former public housing units.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Minnie Riperton Apts 4250 S Princeton	335	335	Leased	Yes	Senior housing for seniors 55+ in the Fuller Park community. Former public housing units.
Northtown Apts 2410 W Pratt	30	30	Leased	Yes	Senior housing for seniors 62+ in the West Ridge community. Lathrop Homes transfer of assistance.
Oso Apts 3435 W Montrose	32	32	Leased	Yes	Family and individual housing in the Irving Park community.
Park Boulevard 37th and State	36	36	Committed	Yes	Family housing in the Douglas community.
Parkside 4 Phase 2	54	35	Leased	Yes	Family housing in the Near North community. Lathrop Homes transfer of assistance
Patrick Sullivan Apts 1633 W Madison	480	479	Leased	Yes	Senior housing for seniors 55+ in the Near West community. Former public housing units.
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
Renaissance Partners 3757 S Wabash	0	100	Leased	Yes	Supportive housing in the Douglas community.
Roosevelt Square 1 Roosevelt and Racine	125	125	Leased	Yes	Family housing in the Near West Side community.
Schneider Apts 1750 W Peterson	174	174	Leased	Yes	Senior housing for seniors 62+ in the Edgewater community. Former public housing units.
Thresholds RAD LLC 334 N Menard	52	52	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Austin community.
Thresholds RAD LLC (Graiss Apts) 6808 N Wayne	41	40	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Rogers Park community.
Thresholds RAD LLC (Rowan Trees Apts) 500 W Englewood	39	39	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Englewood community.



PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Villages of Westhaven N Damen Ave & W Madison St	95	95	Leased	Yes	Family and individual housing in the Near West community. Former public housing units.
Vivian Carter Apts 6401 S Yale	221	221	Leased	Yes	Senior housing for seniors 55+ in the Englewood community. Former public housing units.
Vivian Gordon Harsh Apts 4227 S Oakenwald	123	123	Leased	Yes	Senior housing for seniors 62+ in the Oakland community. Former public housing units.
William Jones Apts 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>6,185</b>	<b>6,264</b>			
<b>Mod-Rehab</b>					
16 N Lorel/Austin Village/4240 S Michigan	51	55	Leased	No	Family and individual housing in the Austin community.
4441-47 S Greenwood LP	69	69	Leased	No	Family and individual housing in the Kenwood community.
Belray Apts 3150 N Racine	70	70	Leased	No	Supportive housing for individuals experiencing homelessness in the Lakeview 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	60	60	Leased	No	Supportive housing for individuals experiencing homelessness in the Chatham community.
Los Vecinos Apts 4250 W North	50	50	Leased	No	Individual housing (SRO) located in the Humboldt Park community area for individuals experiencing homelessness.
Mae Suites 148 N Mayfield	39	39	Leased	No	Individual housing (SRO) located in the Austin community area for individuals experiencing homelessness.
Major Jenkins 5012 N Winthrop	1	0	Leased	No	Individual housing (SRO) located in the Uptown community area for individuals experiencing homelessness.
Pine Central 743-755 N Central	35	35	Leased	No	Family and individual housing in the Austin community.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
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 Apts 5000 S Indiana	31	31	Leased	No	Supportive housing for individuals experiencing homelessness in the Grand Boulevard community area
<b>Subtotal</b>	<b>561</b>	<b>601</b>			
<b>RHI</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	10	Leased	No	Family and individual housing in the Lower West Side community.
Colonial Park Apts Park City, IL Multiple Addresses	60	3	Leased	No	Family housing in Park City.
Congress Pkwy Apts 385-416 Ambassador Dr Crystal Lake, IL	6	0	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 1331-1361 Eagle St/ 1330-1360 Copperfield Ave Joliet, IL	42	0	Leased	No	Supportive housing for veteran families and individuals in Joliet.
HOW Evanston 2215 Dempster St Evanston, IL	12	12	Leased	No	Supportive housing for disabled, homeless, HIV/AIDS positive, or mentally ill families & individuals in Evanston.
Leland Apts 1207 W Leland	14	11	Leased	No	Family and individual 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 Apts 2654 W North	16	16	Leased	No	Family and individual housing in the West Town community.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Nuestro Hogar 1314-1318 N Karlov Ave/4101-4103 W Kamerling Ave/3653-3657 W Wabansia	12	12	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 1400-1475 Commons Dr Woodstock, IL	17	0	Leased	No	Family and individual housing in Woodstock.
<b>Subtotal</b>	<b>248</b>	<b>124</b>			
<b>TOTAL PBVS</b>	<b>11,131</b>	<b>11,092</b>			

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

CHA gained PBV units at locations such as 4715 N Western and maintained fewer PBV units at certain locations than expected, including Regional Housing Initiative properties outside Chicago. CHA did not proceed with certain RAD conversions as originally planned for 2023.

**iii. Other Changes to the Housing Stock that Occurred During FY2023**

The following section describes changes to CHA's housing stock during FY2023 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 FY2023</b>
<p><b>Public Housing Units Added</b> CHA did not add public housing units in FY2023.</p>
<p><b>Demolition Activity</b> CHA did not demolish any public housing units in FY2023.</p>
<p><b>Disposition Activity</b> CHA entered into long-term ground leases at ABLA, Cabrini, Ickes, Ogden and Horner for the construction of CHA mixed-income housing as well as a planned neighborhood school (Ickes) and construction of the Chicago Fire Football Club headquarters and practice facility (ABLA) and deeded land to the City of Chicago's Department of Transportation for a street widening project.</p>
<p><b>Offline Units</b> As of Q4 2023, CHA had 1,706 public housing units offline and unavailable for occupancy for HUD-approved reasons, including 764 units at Cabrini and Lathrop in redevelopment planning. Additional units were offline undergoing rehabilitation and modernization and for approved non-dwelling purposes.</p>
<p><b>Capital Maintenance Activity</b> CHA engaged in capital maintenance activity at a variety of sites, including roofing work at Brooks Homes, Castleman, Armour Square, Hattie Callner and Vivian Carter; porch repair and replacement at Small and Medium Family properties; elevator modernization at various properties; masonry and mechanical work at William Jones, Long Life, Judge Green and Vivian Gordon Harsh; and a new stormwater management system and parking lot at Lorraine Hanberry.</p>

**Development Activity**

CHA closed and began construction at Roosevelt Square 3B (ABLA), Ogden Commons A1 (Ogden), Westhaven 2D (Horner), Encuentro Square and Grace Manor. The Board of Commissioners approved financing for Oak and Larrabee Phase 1, Parkside 5 and Ogden Commons A2, and planning continues at those sites.

**Demolition Activity**

CHA did not demolish any units in FY2023.

**Disposition Activity**

FY2023 Disposition Activity		
Site	Phase/Project Name	Description
ABLA	Chicago Fire Football Club (CFFC) Chicago soccer practice training facility	Entered into long-term ground lease at market rate for approximately 20 acres of land for construction of CFFC headquarters and practice facility, as well as enhanced CHA facilities and resident amenities. construction.
Cabrini	Chicago Department of Transportation Division Street widening	Deeded .063 acres of land along Division Street to the Chicago Department of Transportation for widening of street. Received market rate payment.
Harold Ickes	Chicago Public School – potential neighborhood high school	Entered into long-term ground lease for approximately 1.7 acres of land. Also obtained (by deed) approximately 2 acres of land one block away. Chicago Public Schools is planning a school on site that will serve neighborhood children, including those from CHA developments.
ABLA	Roosevelt Square 3B	Long-term ground leases for mixed-income development.
Ogden	Ogden Commons A1	Long-term ground lease for mixed-income development.
Horner	Westhaven 2D	Long-term ground lease for mixed-income development.

**Offline Units Status**

As of Q4 2023, CHA had 1,706 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 2023, CHA had 1,570 public housing units offline due to pending redevelopment or capital maintenance, including 764 at Frances Cabrini Rowhouses and Lathrop Homes (49%). CHA continues to expedite redevelopment plans with key stakeholder and community 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 engaged a planning firm and is working on an updated plan for all the Cabrini area.

Lathrop Homes – 326 offline units (IL002022000): CHA remains committed to delivering 400 family units on-site at Lathrop Home 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 was completed at Phase 1BI in FY2023. Lathrop Phase 1C is expected to start construction in 2024. CHA has completed creation of 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 2023, there are 0 units offline pending demolition or disposition.
- **Units Used for Non-Dwelling Purposes:** As of Q4 2023, there were 136 units offline for approved non-dwelling purposes including offices for management and resident services providers. CHA continues to evaluate non-dwelling use of units across its portfolio with the goal of returning units to leasing and has reduced the number of non-dwelling units by 36% since 2018.

### **Development Activity**

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

<b>FY2023 Development Activity</b>		
<b>Site</b>	<b>Phase/Project Name</b>	<b>FY2023 Activity</b>
ABLA	Roosevelt Square 3B	Closed and construction commenced.
Ogden	Ogden Commons A1	Closed and construction commenced.
Horner	Westhaven 2D	Closing and construction commenced.
Off-site	Encuentro	Closing and construction commenced.
Off-site	Grace Manor	Closing and construction commenced.
Cabrini	Oak and Larrabee Phase I	Board of Commissioners approved financing. Underwriting and planning continuing for 2024 closing.
Cabrini	Parkside 5	Board of Commissioners approved financing. Underwriting and planning continuing for 2024 closing.
Ogden	Ogden Commons A2	Board of Commissioners approved financing. Underwriting and planning continuing for 2024 closing.

### **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>FY2023 Capital Maintenance</b>	
<b>Property</b>	<b>Project Description</b>
Brooks Homes	Roofing
Small and medium family properties	Porch repair and replacement
Various properties	Elevator modernization
Lorraine Hansberry	New stormwater management system and parking lot
William Jones	Masonry and mechanical
Long Life	Masonry and mechanical
Judge Green	Masonry and roofing
Vivian Gordon Harsh	Masonry and roofing
Castleman	Roofing
Armour Square	Roofing
Hattie Callner	Roofing, HVAC
Vivian Carter	Roofing

### **v. General Description of Actual Capital Expenditures in FY2023**

<b>General Description of Actual Capital Expenditures During FY2023</b>
<p>CHA's total FY2023 capital expenditures were \$135.7M:</p> <ul style="list-style-type: none"> <li>• Upgrades and repairs at Public Housing Family properties totaled \$9.7M and include the following: \$2.7M at Trumbull; \$1.6M at Lawndale Gardens; \$1.6M at Horner-Westhaven; \$1.6M at Lowden Homes; \$1.5M at Lake Parc Place; \$0.6M at Dearborn Homes; and the remaining \$70K at Altgeld Gardens;</li> <li>• Elevator modernization and renovations at Public Housing Senior properties and other capital projects totaled \$15.0M and include the following: \$4.6M for elevator modernization at various senior properties; renovation work for \$3.3M at Armour Square; \$1.7M at Flannery; \$0.9M at Maria Diaz-Martinez; \$0.8M at Castleman; \$0.7M at Mahalia; \$0.7M at Zelda Ormes;</li> <li>• \$2.4M for various projects, including \$1.2M at Mandrake Park (Oakland) and \$1.1M for Physical Needs Assessment.</li> <li>• Small, Medium, Large Apartment renovations and major unit turns at Public Housing properties totaled \$25.9M and include the following: \$18.7M for unit turn renovation; \$3.3M for roofs; \$2.6M for porches; \$0.9M for rehabilitation; and the remaining \$0.4M at various other PH properties.</li> <li>• New construction development costs totaled \$54.4M and include the following: \$12.0M at Ogden Commons (A2); \$11.0M at Roosevelt Square 3B; \$9.7M at Albany Terrace; \$6.0M at Oakwood Shores 3-1; \$5.4M at Irene McCoy Gaines; \$2.9M at Westhaven IID; \$2.6M at Emmett Street</li> </ul>

### General Description of Actual Capital Expenditures During FY2023

Apartments; \$2.0M at Park Boulevard 3A/3B; \$0.9M at Near North High School; and the remaining \$1.9M at various other developments for costs that include due diligence, remediation, and other capital-related activities.

- Elevator modernization and RCC work for RAD properties totaled \$28.3M and include the following: \$4.1M RAD Unit Turns; \$3.8M at Elizabeth Davis; \$2.7M at Hattie Callner; \$2.6M at Judge Green; \$2.5M at William Jones; \$2.4M at Vivian Gordon Harsh; \$2.3M at Long Life; \$2.2M at Vivian Carter; \$1.8M at Lorraine Hansberry; \$1.3M at Patrick Sullivan; \$1.2M at Lincoln Perry; and the remaining \$1.4M 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	161,100	150,744	13,425	12,562
MTW HOUSING CHOICE VOUCHERS (HCV) UTILIZED	540,000	531,716	45,000	44,310
LOCAL, NON-TRADITIONAL: TENANT-BASED	2,400	1,620	200	143
LOCAL, NON-TRADITIONAL: PROPERTY-BASED	0	0	0	0
LOCAL, NON-TRADITIONAL: HOMEOWNERSHIP	0	180	0	15
<b>Planned/Actual Totals</b>	<b>703,500</b>	<b>684,260</b>	<b>58,625</b>	<b>57,030</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 FY2023 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	1,620	200	143

<b>Property-Based</b>	N/A	0	0	0	0
<b>Homeownership</b>	N/A	0	180	0	15

<b>Planned/Actual Totals</b>	2,400	1,800	200	158
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<b>HOUSEHOLDS RECEIVING LOCAL, NON-TRADITIONAL SERVICES ONLY</b>	<b>AVERAGE NUMBER OF HOUSEHOLDS PER MONTH</b>	<b>TOTAL NUMBER OF HOUSEHOLDS IN THE PLAN YEAR</b>
N/A	0	0

### ***Non-MTW HCV Households Served at the End of FY2023***

In FY2023, CHA served a total of 8,292 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	12,930	1,078
Mod Rehab	5,919	493
Mainstream 5-Year	2,933	244
RAD	64,078	5,340
Emergency Housing Vouchers	13,641	1,137
<b>Total Non-MTW Households</b>	<b>99,501</b>	<b>8,292</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	43,738	Open	Yes
Public Housing Family— Scattered Sites	65 Community Area Wait Lists	41,895	Open	Yes
Public Housing Senior	25 Site-Based Wait Lists	4,499	Open	Yes



Project-Based Voucher Program Senior, Family & Program	Site-Based	66,831	Open	Yes
Housing Choice Voucher Program Tenant-Based	Communitywide	21,563	Partially Open	Yes
<b>Total</b>		<b>178,526</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 2023, there were approximately 178,526 number of people total, including 66,000 applicants on more than one wait list.

**Description of Partially Opened Wait Lists**

**HCV Wait List**

In FY2023, 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 FY2023**

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 FY2023, all Family Housing Site-Based Wait Lists remained open.
- Scattered Site Community Area Wait Lists: CHA administers 65 Scattered Site Community Area Wait Lists for applicants who are interested in housing opportunities in CHA's portfolio

of single unit, small and medium apartment buildings. In FY2023, all Scattered Site Community Area Wait Lists remained open.

- **Senior Site-Based Wait Lists:** CHA administers 25 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 FY2023, 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 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 FY2023, 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 FY2023, 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 135 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 FY2023</b>
<b>80-51-% Area Median Income</b>	13
<b>49-31% Area Median Income</b>	2
<b>Below 30% Area Median Income</b>	143

Total Local, Non-Traditional Households Admitted

158

*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>
1 person	10,778	8,018	N/A	18,796	36.8%
2 person	3,764	5,919	N/A	9,683	19.0%
3 person	3,222	5,545	N/A	8,767	17.2%
4 person	2,583	3,988	N/A	6,571	12.9%
5 person	1,576	2,151	N/A	3,727	7.3%
6+ person	1,499	2,023	N/A	3,522	6.9%
<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 FY2023</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>
1 person	36.8%	34,233	52%	15%
2 person	19.0%	12,870	20%	1%
3 person	17.2%	7,620	12%	-6%
4 person	12.9%	5,846	9%	-4%
5 person	7.3%	2,653	4%	-3%
6+ person	6.9%	2,107	3%	-3%
<b>TOTAL</b>	<b>100%</b>	<b>65,329</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 has shifted the distribution by household size.

*iii. Households Transitioned to Self-Sufficiency in FY2023*

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 FY2023, a total of **5,015** 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	1,780	Households who move up to a higher AMI category compared to the previous year.
Home Ownership Made Easy 2011-01 (formerly Choose to Own Program)	58	Households who purchase a home through Home Ownership Made Easy.
LevelUp (formerly Family Self-Sufficiency Program) 2014-01	67	Participants who graduate from LevelUp.
Public Housing Work Requirement 2009-02	2,941	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)	226 (222 HCV, 4 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.
	57	Households Duplicated Across Activities
	<b>5,015</b>	<b>Total Households Transitioned to Self-Sufficiency</b>

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

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

## **Section 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.	14 housing units will be delivered through the use of the alternate TDC formula.	0 housing units were delivered as a result of this activity.	No
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 14 additional units at a cost of \$1,292,000.	0 additional housing units were delivered at \$0 as a result of this activity.	No
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- 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 2023.	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 2023.	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 9,064 households, approximately 17% of the total HCV population. There are 2,263 additional HCV households (4% 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 1,280 households. An additional 617 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	<b>HCV:</b> In FY2008, 5,010 residents were expected to pay \$50 minimum rent for a total annual contribution of \$3,006,000.	<b>HCV:</b> 7,960 residents will pay \$75 minimum rent for a total annual contribution of \$7,164,000.	<b>HCV:</b> 9,064 households pay \$75 minimum rent for a total annual contribution of \$8,157,600.	<b>HCV:</b> No
	<b>PH:</b> In FY2008, 1,524 residents were expected to pay \$50 minimum rent for a total annual contribution of \$914,400.	<b>PH:</b> 1,420 households will pay \$75 minimum rent for a total annual contribution of \$1,278,000.	<b>PH:</b> 1,280 households pay \$75 minimum rent for a total annual contribution of \$1,152,000.	<b>PH:</b> No

- **Challenges in Meeting Benchmarks and Possible Strategies:** Of the projected 9,380 across both program types, a total of 10,344 families paid the minimum rent, which exceeds the benchmark. In addition, we did not see a corresponding decrease in the population on the hardship exemption.

### ***Home Ownership Made Easy (formerly 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:** CHA renamed this activity Home Ownership Made Easy (Home to reflect that it now includes two options:
  - **Choose to Own:** Participants can receive a subsidy to be used toward the payment of their monthly mortgage obligation. Pre- and post-homeownership education and counseling requirements are an integral component to remaining eligible.
  - **Down Payment Assistance:** In FY2022, CHA received approval to add a down payment assistance option to the program. Instead of receiving a subsidy to be used toward the payment of their monthly mortgage obligation, participants could opt into the down payment assistance option and CHA would have a forgivable recapture agreement over 10 years. Participants choosing this option would no longer receive HAP assistance and technically would be removed from the program. Home purchases using this option will be considered local, non-traditional units.
  - In August 2023, CHA officially launched the Down Payment Assistance (DPA) program which provides a forgivable grant of \$20,000 to CHA residents and \$10,000 to non-residents. A total of 15 households received grants in 2023. Grants may be used for down payments, to lower interest rates, or to cover closing costs.

Through the program, now in its 20<sup>th</sup> year, 862 participants have purchased a new home and 323 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	150 families received pre-purchase counseling.	200 families received pre-purchase counseling.	122 families received pre-purchase counseling.	No
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.	58 families (38 HCV, 5 PH, and 15 DPA) 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.	58 families (38 HCV, 5 PH, and 15 DPA) 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	\$300,000 leveraged (15 households @ \$20,000) in funding through the DPA program.	Yes

- **Challenges in Meeting Benchmarks and Possible Strategies:** CHA exceeded the benchmark for SS-8, HC-6, and CE-4. CHA did not meet the benchmark for SS-5 as this metric was implemented at the same time as more stringent onboarding/eligibility checks. Fewer households are advancing to this step but those that do are more prepared for homeownership.

### **LevelUp (formerly 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.
  - FY2023: CHA rebranded the program as LevelUp.

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 \$27,302 in 2023.

- 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 \$27,302.	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 \$5,500.	The average escrow at the end of FY2023 for FSS graduates was \$6,351.	Yes

SS-3: Increase in Positive Outcomes in Employment Status*	In FY2013, 344 FSS participants had income from wages.	525 FSS participants will have income from wages.	516 work able FSS households had income from wages.	Yes
	In FY2013, 46% of FSS participants had income from wages.	The percent of FSS participants with income from wages will remain stable at 50%.	53 % of the FSS work able households had income from wages in FY2023.	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.	1,338 participants in the FSS program on 12/31/2022, including 420 new participants.	Yes
SS-8: Households Transitioned to Self-Sufficiency	In FY2012, 109 participants graduated from the FSS program.	150 participants will graduate from the program.	67 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 FY2023, 3,286 fixed-income households had re-examinations
  - PH: In FY2023, 2,435 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	<u>HCV:</u> In FY2013, CHA spent \$269,325 on re-exams for eligible fixed-income elderly/disabled households (3,591 x \$75).	<u>HCV:</u> CHA will spend \$870,000 (6,000 reexams x \$145) to administer triennial reexams.	<u>HCV:</u> CHA spent \$476,400 (3,286 X \$145) to administer triennial reexams.	<u>HCV:</u> Yes
	<u>PH:</u> In FY2013, CHA spent \$367,800 on annual re-exams for fixed-income	<u>PH:</u> CHA will spend \$210,250 (1,450 exams x \$145) to administer triennial reexams.	<u>PH:</u> CHA spent \$353,075 (2,435 exams x \$145) to administer triennial exams.	<u>PH:</u> No

	elderly/disabled households (4,904 re-exams x \$75).			
CE-2: Staff Time Savings	<p><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).</p> <p><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).</p>	<p><u>HCV:</u> CHA will spend 39,000 CHA staff hours (6,000 reexams x 6.5 hours) to administer triennial reexams.</p> <p><u>PH:</u> CHA will spend 9,425 staff hours (1,450 reexams x 6.5 hours) to administer triennial reexams.</p>	<p><u>HCV:</u> CHA spent 21,359 staff hours (3,286 X 6.5 hours) to administer triennial reexams.</p> <p><u>PH:</u> CHA spent 15,828 staff hours (2,435 reexams x 6.5) to administer triennial reexams.</p>	<p><u>HCV:</u> Yes</p> <p><u>PH:</u> No</p>

- 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.

### ***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. The outcomes were as follows:
  - HCV: In FY2023, 8,230 households had a biennial reexamination.
  - PH: In FY2023, 4,003 households were on a biennial re-examination schedule, 1,810 of the 2,002 scheduled for that year a re-examination conducted, saving CHA \$27,840.
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 FY2023, 10,304 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 FY2023, 1,731 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

Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE-1: Agency Cost Savings	<p><u>HCV:</u> In FY2013, CHA spent \$1,057,875 to administer biennial re-exams (14,105 re-exams x \$75).</p> <p><u>PH:</u> In FY2013, CHA spent \$960,075 to administer re-exams (12,801 re-exams x \$75).</p>	<p><u>HCV:</u> CHA will spend \$2,175,000 (15,000 reexams x \$145) to administer biennial reexams.</p> <p><u>PH:</u> CHA will spend \$240,700 (1,660 reexams x \$145) to administer biennial reexams.</p>	<p><u>HCV:</u> CHA spent \$ 1,193,350 (8,230 reexams x \$145) to administer biennial reexams.</p> <p><u>PH:</u> CHA spent \$262,450 (1,810 reexams x \$145) to administer biennial reexams.</p>	<p><u>HCV:</u> Yes</p> <p><u>PH:</u> No</p>
CE-2: Staff Time Savings	<p><u>HCV:</u> In FY2013, CHA spent 49,368 staff hours (14,105 re-exams x 3.5 hours) on re-exams.</p> <p><u>PH:</u> In FY2013, CHA spent 44,804 staff hours on re-exams (12,801 x 3.5 hours).</p>	<p><u>HCV:</u> CHA will spend 97,500 staff hours (15,000 reexams x 6.5 hours) to administer biennial reexams.</p> <p><u>PH:</u> CHA will spend 10,790 staff hours (1,660 reexams x 6.5 hours) to administer biennial reexams.</p>	<p><u>HCV:</u> CHA spent 53,495 staff hours (8,230 reexams x 6.5 hours) to administer biennial reexams.</p> <p><u>PH:</u> CHA spent 11,765 staff hours (1,810 reexams x 6.5) to administer biennial reexams.</p>	<p><u>HCV:</u> Yes</p> <p><u>PH:</u> No</p>
SS-8: Households Transitioned to Self-Sufficiency*	<p><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.</p>	<p><u>HCV:</u> 1,680 HCV households (of 30,808 households eligible for biennial reexams) will move up at least one AMI category</p> <p><u>PH:</u> 400 PH households (out of 3,700 eligible for biennial reexams) will move up at least one AMI category.</p>	<p><u>HCV:</u> 1,780 HCV households (out of 33,241 eligible for biennial re-exams) moved up at least one AMI category.</p> <p><u>PH:</u> 354 PH households (4,003 eligible for biennial reexams) moved up at least one AMI category.</p>	<p><u>HCV:</u> Yes</p> <p><u>PH:</u> No</p>

- Challenges in Meeting Benchmarks and Possible Strategies: Of the projected 2,080 reexaminations across both program types, a total of 2,134 families served moved up at least one AMI category and exceeding the benchmark. In setting the benchmarks for the 2024 Plan, we recategorized our RAD1 portfolio into HCV, which was not factored into setting the benchmarks for the above.

### ***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

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>		<b>Outcome</b>	<b>Benchmark Achieved?</b>
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.		Approximately \$153,270 was saved (1,363 resident enrolled, approx. 6,812 months enrolled for all households, ranging averaging between \$15 and \$30 of saving per household).	No

- Challenges in Meeting Benchmarks and Possible Strategies: The benchmark referenced all residents that could be eligible for the saving through referral to the program. In the future, the benchmark will be revisited to accurately reflect the program.

### ***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>1</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.
  - 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.

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<sup>1</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).

- 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).	<p>The average income from wages for work-able heads of household was \$16,270 (4,761 households).</p> <p>The average income from wages for work-able heads of household who earned wages was \$28,127 (2,754 households).</p> <p>The average income from wages for all work-able household members was \$11,886 (7,997 household members).</p>	Yes
SS-3: Increase in Positive Outcomes in Employment Status*	<p>2,347 work-able PH heads of household subject to the work requirement had income from wages in 2008.</p> <p>52.7% of work-able PH heads of household subject to the work requirement had income from wages in 2008.</p>	<p>3,400 work-able adult PH heads of household subject to the work requirement are expected to have income from wages.</p> <p>65% of work-able PH heads of household subject to the work requirement are expected to have income from wages.</p>	<p>2,754 (out of 4,761) work-able adult PH heads of household subject to the work requirement had income from wages.</p> <p>57.5% of work-able PH heads of household subject to the work requirement had income from wages.</p>	No
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.	1,252 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.	62.5% (3,906 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 51.1% (2,905 out of 5,646) of households.	No
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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%; those in Safe Harbor and Under Legal will decrease by 1%; 55.7% compliance.	50.5% (4,621) were compliant; 15.7% (1,440) were exempt; 21.1% (1,933) were non-compliant; 12.2% (1,115) were Safe Harbor; 0.4% (39) were under legal.	No

- 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. In 2023, the Office of the Ombudsman began hosting resource fairs for residents. In addition to two resource fairs held specifically for mixed-income communities, six additional fairs were held at public housing sites for the larger CHA resident community. One listening forum was also held specifically for mixed-income residents.
- 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.	1,517 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 4 in-person meetings will be held for residents of mixed-income communities.	3 meetings for mixed-income residents were held.	No

- 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.	8,100 households will lease in Mobility Areas with an exception payment, including new and existing leases.	8,882 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

Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC-2: Units of Housing Preserved	9 units preserved through vacancy payments in FY2012.	18 units will be preserved through a vacancy payment.	22 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

Standard Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
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 \$2,430 on calculating assets (162 exams x \$15).	CHA spent \$6,051 (401 exams x \$15) calculating assets.	No
CE-2: Staff Time Savings	In FY2015, CHA spent 4,120 staff hours on asset calculations for all examination types for HCV (.34 hours x 12,119 asset calculations).	CHA will spend 55 staff hours on asset calculations for all re-examination types (162 exams x .34 hours).	CHA spent 136 hours (401 exams x .34 hrs) calculating assets.	No

- 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?
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HC-5: Increase in Resident Mobility	In FY2015, CHA had a total of 586 households move into Opportunity Areas.	CHA anticipates that 244 households will move into Mobility Areas as a result of this activity.	264 households moved into a Mobility Area where the property owner received an incentive payment.	Yes
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- 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 1,644 participants will receive an increase in their payment standard at their interim.	3,758 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?
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HC-4: Displacement Prevention	In FY2016, 3 participants would have met the criteria to receive this income deduction.	CHA anticipates that 3 new participants will receive this income deduction.	In FY2023, 14 participants received this income deduction, 4 participants began receiving in this year.	Yes
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- 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.	322 residents will receive an increase in payment standard that results in a lower tenant portion.	549 residents received an increase in payment standard that resulted in a lower tenant portion.	Yes

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

#### ***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 \$71,616 (746 inspections x \$96).	CHA spent \$12,096 to conduct inspections (126 inspections x \$96).	No
CE-2: Staff Time Savings	In FY2019, CHA spent 22,000 staff hours on inspections.	CHA will save 686 staff hours on inspections (746 inspections x .92 hours).	CHA spent 116 staff hours to conduct inspections (126 x .92 hours).	No

- **Challenges in Meeting Benchmarks and Possible Strategies:** Program was not implemented until November of 2023. Additionally, we narrowed the scope of buildings eligible for the small window that was conducted to ensure successful implementation.

### ***Providing a Flat Medical Deduction for all Elderly/Disabled Households (2021-03)***

- **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.	6,800 HCV residents will receive a medical deduction from this activity.	6,073 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.

### ***Providing Payments to Participants for Moving Costs (2023-01)***

- **Plan Year Approved, Implemented, Amended:** Approved FY2023, Implemented FY2023
- **Description:** Because federal regulations do not allow housing agencies to provide subsidies for units that do not meet Housing Quality Standards (HQS), voucher holders are required to move (through no fault of their own) when units do not meet these standards. Incurring unexpected moving costs is both financially burdensome and emotionally stressful for families of limited means and often limits their housing choices. Through this activity, CHA can provide



financial assistance to cover moving costs for participants who are required to move because property owners are not meeting safety requirements.

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

Standard Metric	Baseline	Benchmark	Outcome	Benchmark Achieved
HC-7: Households Assisted by Services that Increase Housing Choice.	0 participants received moving cost assistance.	1,500 residents will receive moving cost assistance through this activity.	51 residents received moving cost assistance.	No
SS-2 Increase in Household Savings	participants received \$0 in moving assistance.	Participants will receive \$ in moving cost assistance.	Participants received \$55,491 dollars in moving cost assistance (51 participants x approx. \$1,000).	No

- Challenges in Meeting Benchmarks and Possible Strategies: Given the administrative challenges of providing funds for moving costs and ensuring they are used for the appropriate items. CHA implemented this activity as a Demonstration Program with a group of voucher holders residing in buildings owned by a troubled landlord using an outside contractor to facilitate the funds. In the subsequent years, it is anticipated that this will be expanded to a larger group of potential recipients.

### ***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 FY2023. CHA invested 50 PBV units at Sheffield Residences, a family development. An additional 81 units have been approved with 19 PBV family units delivered at BJ Wright apartments that exceeded the 25% cap.
- 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 additional PBV units were made available by exceeding 25% in family PBV	87 additional PBV units will be made available by exceeding 25% in family PBV properties.	50 additional units were made available.	No

	properties prior to FY2008.			
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.	0 housing units for low-income households will be preserved by exceeding 25% in family PBV properties.	19 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 FY2023. CHA delivered 243 PBVs in developments with 30-year HAPs: Paseo Boricua Apartments (6 units), Hope Manor VASH (10 units), Sheffield Residences (50 units), The Raven (17 units) Covent Apartments (30 units) Lawson House (100 units), Lawson House VASH (30 Units).
- 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 PBV units made available with 16-30 year contracts prior to implementation.	80 PBV units will be made available with 21-30 year contracts	243 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 FY2023, 216 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: Paseo Boricua (6 units), Sheffield Residences (50 units), The Raven (17 units) Covent Apartments (30 units), Lawson House 100 units), Lawson House VASH (30 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 \$2,436 on initial PBV inspections (87 x \$28 per inspection) on initial PBV inspections.	CHA saved \$6,048 on PBV initial inspections by using the Certificate of Occupancy as the initial inspection (216 units x \$28).	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 80.04 hours of staff time on initial PBV inspections (87 units x .92 hours).	CHA saved 199 hours of staff time on PBV inspections by using the Certificate of Occupancy as the Initial Inspection (216 x .92 hours).	Yes

- 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 FY2023, 17 PBV units were assisted with Initial Occupancy Payments (The Raven).

- 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.	19 PBV units will be made available through vacancy payments during initial leasing periods.	17 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: Agency Cost Savings	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: Staff Time Savings	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
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- 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

<b>Standard Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
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 \$15,180 (215 households).	The average income from wages for households at former PH sites converted to RAD PBV properties with a work-able adult was \$16,569 (394 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.	85 work-able heads of household at former PH sites converted to RAD PBV properties will have income from wages.	187 work-able heads of household at former PH sites converted to RAD PBV properties had income from wages.	Yes
	66% of “work-able” heads of household in RAD PBV sites had income from wages in FY2015.	61% of work-able heads of household at former PH sites converted to RAD1 PBV properties will have income from wages.	76% (187 of 246) of work-able heads of household at former PH sites converted to RAD PBV properties will have income from wages.	

- 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 \$250,000 on inspections in sites transitioning to RAD1 PBV.	CHA spent \$59,118 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) 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, approximately 1,296 participants in 761 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.	\$5.5 million from the City in 2022; overall \$19,148,000 from all partners.	Yes
SS-5: Households Assisted by Services that	Zero program participants received services prior to	200 households will receive services.	761 households received services.	Yes

Increase Self Sufficiency	implementation of the program.			
SS-8: Households Transitioned to Self Sufficiency	Zero program participants transitioned to self-sufficiency.	125 participants will transition to self-sufficiency by becoming housed.	143 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:

### **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		

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

<b>FY2023 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 TDC 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	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	Home Ownership Made Easy (HOME)	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

<b>FY2023 Approved MTW Activities</b>				
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	Attachment D, Paragraph 20
2022-2	Increasing Digital Access	This program helps offset the cost of broadband internet access for tenant-based voucher and public housing households.	Self-Sufficiency	Attachment D, Paragraph 20
<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-	Increase Housing Options	Attachment C, Section D(1)(d)

<b>FY2023 Approved MTW Activities</b>				
		lease a unit currently in the HCV program to another HCV participant.		
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 can receive a 100% deduction of their total child support payments.	Self-Sufficiency	Attachment C, Section D (2)(a)
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)
2023-01	Moving Cost Assistance	CHA will provide moving cost assistance for participants who are required to move because	Increase Housing Options	Amendment 6 to the MTW Agreement; PIH Notice 2011-45

<b>FY2023 Approved MTW Activities</b>				
		property owners are not meeting safety requirements.		
<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	Increase Housing Options	Amendment No. 6 to CHA's Amended and Restated MTW

FY2023 Approved MTW Activities			
		collective impact to individuals and families who experience homelessness and are in critical need of immediate housing.	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 FY2023 MTW Annual Report.

#### Activities Closed in Previous Years:

- *Revitalization of 25,000 Units (2000-01)*: With the successful completion of the goal, CHA closed this activity in the FY2021 MTW Annual Report.
- *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.

## **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 FY2023 unaudited financial information by February 29, 2024. CHA will submit FY2023 audited financial information by the due date of September 30, 2024.

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 \$220.5 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 \$69.5 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 FY2023, CHA used \$20.1 million of Series A tax-exempt bonds as follows:

• S/M/L Multi-Family	\$4.1	• Mahalia Jackson	\$0.7
• Trumbull Park	\$3.3	• Mary Jane Richardson	\$0.6
• Horner – West Haven	\$2.3	• Lidia Pucinska	\$0.6
• ABLA	\$1.3	• Ella Flagg Young	\$0.5
• Lake Parc Place	\$1.3	• Wicker Park	\$0.5
• Maria Diaz Martinez	\$1.2	• Flannery	\$0.5
• Zelda Ormes	\$0.7	• Other	\$2.5

In FY2023, CHA used \$9.9 million of Series B taxable bonds as follows:

• RAD Properties (Various)	\$4.1	• Altgeld-Murray	\$0.5
• Lathrop	\$2.1	• Parkside	\$0.3
• Irene McCoy Gaines	\$1.7	• Lake Parc Place	\$0.2
• Parkside	\$0.5	• Other	\$0.7

#### ***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 FY2023 Outcome:

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

Actual FY2023 Outcome:

- CHA has continued to support any residents requesting relocation assistance 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 FY2023 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 FY2023 Outcomes:

- 50 families will purchase a home through the CHA CTO Homeownership Program.
- 85% of participants in the Family Self-Sufficiency program will accumulate escrow.

Actual FY2023 Outcomes:

- 43 families purchased a home through the CHA CTO Homeownership Program. An additional 15 households purchased a home under our new Down Payment Assistance Program.
- 87% of participants in the Family Self-Sufficiency program accumulated escrow.

**Increasing Earning Power:**

- *Employment placements:* Job readiness training to prepare residents for work; assistance finding a job; follow-up to foster, promote, and enhance job retention.
- *Transitional Jobs:* Time-limited, subsidized jobs with a training component to help residents transition to permanent employment.
- *Employment readiness and placement for youth:* Starting in elementary school, career exploration programming. For older youth, job readiness training and summer placements with ongoing support.

Projected FY2023 Outcomes:

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

Actual FY2023 Outcomes:

- 398 residents were connected to new and/or better jobs
- 2,388 youth were engaged in paid summer opportunities

### **Developing Academic Achievement:**

- *Connections to education:* Coaching and support in accessing post-secondary education, including at the City Colleges of Chicago, where residents can attend at no cost after financial aid.
- Scholarships: CHA offers scholarships in amounts of \$1,000 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 FY2023 Outcomes:

- More than 500 residents will attend the City Colleges of Chicago.
- At least 150 youth and adults will receive CHA college scholarships.

### Actual FY2023 Outcomes:

- 267 residents attended the City Colleges of Chicago while enrolled in the PiE program
- 187 students received CHA college scholarships

### **Increasing Stability and Quality of Life:**

- *Recreational programming for youth:* Sports, wellness and arts programs for youth starting at age six, including through the Chicago Park District, as well as special events throughout the year.
- *Lease violation referrals:* Assistance for families referred by their property manager to help them address lease violation issues.
- *Right of Return outreach:* Outreach and assistance for 10/1/99 families who still need to satisfy their Right of Return under the Relocation Rights Contract (RRC).
- *Clinical mental health services:* Individual and group counseling for any resident who needs these services.
- *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 FY2023 Outcomes:

- 7,000 youth will be engaged in out-of-school-time programming.
- 65% of lease compliance referrals will be resolved.
- 200,000 Golden Diner and 50,000 Summer Food meals will be served to seniors and youth.
- Percent of families with Right of Return outstanding will decrease to less than 1.25%.
- 50% of residents in senior-designated housing will receive an assessment from a resident services coordinator



Actual FY2023 Outcomes:

- 6,622 youth engaged in out-of-school time programming
- 42.2% of lease compliance referrals were resolved successfully
- 170,452 Golden Diner and 40,578 Summer Food meals were served to seniors and youth
- The percent of residents with an outstanding Right of Return decreased to 1% in 2023.
- 68.2% of residents in senior-designated housing received an assessment from a resident services coordinator

**THE CHICAGO HOUSING AUTHORITY  
USE OF MTW SINGLE FUND  
FY2023 ANNUAL REPORT**

	<u>FY2023 Single Fund</u>
<b>CENTRAL OFFICE</b>	<b>\$84,314,208</b>
<b>HOUSING</b>	
Housing Choice Voucher	\$609,997,179
Property and Asset Management	171,315,919
Resident Services	24,400,737
<b>TOTAL HOUSING</b>	<b>\$805,713,835</b>
<b>CAPITAL</b>	
Capital Repairs and Improvements	\$75,905,793
<b>TOTAL CAPITAL</b>	<b>\$75,905,793</b>
<b>DEBT SERVICE</b>	<b>\$28,532,402</b>
<b>TOTAL USES</b>	<b>\$994,466,238</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.

**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

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

Chicago Housing Authority

Applicant Name

Moving to Work Demonstration Program

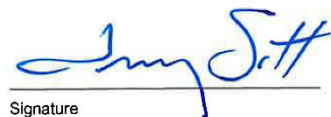
Program/Activity Receiving Federal Funding

The undersigned certifies that:

- (1) At least 75 percent of 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 CHA not participated in MTW Demonstration program; and
- (3) CHA maintained a comparable mix of families (by family size) served, as would have been served had CHA not participated in the MTW Demonstration program.

Tracey Scott

Name of Authorized Official



Signature

Chief Executive Officer

Title



Date

## 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 19, 2024

**Agenda #:** 1

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Authorization to approve the FY2023 MTW Annual Report and submit the FY2023 Annual Report to HUD.

Presenter: Jennifer Hoyle, Deputy Chief of Staff

**Recommendation**

The Chief Executive Officer ("CEO") of the Chicago Housing Authority ("CHA") recommends that the CHA Board of Commissioners ("Board") approve the FY2023 MTW Annual Report and authorize CHA to submit the FY2023 MTW Annual Report to the Department of Housing and Urban Development (HUD).

The requested action complies in all material respects with all applicable federal, state and local laws, and CHA policies. CHA staff has completed all necessary due diligence to support the submission of this initiative.

**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

**Agenda #: 1****RESOLUTION NO. 2024-CHA-7**

**WHEREAS,** The Board of Commissioners has reviewed the Board Letter dated March 19, 2024 requesting approval of the FY2023 MTW Annual Report and authorization to submit the FY2023 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 FY2023 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 FY2023 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 FY2023 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 blue ink, appearing to read "Angela Hurlock". The signature is fluid and cursive, written over a horizontal line.

**Angela Hurlock**  
**Chairperson**  
**Chicago Housing Authority**